



# CH

## CUSTOM HOUSE

Retail/Restaurant Opportunity



7512.00  
AUGUST 2016



## OVERVIEW

Custom House, a historic redevelopment of the former US Post Office and Customs House, has established itself as the premier urban living destination in St. Paul. It offers 202 luxury apartment units and a 149-room Hyatt Place hotel, the first hotel built in St. Paul since the 1980s and the only hotel in Lowertown.

The owners of Custom House are seeking a restaurateur with a distinctive vision to further the renaissance taking place in the building and in Downtown St. Paul.



## THE NEIGHBORHOOD

Lowertown St. Paul is currently undergoing a resurgence with active development and more high profile restaurants opening than any other Twin Cities neighborhood. Custom House is located at the edge of Lowertown, adjacent to both the Union Depot and the Mississippi River

- A Next door to Union Depot, a multi-modal transportation hub for the Twin Cities and terminus for the Green Line Light Rail
- B Two blocks to Mears Park
- C Four blocks from CHS Field
- D Seven blocks from Xcel Energy Center, RiverCentre





## THE OPPORTUNITY

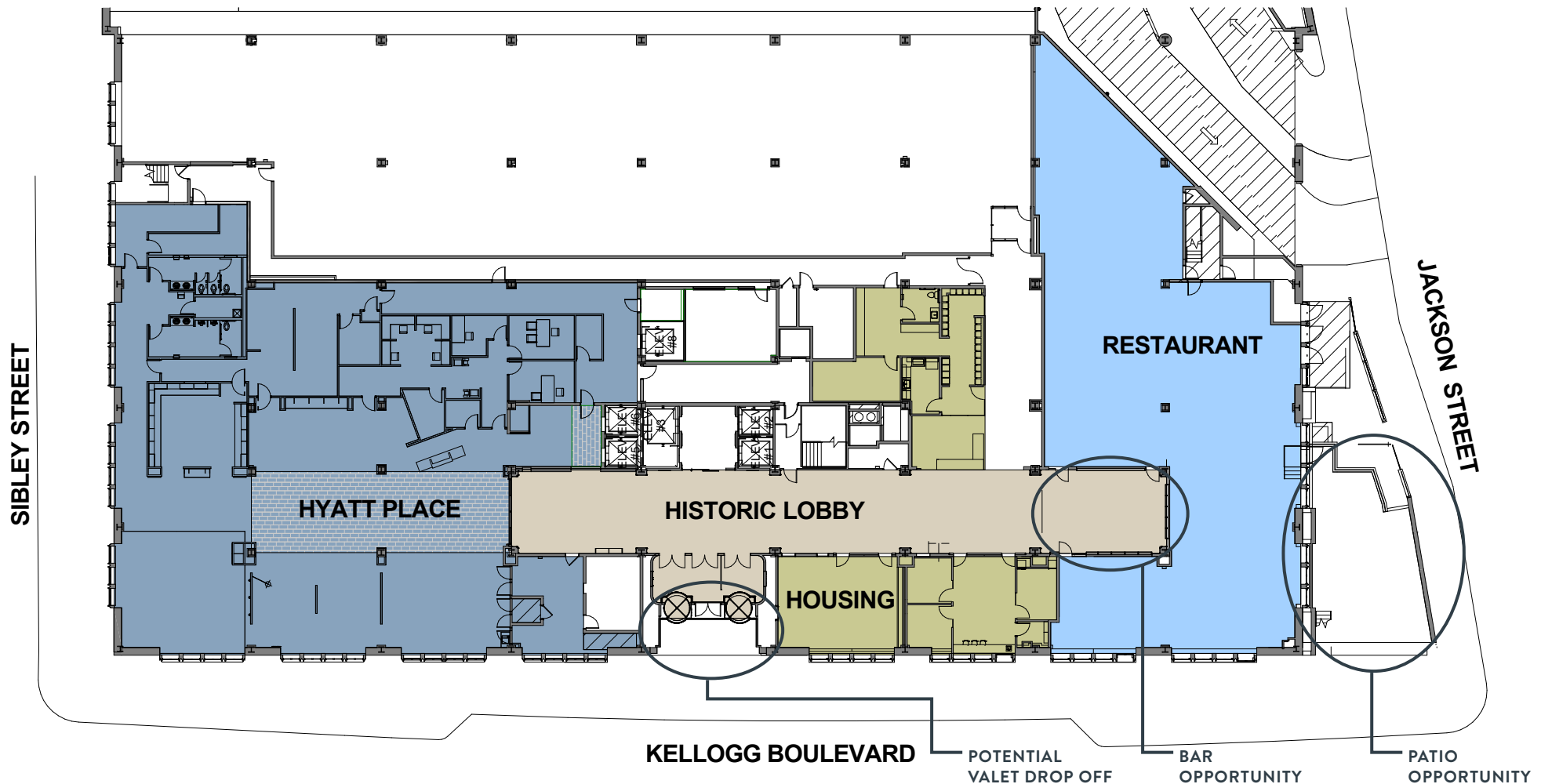
The quality and character of Custom House, combined with the captive residential and hotel customer bases make this one of the most compelling restaurant opportunities available in the Twin Cities.

