

GREENWICH RESTAURANT OPPORTUNITY



- Recent Renovation
- Central Greenwich Location
- Minutes from Exits 4 & 5
- Active Street with 23,800 vehicles per day
- 90-Space Parking Lot
- 86 Seats Including 10 at the Bar & 24 on the Patio
- "Full" Liquor License
- Excellent Lease Terms with 5 years Remaining with 7-year Renewal Option
- Great Demographics with Avg. HH Income of \$232,000

CONTACT EXCLUSIVE BROKER

Bill Mason (203) 869-3300

Bill@GreenwichCommercial.com

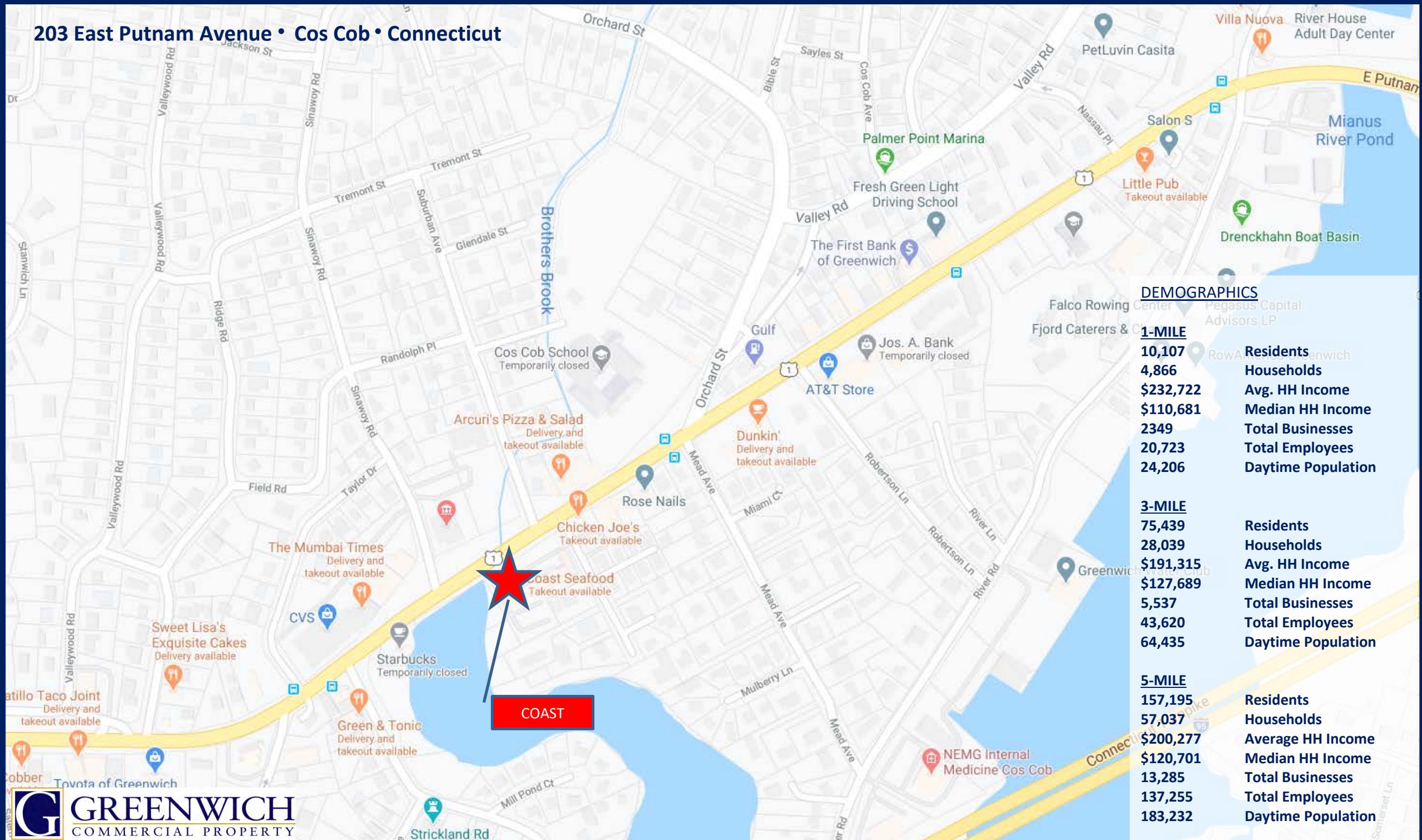


203 East Putnam Avenue • Cos Cob • Connecticut



<u>LEASE SUMMARY</u>		
Location:	Store #10 203 East Putnam Ave. Cos Cob CT Green & Tonic Delivery and takeout available	
Premises SF:	First Floor 1,785 SF Storage (est.) 1,000 SF Patio 500 SF Total 3,285 SF	
Use:	Restaurant	
Lease Term:	7 Years commencing 7-1-18	
Base Rent:	7/1/19 - 6/30/20 7/1/20 - 6/30/21 7/1/21 - 6/30/22 7/1/22 - 6/30/23 7/1/23 - 6/30/24 7/1/24 - 6/30/25	\$7,200 \$7,600 \$7,600 \$8,100 \$8,100 \$8,100
Real Estate Tax:	\$ 654./ month	
Operating Exp:	\$ 934. /month	
Prorata Share	8.27 %	
Option	Tenant has option to extend the lease for an additional 7 years at the then fair market rent	
Assignment:	With Landlord's consent which shall not be unreasonably withheld or delayed	
Utilities:	Paid by Tenant directly to Provider Tenant reimburses Landlord for 50% of water bill for the building	
Refuse:	Tenant shall use Landlord appointed refuse collection company	
Security Deposit:	\$17,700	
Guaranty:	To be determined	
Parking:	Parking spaces located in the front of the building are for use customer use only	

