



GROUND FLOOR RESTAURANT

PROPERTY HIGHLIGHTS

- 4,910 RSF restaurant space
- At the base of DTSP's premiere 300,000 RSF, 28-story Class A office building
- Located on the busy 200 block of Central Avenue, near Jannus Landing, many restaurants, bars, retail businesses, & recreational venues within walking distance
- Ground floor features three other on-site restaurants: high-end Italian restaurant, locally sourced bowl concept, & gourmet coffee shop
- Central Avenue frontage for sidewalk cafe seating
- Adjacent to the new 42-story, 244 unit luxury Art House condominium tower



HIGH VOLUME FOOT TRAFFIC

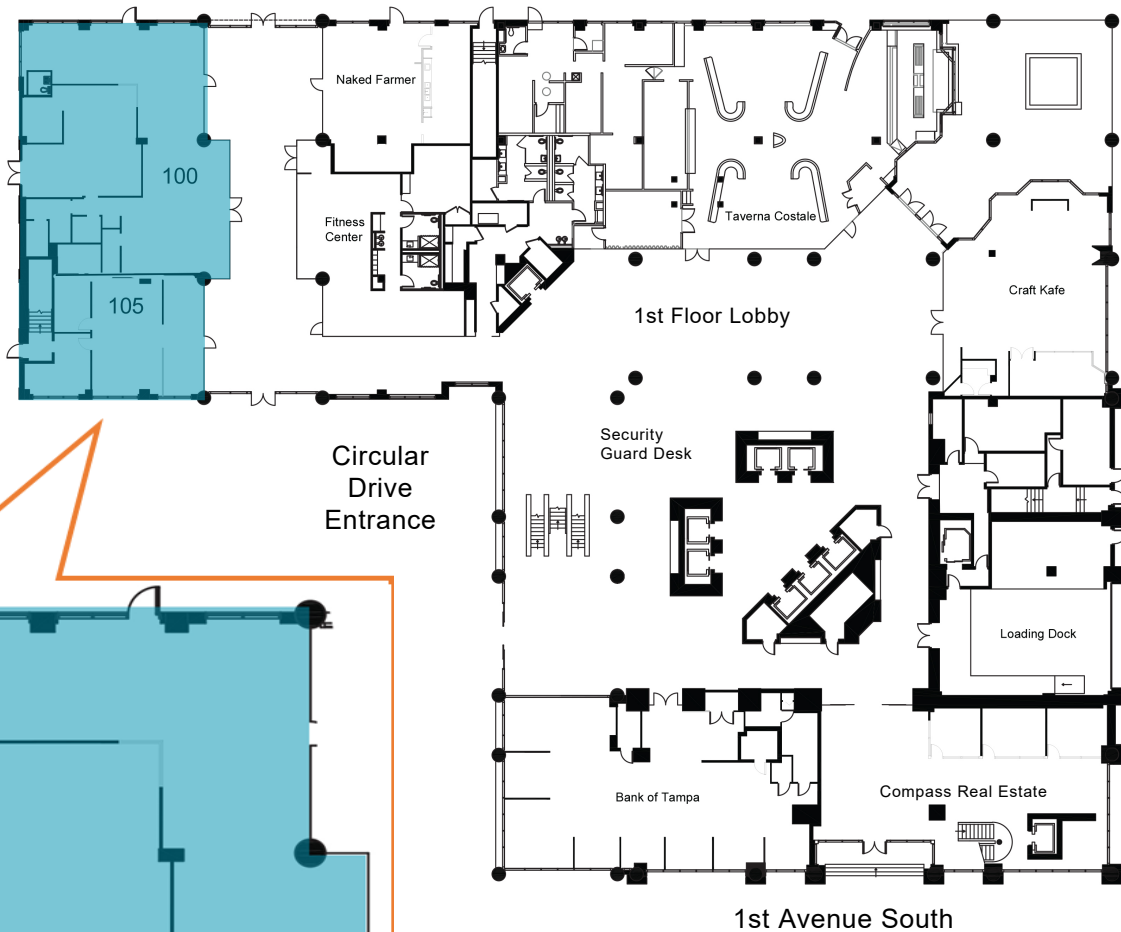


OUTSIDE DINING AREA





Central Avenue



Suite 100

- 4,910 RSF
- New 500 gallon grease-trap
- Two walk-in food/beverage coolers
- 116" ceiling height (can be raised +/- 2 ft)
- Sidewalk cafe seating available through city license
- Common area corridor seating
- Qualifies for SRX license
- Hood in place
- Bar in place
- Three (3) new AHU's (10 ton, and two 7.5 tons)
- New Scrubber for 9'x4' hood
- New 2,250 CFM exhaust hood for small 5'x5' hood

CONTACT

Wendy Giffin
Executive Director
+1 727 599 3799
wendy.giffin@cushwake.com

