Junction Studios

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Frequently Asked Questions (FAQ)

Will Junction Studio be residential and/or workspace studios? Junction Studios is planned to be 100% workspace with NO RESIDENTIAL COMPONENT.

How many studios will be available at Junction Studios? 22 workspace studios are expected to be built-out within the existing building.

How big will the studios be? Studios are expected to range in size from 150 SF to 300 SF. Average studio size is expected to be approximately 250 SF.

How much will it cost to rent the studios? Monthly rents are expected to range from $125 for the 150 SF studios to $250 for the 300 SF studios. The average studio at 250 SF will rent for $210 monthly.

When will the studios be available for occupancy? It is expected that the initial units will be available for occupancy in January 2011.

What will the studios look like and what amenities will be available? Each studio will be fully enclosed with 8' high walls with access to the studio via a lockable door from a common hallway. Each studio will be outfitted with one switched florescent light fixture and one four receptacle outlet mounted on the outside wall. Each studio will have at least two windows (operable double hung windows with screen), corner units will have as many as 4 windows.

What building amenities will be available? Planned building amenities include: wireless high speed internet access; accessible 24 hours/7 days a week; security system with central station monitoring; loading dock; off-street parking; heat; electricity; handicap accessible restrooms, kitchenette; onsite co-op gallery; one slop sink per floor and onsite property management.

Will all of the above amenities be included in the monthly rent quoted above? It is expected that all amenities listed above will be included in the base rent with the following exceptions: 1) Each tenant will be responsible for paying for their pro rata share (based on SF) of each monthly electrical bill (estimated at about 10% of monthly rent, or an additional $21 monthly for the average size studio);

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and, each artist will also pay their pro rata share (based on SF) of the gallery monthly rent for access to the onsite co-op gallery space (estimated at about $18 monthly for the average size studio).

I am a potter and would like to install my kiln in my studio (or, I am a photographer and need to install specialty lighting, etc.), will this be possible? Yes! We will fit out each unit with basic lighting and power and we will work with you to install lighting, power, ventilation, etc. specific to your needs. You will be responsible for any costs associated with the design and installation of any and all specific fixtures. All plans will be subject to approval by the owner, and you may use our contractor (preferred) to perform the work.

How long a term lease will be available? It is expected that lease terms of 1 to 5 years in 1 year increments will be available.

What type of uses will NOT be a good fit for this space? Each studio will be enclosed by an 8 foot high wall and be open at the top. Thus, uses which produce a lot of noise, dust, fumes, etc. which cannot be reasonably confined to your individual studio will not be a good fit for this space.

Will the artists be expected to contribute sweat equity to this project, either during the build out or ongoing? The building is expected to be rehabilitated using professional contractors for the infrastructure build out, but, in order to keep monthly rents as low as possible, initial and future tenants will be expected to play an active role in fitting out and maintaining the space with basic painting, furnishings, layout and management of the co-op gallery, building management (there will be an onsite manager) and marketing, etc.

Will Junction Studios be a for profit or not-for-profit venture? It is anticipated that Junction Studios will be a not-for-profit venture with all proceeds generated by the project targeted towards supporting the maintenance and development of affordable artist space in Worcester.

Is the plan for Junction Studios based on an existing operation that I could visit today? Yes, much of the inspiration for this project is based on the successful Western Avenue Studios project in Lowell, MA. Western Avenue Studios provides 143 affordable studios which support the work of over 200 artists. For more information about WAS, visit www.westernavenuestudios.com, or, better yet, take a ride up to Lowell the first Saturday of any month for their monthly Saturday Open Studios and experience the space for yourself!

Who is responsible for this project and who can I contact for additional information? Eric Kuczarski, a Worcester, MA real estate developer and consultant is responsible for all aspects of Junction Studios. You can contact Eric at jstudiosworc@gmail.com with any comments, questions or concerns.