

BOOKHOUSE



LEASING

**FORELAND
111 WATER STREET
CATSKILL NY 12414**

**NOT FOR
DISTRIBUTION**

FORELAND DEMOGRAPHICS

Foreland is a commercial arts development leasing workspaces and storefronts to tenants who are primarily, though not exclusively, in the creative workforce. Our campus is comprised of 55 commercial artist studios and storefronts, creekside gardens and lawn, two commercial food and beverage spaces, and a coworking space.

TOTAL COMMERCIAL SPACES: 55

TOTAL COMMERCIAL TENANTS: +/-70

VISION: AN ECOSYSTEM WHEREIN EACH TENANT AND BUSINESS SUPPORTS ONE ANOTHER, WITH CONSUMER-FACING BUSINESSES HAVING BUILT-IN CLIENTS ON CAMPUS. A CULTURAL HUB FOR THE CREATIVE WORKFORCE, WITH LASTING IMPACT AND ACCESS FOR THE REGIONAL AND LOCAL COMMUNITY.

(01)



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(02)

BOOKHOUSE OVERVIEW

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Historically developed, creekside, multi-use space with flexible layouts ranging from 1,800 to 4,000 square feet. Waterfront private entrance with lawn and gardens directly adjacent. Intermittent use of Great Lawn available at no additional leasing cost (to be negotiated between Foreland and tenant).

Double-height ceiling, concrete floor, original exposed brick, honey-colored beams. Modern appliances, shared on-site parking, abundant natural light, and high-end design make this space unlike any other.

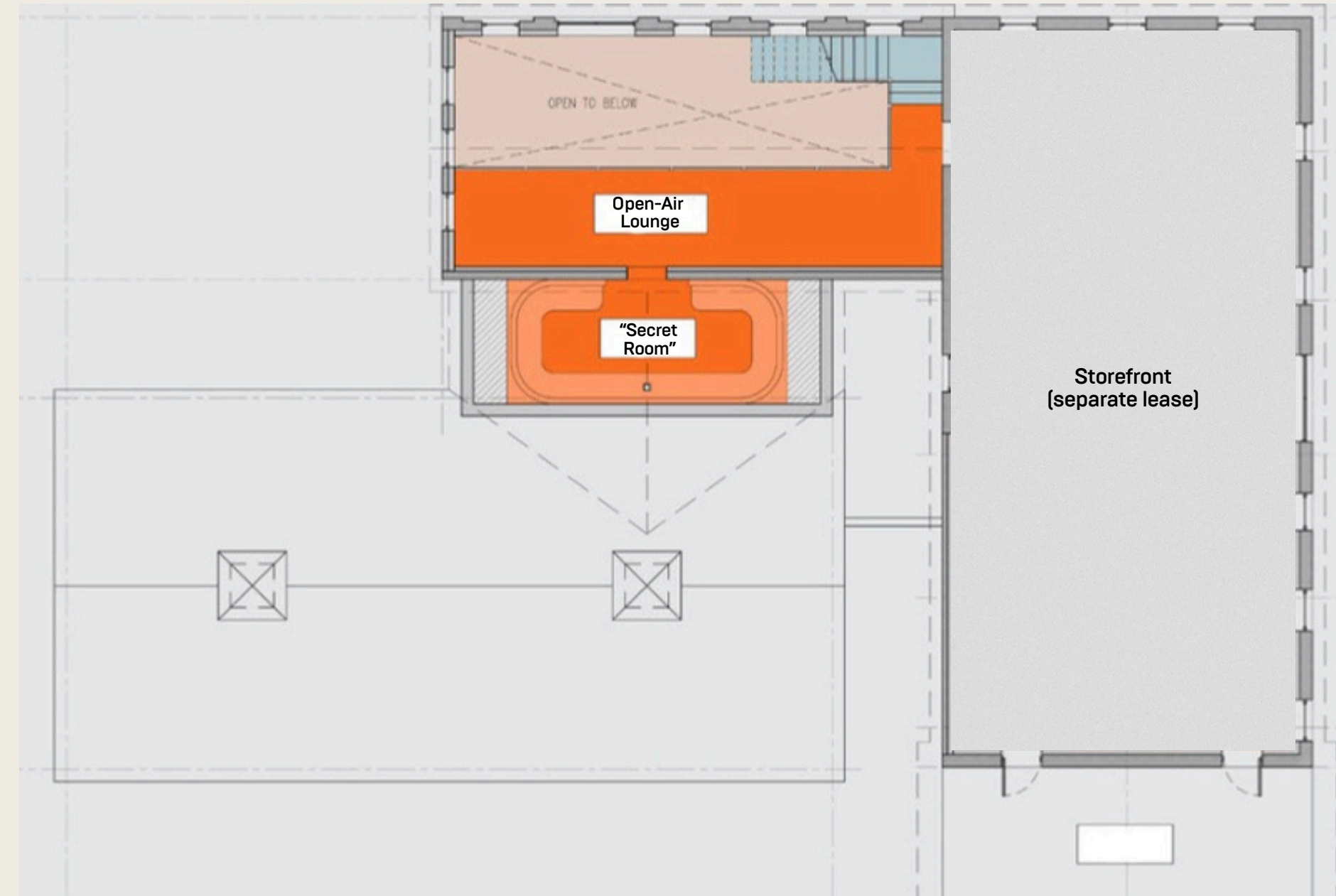


LEASING CONFIGURATIONS PT. I

(03)

RESTAURANT

PROPOSED:
3,800 SF



Lease Rates shown above are negotiable based on the length of the lease term and specific use. Leases of three years or more may benefit from more favorable terms, including lower leasing rates. Tenant will pay all utilities and their prorated share of Common Area Maintenance (CAM), which includes shared area cleaning, parking lot management, interim foyer management, and so forth. Included in this proposal is interim shared use of the Great Lawn, depending on use and negotiated terms.

