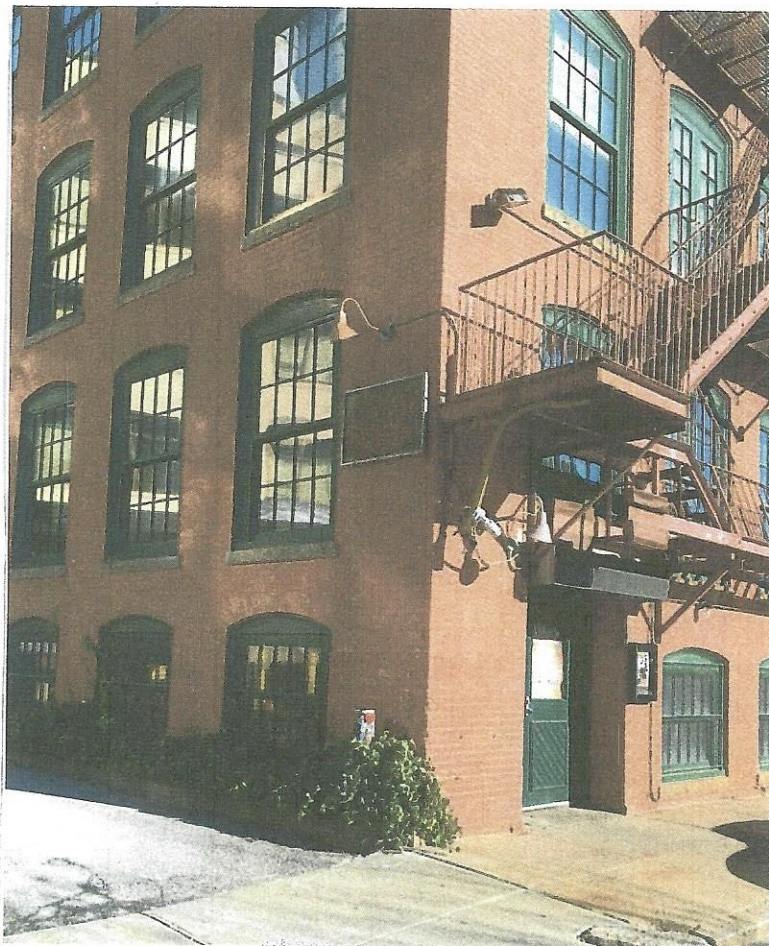




OLYMPUS GROUP REAL ESTATE

Restaurant /Night Club Commercial Condominium for Lease or Sale



150 Chestnut Street
Providence, Rhode Island

All information provided herein has been obtained from sources deemed reliable, but no representations or warranties are expressed or implied as to the accuracy thereof. Said information is provided subject to withdrawals, changes, errors, and omissions. Prospective parties should conduct their own independent due diligence and rely only on those investigation results.



OLYMPUS GROUP REAL ESTATE

Is pleased to offer: West Wing Condominium Unit 99 A , in the
"Historic Doran Building"

