



680 ILLINOIS STREET
DOGPATCH | RESTAURANT OPPORTUNITY



RESTAURANT SPACE IN PREMIER WATERFRONT LOCATION

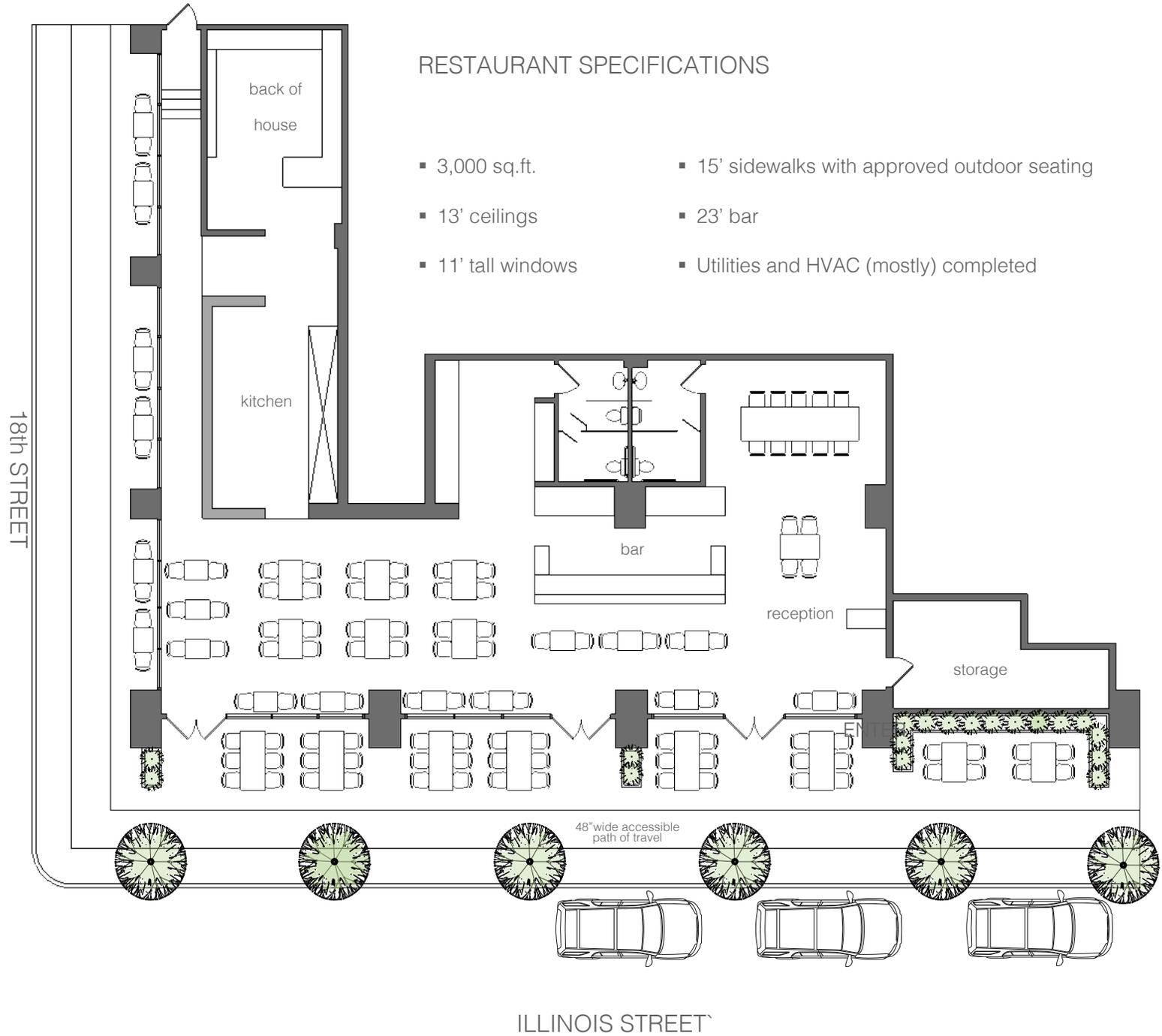
One-of-a-kind restaurant space located across from the newly completed Crane Cove Park.

