



## **Kapnick and Lindenfeld of Lee NYC retained to lease 23,199 s/f retail space at Victoria Theater redevelopment**

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Manhattan, NY Mark Kapnick, executive VP/principal and Stanley Lindenfeld, executive managing director, of Lee & Associates NYC LLC (Lee NYC) have been named the exclusive agents for 23,199 s/f of retail space at the Victoria Theater redevelopment at 233 West 125th Street, between Adam Clayton Powell Junior and Frederick Douglass Blvds., in Harlem. The available spaces are divided with 7,189 s/f on the first floor and 16,010 s/f on the second floor.

Originally constructed as a vaudeville house in 1917, the Victoria Theater's historic façade, lobby, marquis and signage will be incorporated into the redeveloped property. Throughout the early twentieth century, the Victoria Theater, in conjunction with neighboring theaters such as the Alhambra, the Apollo and the Hammerstein Opera House, cultivated the outpouring of artistic work known as the Harlem Renaissance.

Developed by the Lam Group and Exact Capital, and designed by architect Ariel Aufgang, the new Victoria Theater project began construction in April 2017. In addition to the retail space being leased by Lee & Associates NYC, the 400,000 s/f building will house 191 mixed-income rental apartments, a 210-room Marriot Renaissance hotel and about 25,000 s/f of cultural and arts space, which has been leased to the Apollo Theater to be developed into a black box theater and performing arts center. As for the retail space, tenants will benefit from eye-catching marquee LED signage that can be seen along 125th Street.

"The redeveloped Victoria Theater is part of the latest Harlem Renaissance," said Kapnick. "With the expansion of Columbia University, City University of New York, and the massive influx of shopping and residential buildings to the 125th St. area, this project presents retailers with the perfect blend of old and new: a beautiful, historic building in the heart of a revitalized neighborhood."

The Victoria Theater redevelopment is located near the A, C, B, D, 2 and 3 subway lines as well as eleven different bus lines. Surrounding retailers and restaurants include Whole Foods Market, Aldo, New York Sports Club, Bed Bath & Beyond and Red Rooster.

The retail spaces are expected to be available in the summer of 2019.

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