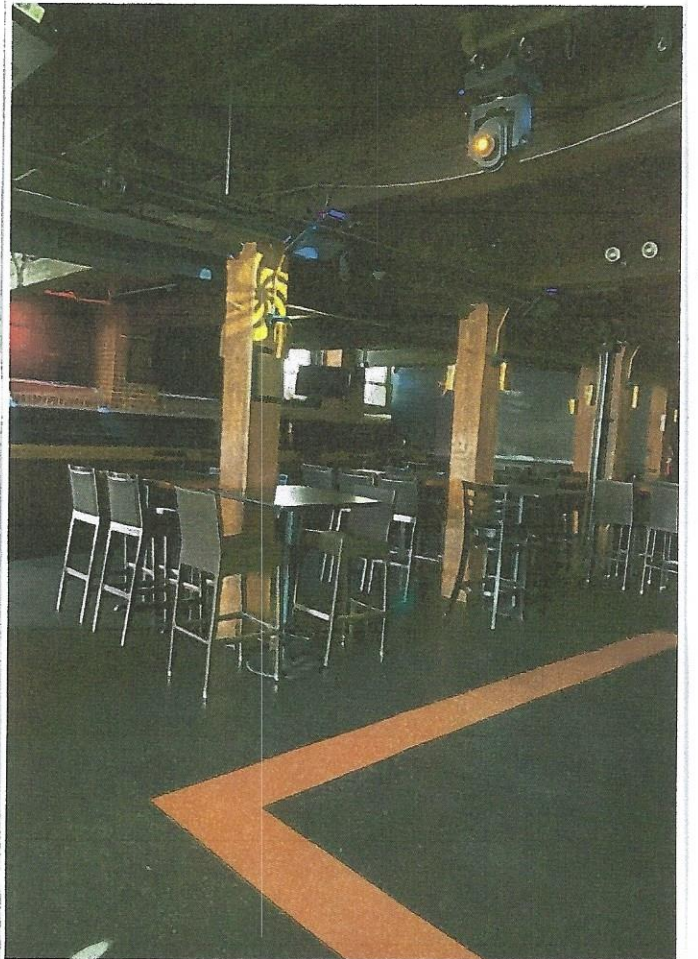
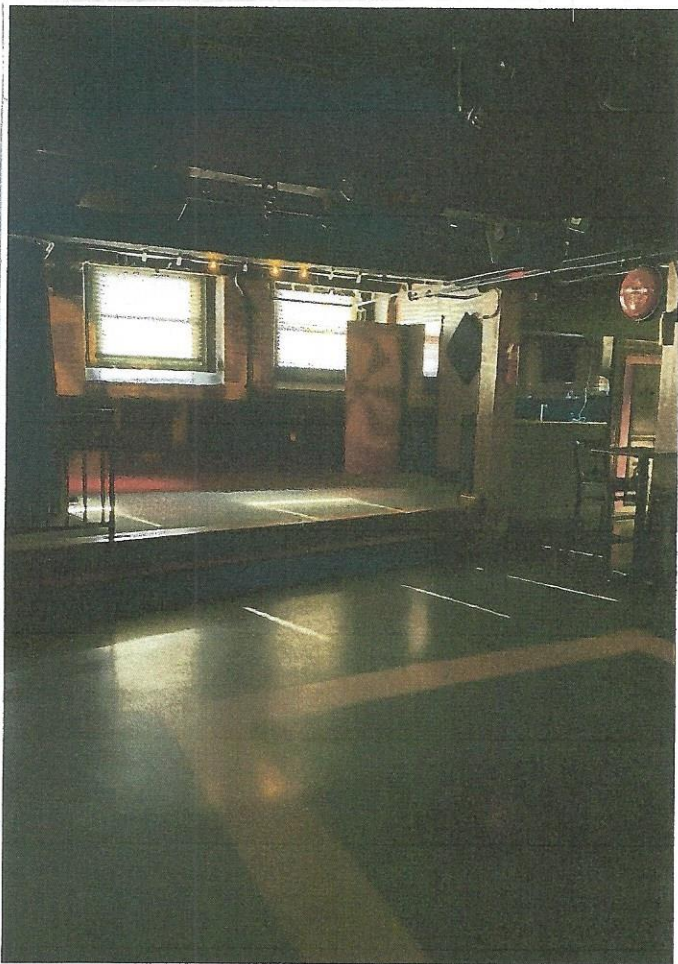
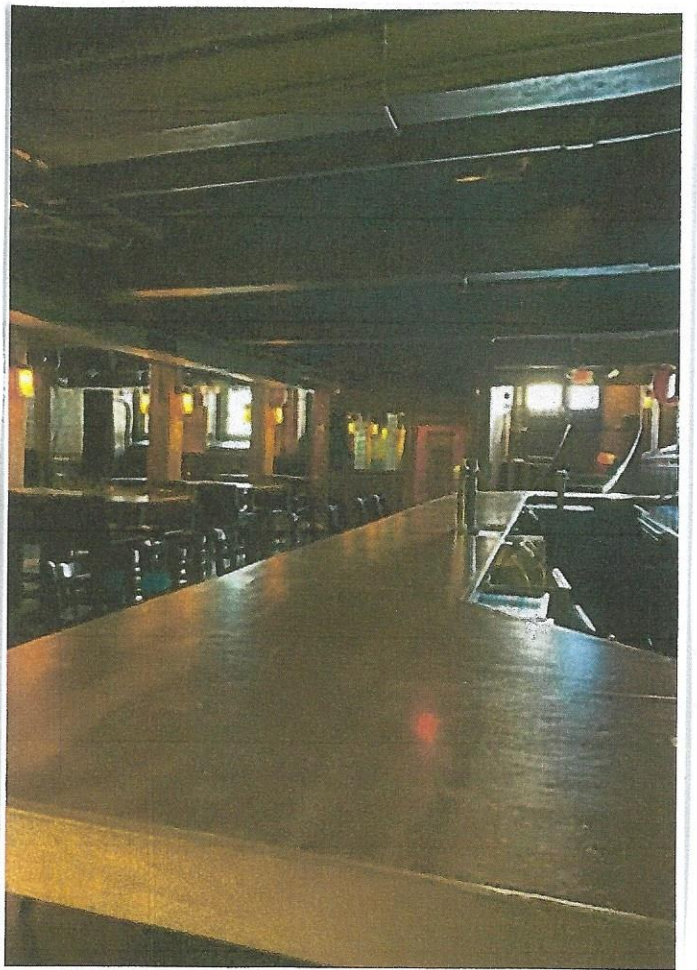
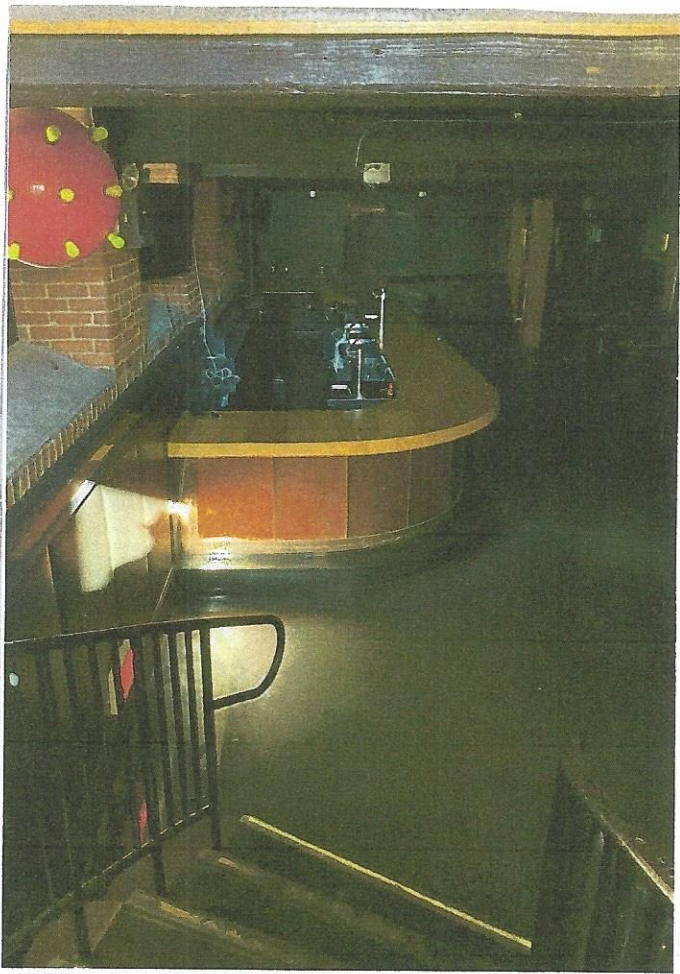
- * **Location:** heart of Providence's Innovation (former Jewelry) District, surrounded by continuously expanding residential, medical, educational, and commercial development.
- * **Facility Set-Up:** 3,580+/- SF , former "ASKEW" Restaurant / Night Club, with BX License and 2AM entertainment. Also fully equipped Kitchen, Bar, Lighting System and Sound System. Occupancy 220.
- * **Ambiance/Mechanicals:** lower level "SOHO" style layout with exposed brick and heavy wooden beams, stone and tiled flooring, code compliant fire alarm and sprinklers, municipal water and sewer, 400amp 3 phase electric, gas forced water heat, central AC, cable/internet wired.
- * **Tax Assessors:** Plat 21, Lot 99, Unit A Assessment: \$443,500.
- * **Monthly Costs:** R.E. taxes \$1297. R.E. Insurance/Condo Fee \$1999.
- * **Offered for Lease:** \$5900./mo. NNN (\$19.75/SF annually) base rent with 3% annual escalation; allow \$3300/mo. for taxes, insurance, condo fees.
- * **Offered for Sale:** \$725,000. Including all Real Estate, Equipment, Furnishings, and Licenses.