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SELECT MONTHLY EXPENSES

Base Rent: \$7,200
NNN Charges: \$1,488
Electric: \$1500 - \$1900
Water: \$400 - \$450
Insurance: \$450
Refuse: \$106
Dishwasher: \$188
Hood Cleaning: \$150
HVAC Maintenance: \$75
Flowers: \$125
Linen: \$145
Telephone
Internet & TV: \$220

FURNITURE FIXTURES & EQUIPMENT



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DINING ROOM

Banquettes (5)
Table, 2-top (7)
Table, 4-top (2)
Table, 6-top Round
Table 4-top Round
Table, 2-top Round (2)
Chairs (34)
Track lights (9)
Wall Sconce
Assorted Plates
Glassware
Silverware

COFFEE STATION

POS Terminal
Storage Cabinet 3 FT
Storage Cabinet 4 FT
Coffee Maker
Espresso Maker
Coffee Thermos (2)
Silverware Caddy (2)
Loboy Refrigerator
Trash Bin
Wall Shelf
Assorted Smallwares

RECEPTION AREA

Child High-Chair (2)
Coat Rack
Umbrella Stand
Dining Room Chairs (4)
Space Heater (4)
Hostess Stand
POS Terminal
Telephone
Round Display Table
Wall Mirror
Wall Sconce (1)

KITCHEN

Wall Shelf S/S 5'
Wall Shelf S>S 4' (3)
2-Bay Sink
Glass Caddy
Microwave Oven (2)
First Aid Kit
Food Processor
Mixer
2-door Loboy
Refrigerator
Wall Storage Rack
Metro Shelving
Asst. Bowls & Kitchen
Utensils

Soil Table Wall Shelf (2)
Slop Sink
Clean Table
Wall Shelf S/S
Hand Sink
Trash Bin
Paper Towel Dispenser
Soap Dispense
Juicers (2)
Grease Trap
3-Bay Sink
Wall Shelf S/S 6'
(slanted)

Wall Shelf S/S 4'
S/S Trays & Caddy
1-Door Freezer
Refrigerator/Freezer
1-Bay Sink
Metro Shelf

Asst Kitchen Utensils
6-Burner Stove/Oven
Garland Salamander
Asst Pans
Char Grill