Lease Rate Starting at

\$2.10/SF/MO.

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Historically developed, creekside, multi-room, double-height F&B space with original brick and modern appliances.

Waterfront private entrance with lawn, gardens, and 1,000 square foot patio directly adjacent and included at no additional leasing cost.

Kitchen with in/out swinging doorways, ample electricity, plumbing for dishwasher, separate entrance, storage closet.

LEASING CONFIGURATIONS PT.II

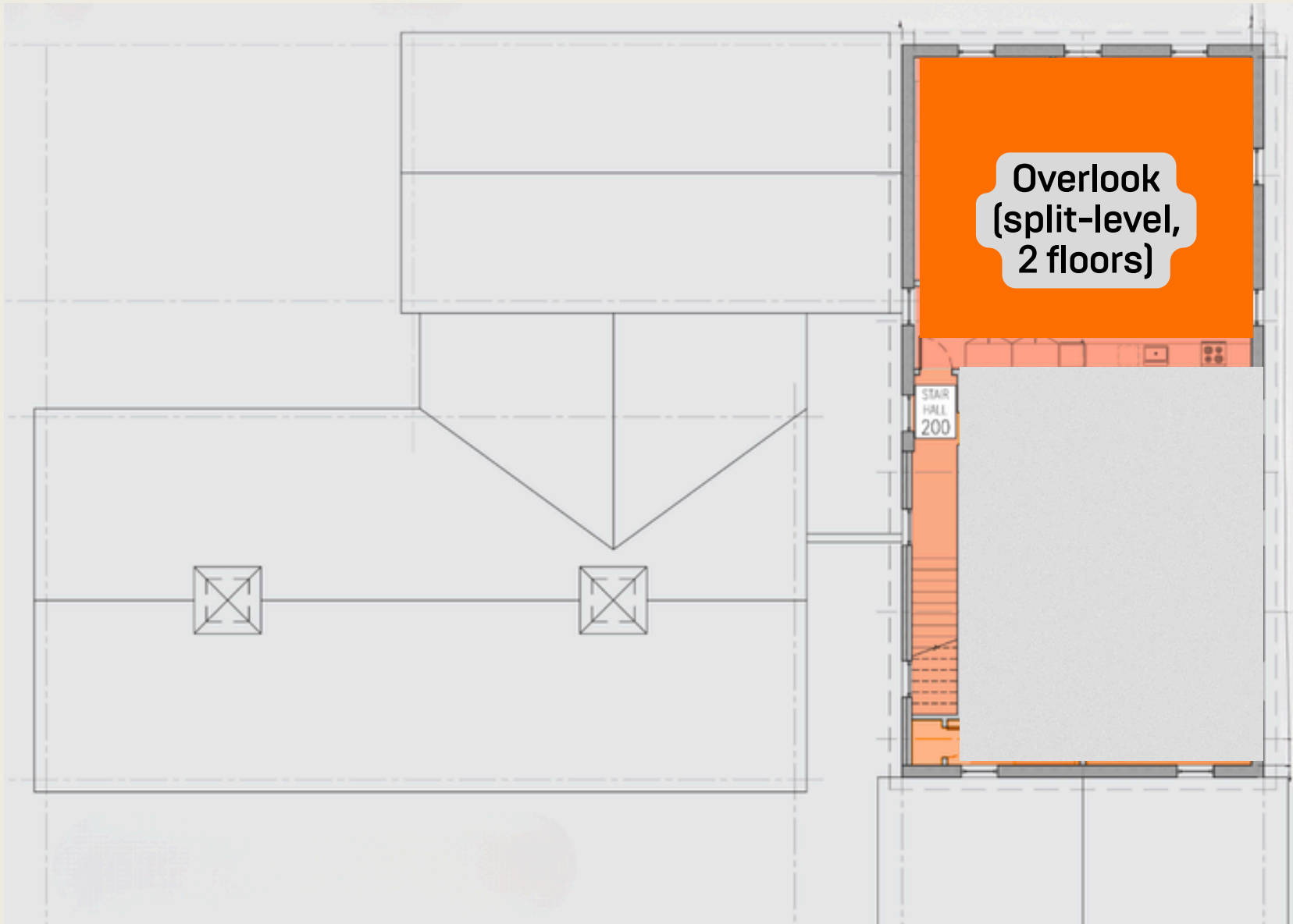
(04)

STOREFRONT

PROPOSED:
1,800 SF

OVERLOOK

PROPOSED:
850 SF



Lease Rate Starting at

\$1.80/SF/MO.

Private bathroom, private entrance

Lease Rate Starting at

\$2.35/SF/MO.

Private bathroom, kitchen, private entrance

Lease Rates shown above are negotiable based on the length of the lease term and specific use. Leases of three years or more may benefit from more favorable terms, including lower leasing rates. Tenant will pay all utilities and their prorated share of Common Area Maintenance (CAM), which includes shared area cleaning, parking lot management, interim foyer management, and so forth. Included in this proposal is interim shared use of the Great Lawn, depending on use and negotiated terms.

BOOKHOUSE RESTAURANT

(05)

DINING AREA



"SECRET ROOM"



DINING AREA BAR



DOUBLE HEIGHT BAR



BOOKHOUSE RESTAURANT EXTERIOR

(06)



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BOOKHOUSE STOREFRONT



(07)

BOOKHOUSE OVERLOOK



(08)

CONFIDENTIALITY & LIMITED OFFER



(09)

The leasing terms, pricing, and incentives outlined in this document are confidential and intended solely for the direct recipients of the originating email.

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CONTACT US

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