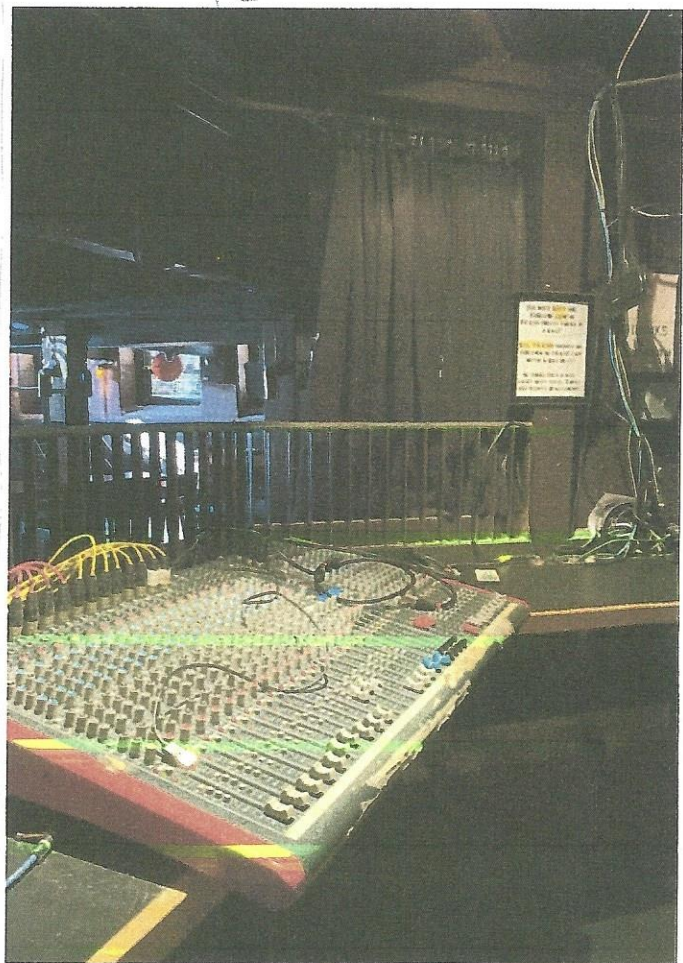
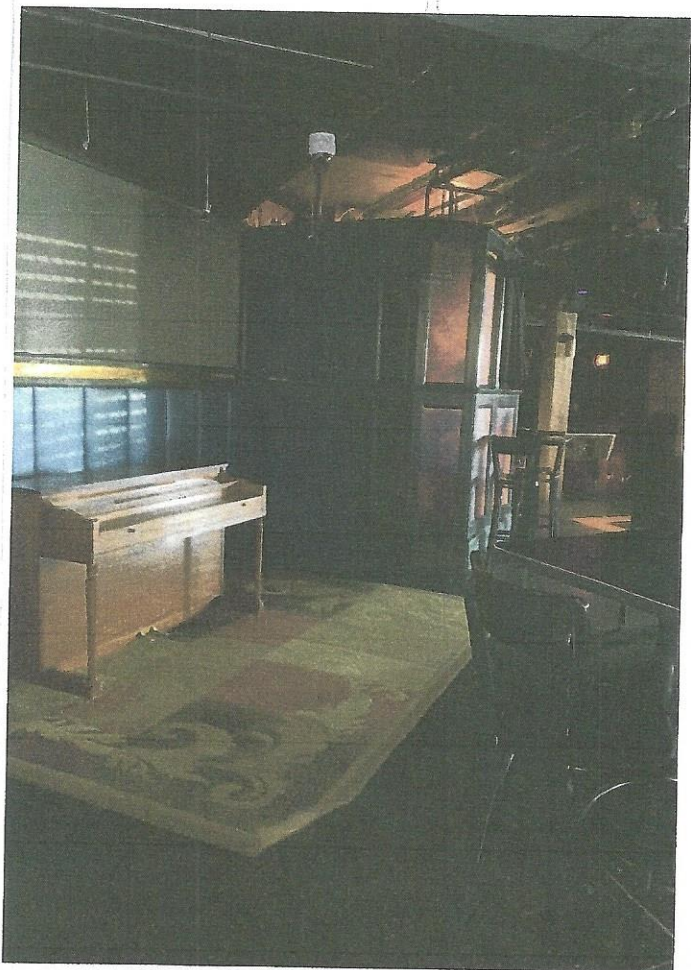
