

OFFERING MEMORANDUM

Restaurant, Bar and Event Venue Space 429 N. Eutaw Baltimore, Md.

Offered By



of Keller Williams Flagship 410-729-7700 231 Najoles Rd. Millersville, Md. 21108

COMMERCIAL AND RESIDENTIAL REAL ESTATE

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"TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY LIKE IT'S OUR OWN"

EXECUTIVE SUMMARY

This is a rare opportunity to lease a fully operational, turnkey restaurant and adjacent event venue in the heart of Downtown Baltimore. The restaurant space is offered at \$3,500/month, with the event venue also available at \$3,500/month. Both spaces include furniture, fixtures, and equipment (FF&E), allowing an operator to open and begin operations immediately. Ownership may consider discounted pricing for a tenant leasing both spaces together.

Ideally positioned within walking distance of the Hippodrome Theatre, the University of Maryland Medical Center, multiple parking garages and surface lots, and abundant metered street parking, this highly visible location benefits from consistent pedestrian and vehicle traffic generated by nearby theaters, offices, medical facilities, and surrounding residential communities.

The restaurant space, built out only seven years ago, features excellent street frontage on a prominent downtown corner, abundant natural light, an updated dining area, and a fully equipped commercial kitchen with infrastructure already in place for dine-in, carryout, and delivery operations. Seating capacity is approximately 50 guests.

The adjoining event venue offers an upscale atmosphere with a modern, high-end aesthetic ideal for private parties, corporate functions, receptions, entertainment events, networking gatherings, and more. The venue accommodates approximately 75–115 guests depending on layout and event style.

While the current liquor license has expired, it is our understanding that obtaining a new license in Baltimore City is generally achievable when

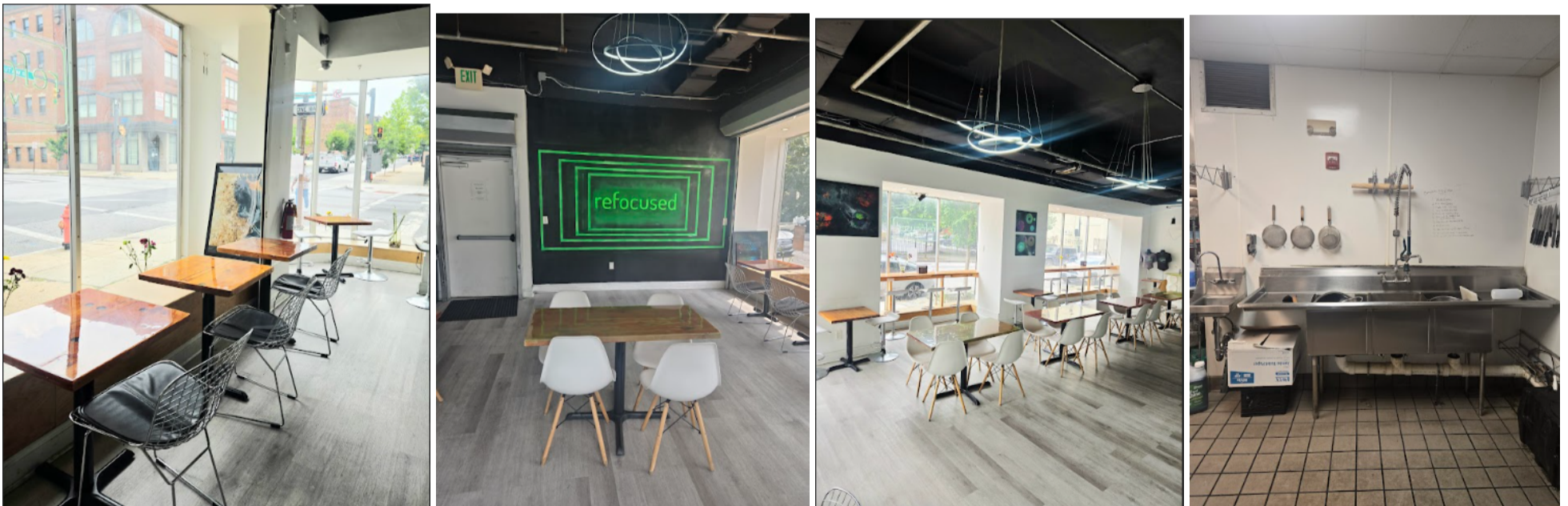
associated with an operating restaurant. Prospective tenants should independently verify licensing requirements with the appropriate authorities.

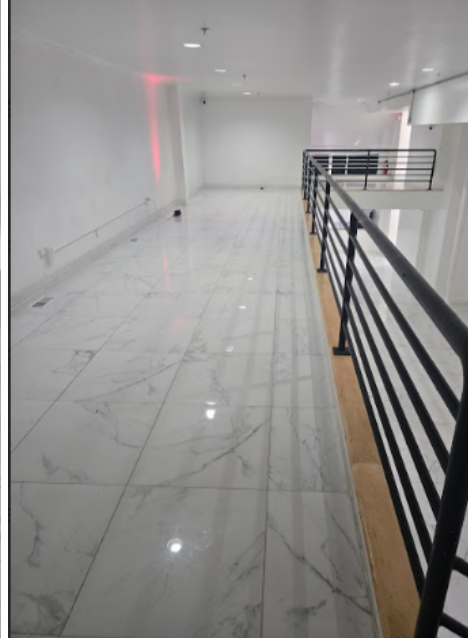
Key Features

- Prime Downtown Baltimore location
- Exceptional street visibility and signage potential
- Fully operational turnkey restaurant and event venue
- FF&E included in lease
- Fully built-out commercial kitchen
- Strong pedestrian and vehicle traffic
- Walking distance to major entertainment and medical destinations
- Restaurant seating for approximately 50 guests
- Event venue capacity for approximately 75–115 guests
- Natural light and prominent corner exposure
- Opportunity to lease one space or both together

Seize the opportunity to establish your presence in Baltimore's growing dining, entertainment, and event market.