## FIRST FLOOR PLAN

The nearly 5,900 SF space has the potential for both interior and exterior entrances, with access from Jackson Street as well as through the building's main lobby, which is shared with residents and hotel patrons, on Kellogg Blvd.

- + Historic structure
- + 17+ foot ceilings
- + Interior and exterior entrance
- + Frontage on Kellogg Blvd. and Jackson St.
- + Nearly 1400 square foot exterior patio opportunity

- + Access to loading dock and trash facilities
- + Space planned for venting of kitchen
- + Option to valet parking on Kellogg
- + Close proximity to four public parking ramps



# RESTAURANT SPACE 5892 SF

ACCESS TO LOADING DOCK,  
TRASH AND ABILITY FOR  
KITCHEN VENTING

OPPORTUNITY FOR ENTRANCE  
AND INTEGRATION WITH THE  
CUSTOM HOUSE LOBBY WITHIN  
VIEW OF ALL RESIDENTS AND  
HOTEL GUESTS

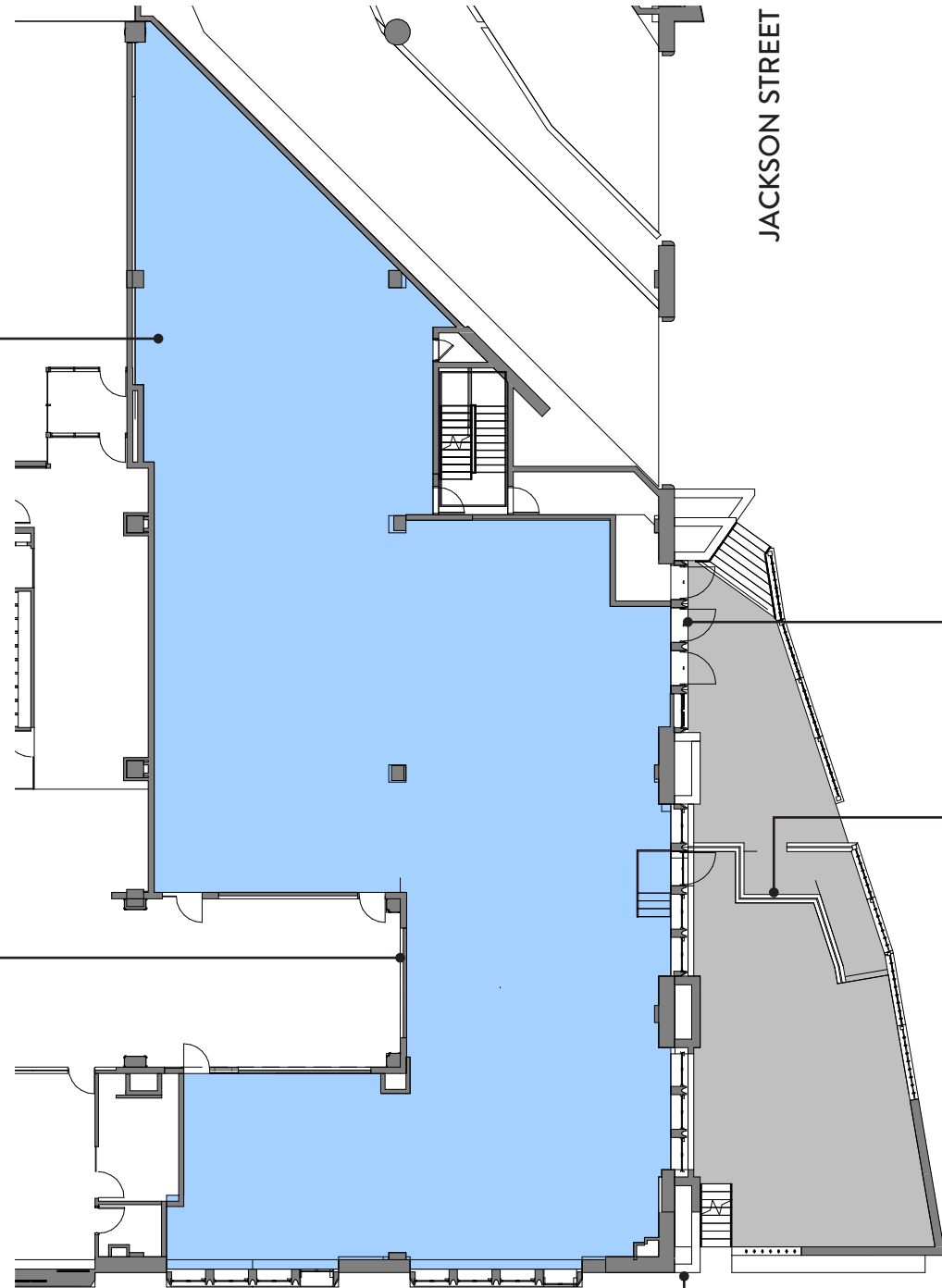
JACKSON STREET

OPPORTUNITY FOR  
EXTERIOR ENTRANCE

INTEGRATED OUTDOOR  
PATIO WITH UP TO 1400  
SQUARE FEET AVAILABLE  
FOR SEATING