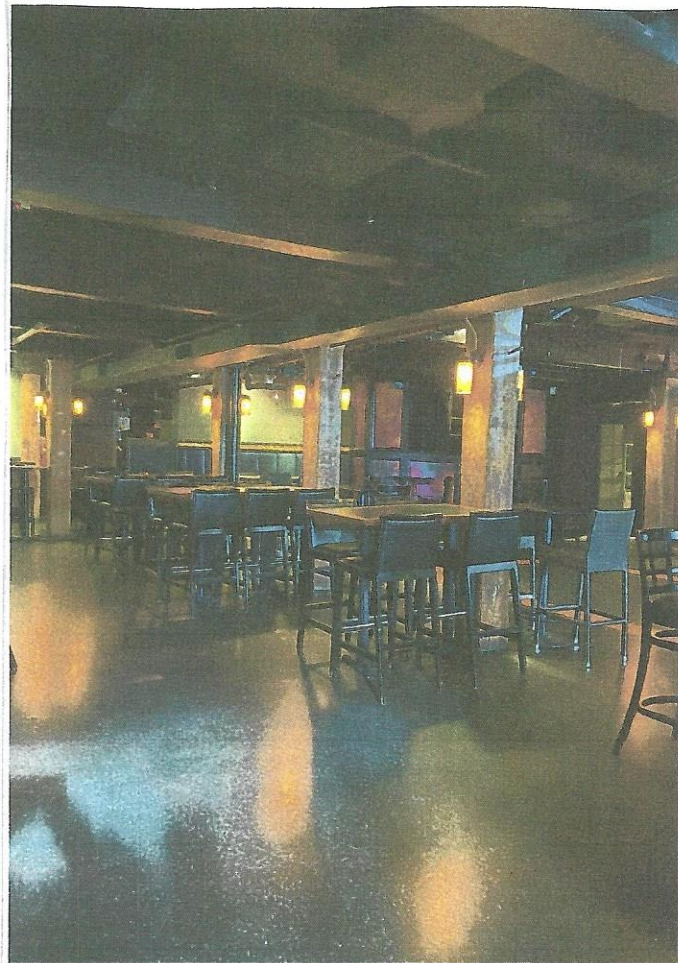
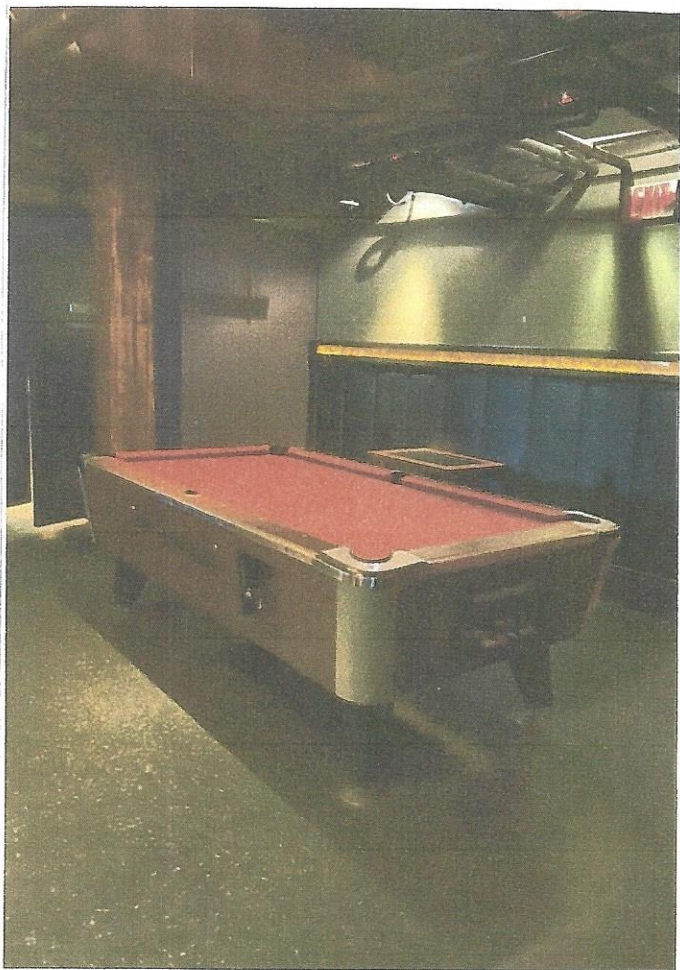
Gregory E. Micallef - Broker Principal