KITCHEN

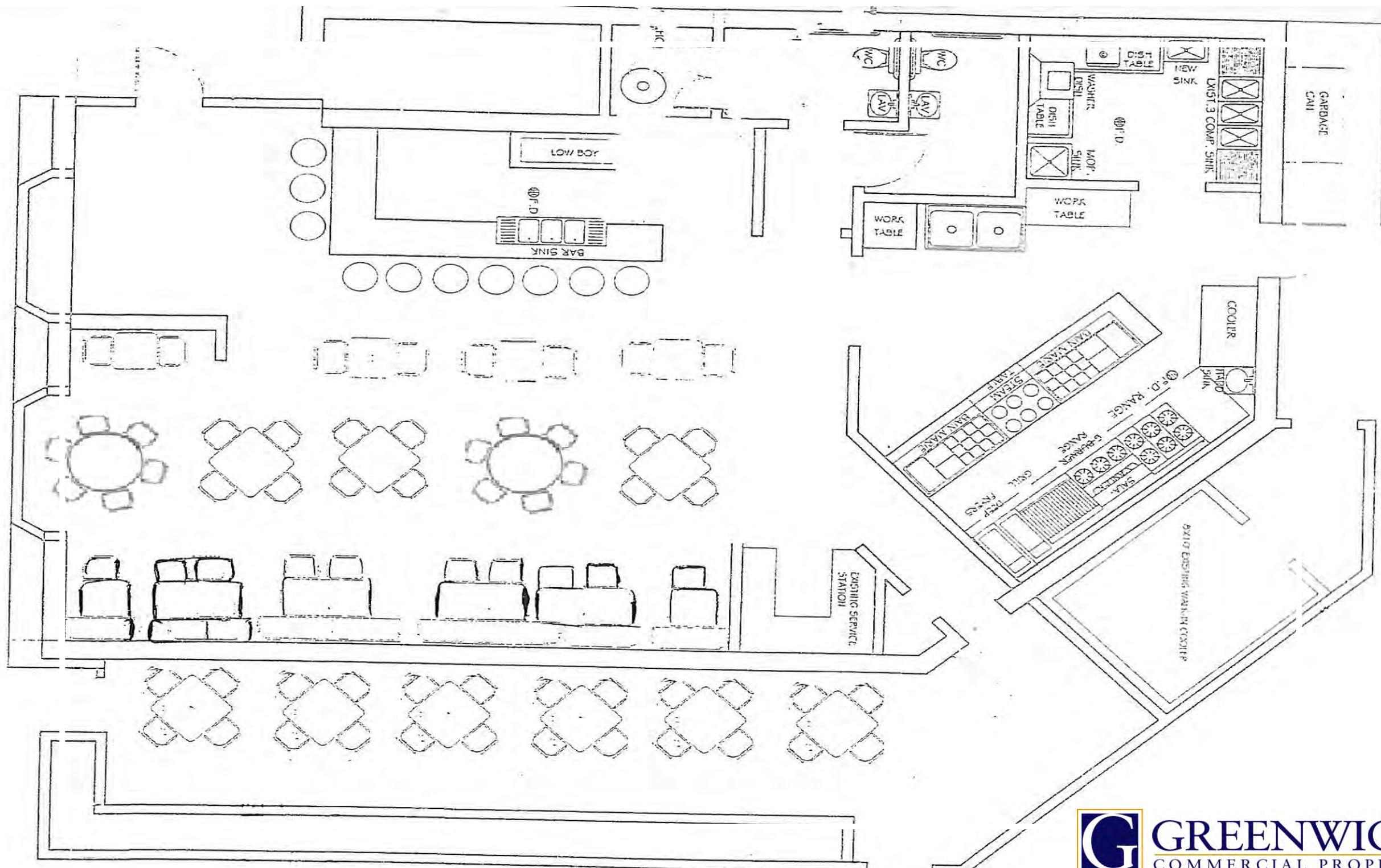
Deep Fryer (2)
Hood System
Sandwich Units (2)
Sandwich Unit
Shelving
Wall Shelf S/S 3'
Plate Storage S/S 8'
Fire Extinguisher
Hanging Pot Rack
Walk-in Cooler

BAR AREA

25' Bar
Bar Stools (11)
Glass Hanging
Lights (8)
Stereo System
POS System
Television
Large Wine Bucket
Ice Bin
Hand Sink
3-Bay Sink
Loboy Refrigerator
Menu Storage Shelf
Bottle Holders (2)
Fire Extinguisher
Utensil Holders
Back Bar
3-Door Loboy
Refrigerator
Storage Cabinet

BASEMENT

Patio Table ()
Patio Chairs ()



GREENWICH
COMMERCIAL PROPERTY