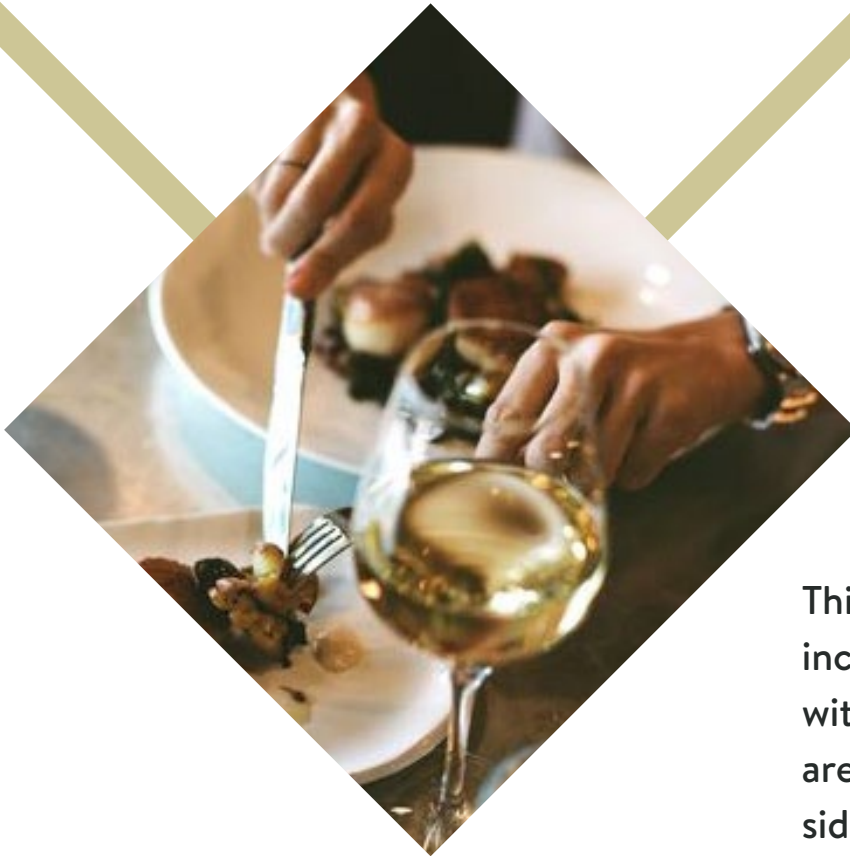
HIGH PROFILE CORNER  
SIGNAGE ON KELLOGG,  
ST. PAUL'S MOST  
SIGNIFICANT STREET

KELLOGG BLVD EAST





# SENSING IMAGES



This prominent corner location makes an incredible opportunity for a unique restaurant with an individual design. The following images are for inspiration only to visualize how the two sided lobby bar, large windows and high ceilings can be used for a successful space.







## RESTAURANT FLOOR PLAN

The following floor plan is simply an example of how the space could be used to integrate with both the street and the historic lobby, including giving an example number of seats that can be achieved.

The space can also be broken into two sections for combining restaurant operations with other food or other retail, or private dining and banquet facilities.

### SEAT COUNT

#### INTERIOR:

DINING - 96  
BAR DINING - 60  
BAR - 22  
FLEX DINING - 24  
TOTAL = 202

#### EXTERIOR:

UPPER PATIO - 68  
LOWER PATIO - 20  
TOTAL = 88

LOUNGE: 19