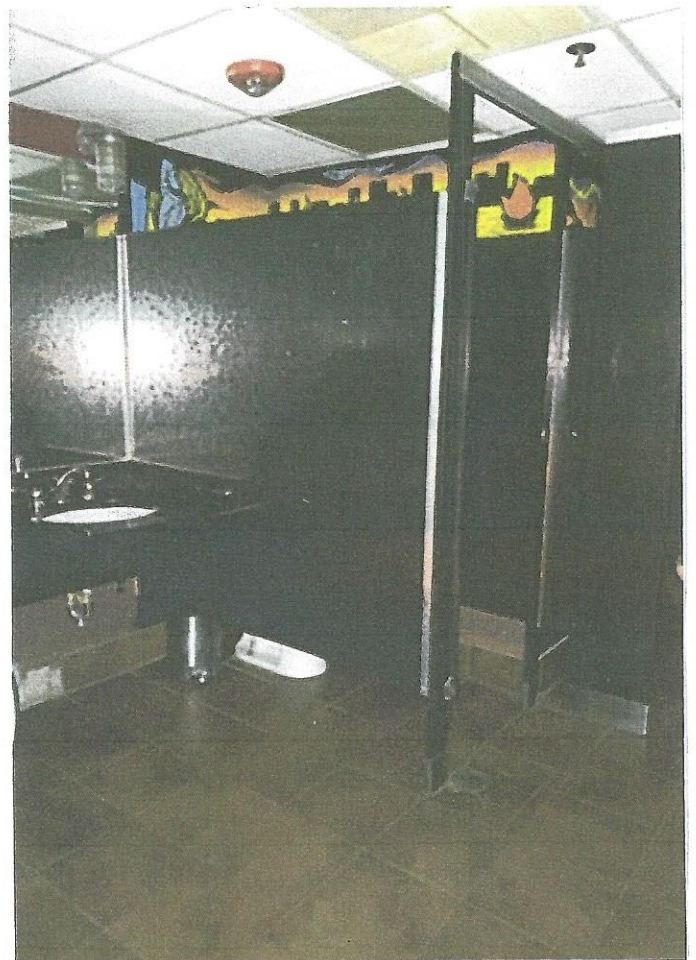
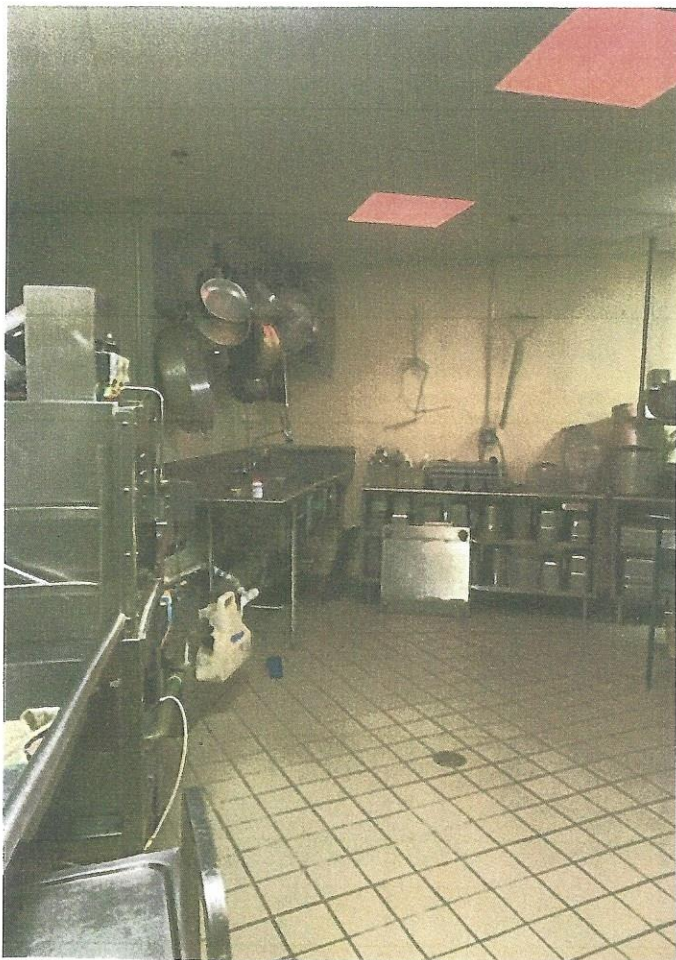