PHOTO GALLERY





Exterior: corner of N. Eutaw and Franklin

Event Venue: main entrance

Event Venue: balcony

Event Venue: balcony

FURNISHINGS, FIXTURES AND EQUIPMENT INVENTORY

QTY.	ITEM	DESCRIPTION	MAKE	MODEL	SERIAL #	COST NEW	EST. VALUE (50% of new)
75	chairs	Chiavari				\$100 ea.	\$3,750
8	tables	60" round heavy duty plastic with folding legs				\$125 ea.	\$500
8	tables	6' rectangular plastic folding tables				\$75 ea.	\$300
2	Security systems	GW 16 channel 4K NVR 5MP				\$1,500 + \$1,000 installation ea.	\$3,500
3	Refrigerators	4.4 cu. Ft. Frigidaire				\$300 ea.	\$450
2	Food Warmers	Avantco full size electric countertop food warmer				\$100 ea.	\$100
1	Range	24" Cooking Performance Group natural gas 4 burner range with space save oven: 150,000 BTU				\$1,200	\$600
1	Refrigerated Base	Avantco 48" refrigerated chef base				\$1,400	\$700
3	Heat Lamps	Avantco aluminum free-standing heat lamps				\$60 ea.	\$90

FURNISHINGS, FIXTURES AND EQUIPMENT INVENTORY

QTY.	ITEM	DESCRIPTION	MAKE	MODEL	SERIAL #	COST NEW	EST. VALUE
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1	Sandwich Prep Table	Avantco 47" two door refrigerated sandwich prep table				\$1,400	\$700
2	Fryers	Avantco Natural Gas 40 lb. stainless steel floor fryers: 90,000 BTU				\$700 ea.	\$700
1	Griddle	Cooking Performance Group 48" natural gas countertop griddle				\$1,400	\$700
1	Refrigerator	Premium Levella Glass Door Display Refrigerator 12.5 cu. Ft.				\$1,100	\$550
1	POS System	Commercial Square Register Complete POS System				\$900	\$450
1		Star Micronics TSP143IIIU USB Receipt Printer				\$300	\$150
1		Star Micronics TSP143IIIU Wi-Fi Receipt Printer				\$300	\$150
2	Exhaust Hood	FlorAire exhaust hood with exhaust damper				\$50,000 ea.	\$50,000

FURNISHINGS, FIXTURES AND EQUIPMENT INVENTORY

QTY.	ITEM	DESCRIPTION	MAKE	MODEL	SERIAL #	COST NEW	EST. VALUE
1		Star Micronics SP742ME Ethernet (LAN) Receipt Printer				\$300	\$150
1	Freezer	Galaxy 72" Commercial Chest Freezer 19.4 cu. ft				\$800	\$400
1	Freezer	True Freezer Triple Solid Door 72 Cu. Ft T-T72F-HC				\$15,000	\$7,500
1		Heatcraft Quick Response Controller (for walk-in)				\$1,000	\$500
2	iPad	Apple - 10.2" iPda (8th gen) w/ wi-fi 32 GB				\$350 ea.	\$350
4	Tables	48" x 24" tables with base				\$200 ea.	\$400
5	Tables	24" x 24" tables with base				\$100 ea.	\$250
2	Kiosk Holders	Custom Built Commercial Kiosk Holders - iPad				\$1,000 ea.	\$1,000
1	Fire Suppression	Ansul R-102 wet chemical fire suppression system				\$60,000	\$30,000

FURNISHINGS, FIXTURES AND EQUIPMENT INVENTORY

QTY.	ITEM	DESCRIPTION	MAKE	MODEL	SERIAL #	COST NEW	EST. VALUE
3	Tvs/Monitors	LG - 50" Class UN7000 Series LED 4K UHD Smart web OS TV				\$400 ea.	\$600
14	Chairs	Stacking Patio Dining Armchairs (Green Outdoor Seating)				\$150 ea.	\$1,050
4	Tables	30" x 30" black outdoor tables				\$100 ea.	\$200
16	Chairs	Vintage Style White Dining Chairs				\$100 ea.	\$800
14	Bar Stools	Adjustable Height Swivel Bar Stools				\$80 ea.	\$560
1	Ice Maker	Manitowoc Ice Maker (older)				\$4,000 + \$1,000 installation	\$2,000
1	Sink	Large three compartment sink with floor drain				\$3,500	\$1,750

FURNISHINGS, FIXTURES AND EQUIPMENT INVENTORY

QTY.	ITEM	DESCRIPTION	MAKE	MODEL	SERIAL #	COST NEW	EST. VALUE
1	Sink	Mop sink				\$250 + \$250 (installation)	\$375
	Refrigerator	Thermal Rite walk-in refrigerator with complete insulated building panels				\$80,000	\$40,000
1	Refrigerated Cabinet	Perflick 32" bar back refrigerate cabinet (older)				\$4,000	\$1,000
	Water Filter	3M water filtration system		DP2XX		\$3,000	\$1,500
1	Sink	Small three compartment sink with floor drain				\$2,500	\$1,250
TOTAL ESTIMATED VALUE:							\$155,025

5-10-2026