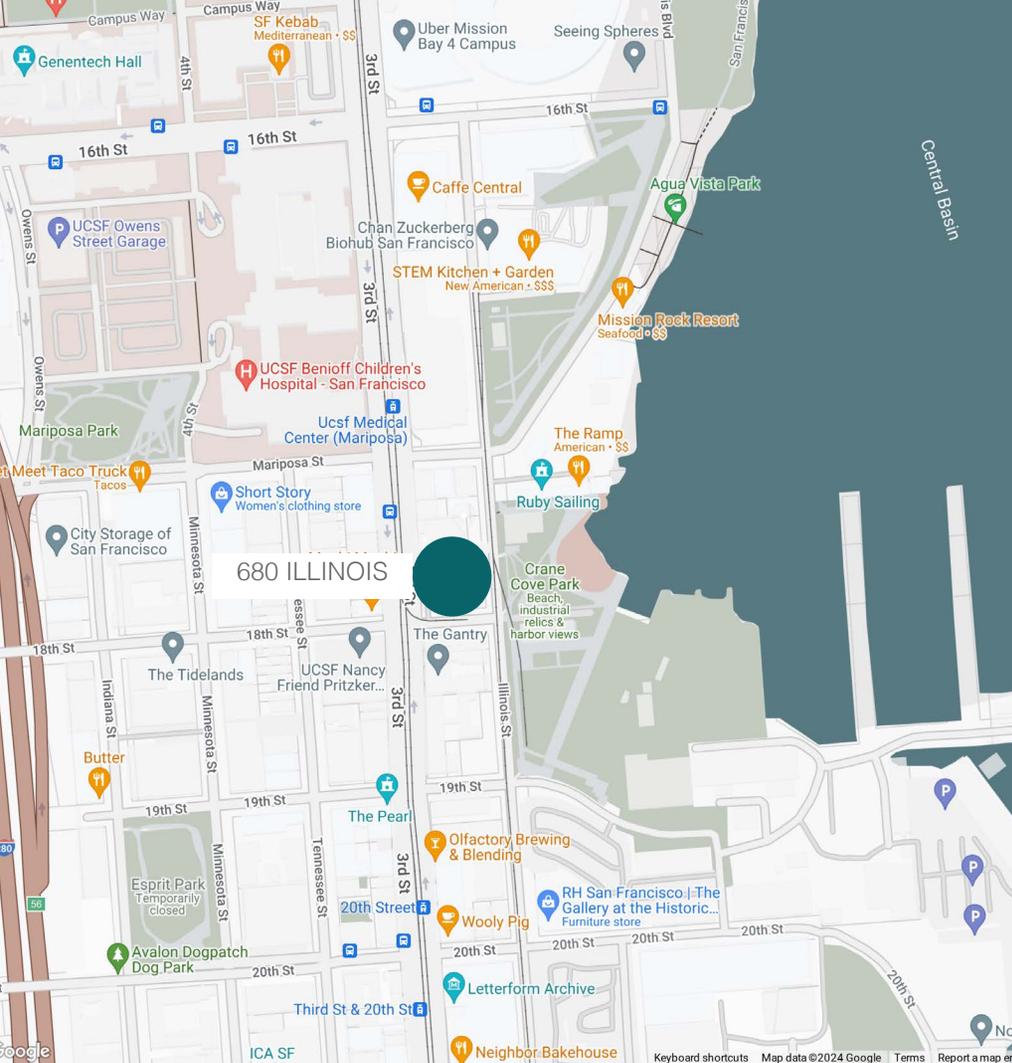
With 167' of street frontage, copious approved outdoor seating, and an available Type-47 liquor license, 680 Illinois Street is a rare offering. The interior is partially completed with electrical, plumbing and HVAC in-place. Approved plans and design concept are available for review - build-out may be completed in as little as four months, depending on user's requirements and specifications.

Lease available, terms negotiable, offered at \$12,000/month, NNN.

RESTAURANT SPECIFICATIONS

- 3,000 sq.ft.
- 13' ceilings
- 11' tall windows
- 15' sidewalks with approved outdoor seating
- 23' bar
- Utilities and HVAC (mostly) completed





EXCLUSIVELY MARKETING BY

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