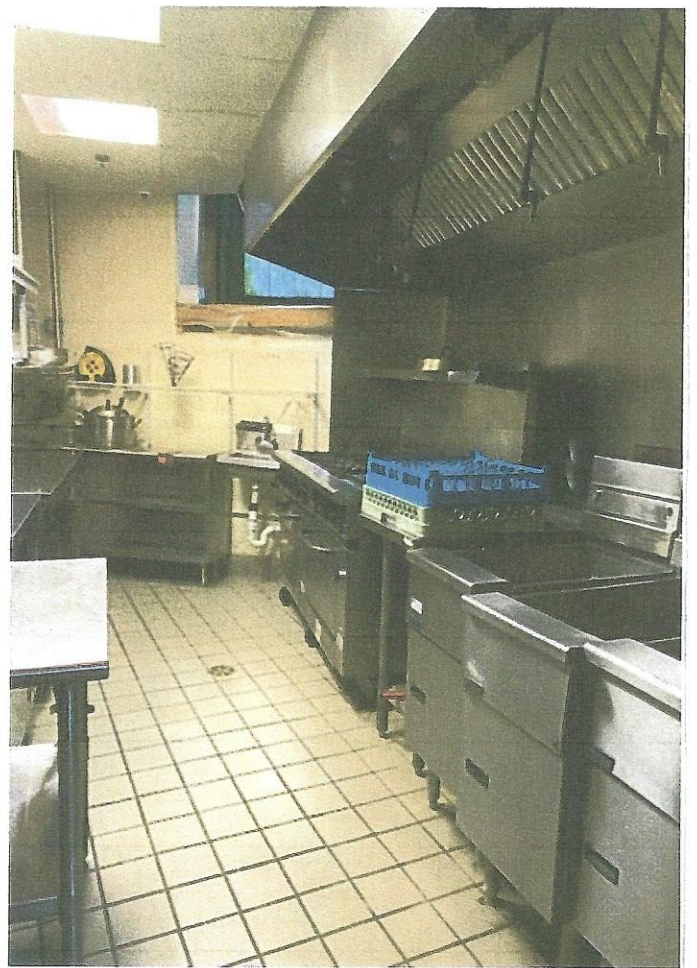
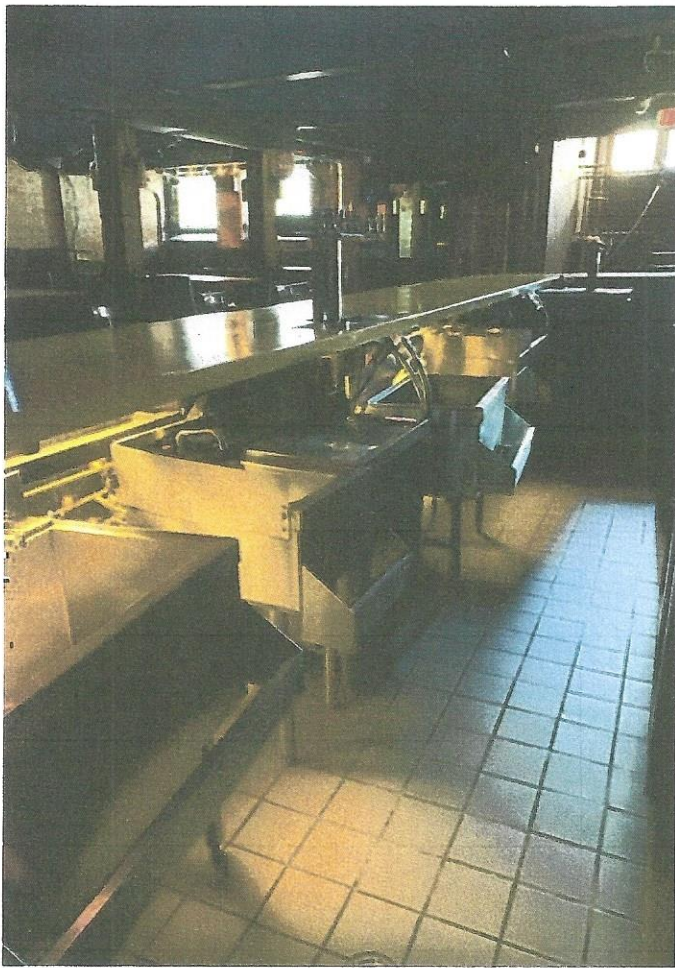
Olympus Group Real Estate

Providence, Rhode Island 02903

C: 401-258-8076 E: greg@olympusgrouprealestate.com

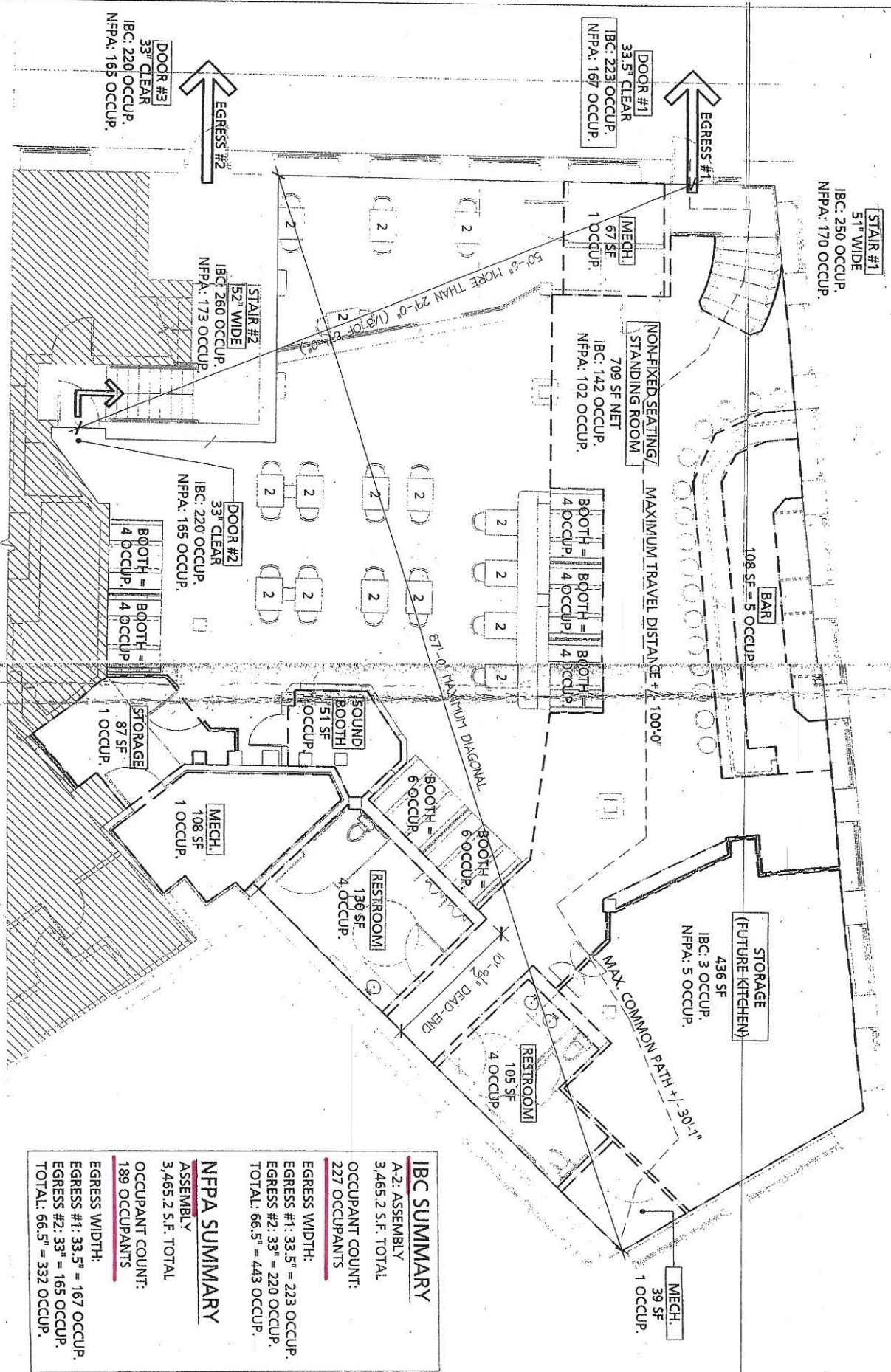






1 FIRST FLOOR OCCUPANCY COUNT & EGRESS DIAGRAM - MINIMUM IMPACT

1/8" = 1'-0"



IBC SUMMARY	
A-2: ASSEMBLY	3,465.2 S.F. TOTAL
OCCUPANT COUNT:	227 OCCUPANTS
EGRESS WIDTH:	
EGRESS #1: 33.5" = 223 OCCUP.	
EGRESS #2: 33" = 220 OCCUP.	
TOTAL: 66.5" = 443 OCCUP.	
NEPA SUMMARY	
ASSEMBLY	3,465.2 S.F. TOTAL
OCCUPANT COUNT:	189 OCCUPANTS
EGRESS WIDTH:	
EGRESS #1: 33.5" = 167 OCCUP.	
EGRESS #2: 33" = 165 OCCUP.	
TOTAL: 66.5" = 332 OCCUP.	

Occupancy Count & Egress Diagrams for:
THE CENTURY LOUNGE

152 Chestnut Street
Providence, RI

Ketti Parente Design

48 Oliver Street, North Providence, RI 02904
p. 401.516.8781
e. kettiparente@yahoo.com

A-1

SHEET 1 OF 2

DRAWINGS:
MIN. IMPACT PLAN
SCALE:
1/8"=1'-0"
PROJECT #:
1007
DATE:
11/17/2010