



NEW DEVELOPMENT



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RECOGNITION

bar & restaurant

INDUSTRY EXCELLENCE AWARDS

2024 WINNER
Best Hospitality Training Program

2023 & 2024 TOP 3 FINALIST
Bar Of The Year



Best First Date Restaurant
Best Special Occasion Restaurant
Best Icebreaker



Hottest Restaurant
Best Late-Night Nosh





OUR OFFERINGS

Up to 80 rotating tech and analog experiences designed to connect groups.

- **Cabanas**
 - Moveable Low Tech Games & Unique Spaces
- **Gaming**
 - Retro Arcade | 35-50 Games
 - Shuffleboard, Darts, Curling, Skeece
 - Bowling
 - » 10-14 Main Lanes, 1-2 Private Bowling Spaces
- **Cornhole Arena**
 - Multiple Low-Tech Games
- **Patio**
 - 4000 Sq Ft of games, fun seating for groups and a chill outdoor vibe
 - Interactive Yard Games: Yard Pong, On Top Ball Toss
 - Patio connects to a large outdoor park and the Y3S
Patio Bar can serve food & drinks to that area
- **Events**
 - Flexible spaces for events up to 1000 guests
- **Small Plates & Cocktails**
 - Memorable small plates & craft cocktails



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MARKET REQUIREMENTS

- **Super-regional Draw:** 700,000+ daytime population (within 10 miles)
- **Average guest travels** 15-20 minutes to visit our venues.
- **Income** \$75k+
- **Core Guest**
 - Your 3rd Spot brand has a broad demographic appeal, serving as a place to meet and make new friends with a high end mix of games, upscale food, craft cocktails and beer.
- **Core Audience**
 - 21-35 y/o Young Professionals/Millennials
 - Corporate Consumer/ Group Events
 - Daytime/Families*
 - Late Night/ Industry/hospitality crowd

*Your 3rd Spot is a 21+ venue in the evenings. All children 17 and under are required to be supervised at all times.
- **Typical Schedule**
 - Mon-Thurs 3pm-12am
 - Fri 12pm - 2am
 - Sat 10:30am - 2am
 - Sun 10:30am- 10pm



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MEP/FP SERVICES

This is a guide to the performance requirements for mechanical, electrical, and plumbing - all numbers are estimates for the preliminary phases of design and will be finalized once the architectural and kitchen designs are complete.

BUILDING CRITERIA

- **LOCATION**
Locations with signalized corners, easy entry & exit, multiple access points as visible as possible on the going home side. In-line, end cap or free standing box. No enclosed malls.
- **BUILDING SQUARE FOOTAGE**
17,000 - 32,000 sq. Ft (with additional 250 sq ft. Area for storage)
- **PATIO SQUARE FOOTAGE**
4000 sq ft with hard ceiling over patio
- **PARKING REQUIREMENTS**
1 space per 100 sq. Ft of rentable sq. Footage. Complimentary guest parking or minimum 4hr validation
- **BUILDING HEIGHT**
Ceiling heights minimum 18' and 23' column width
- **HVAC SYSTEM**
Preference to roof top units but can utilize chilled or condensed water

- **FLOOR LOADS**
100 lb. Psf for the restaurant and 200 lb. Psf for the keg room
- **SEATING** 225-375
- **SIGNAGE**
Main roadway visibility. Max signage allowed by city code.

SITE REQUIREMENTS

- Upscale, mixed use lifestyle centers with dining & hotels surrounding.
- Markets that can support 3-5 locations within 30 miles
- The only upscale eatertainment within 10 mile radius
- No "big box," "discount" brand retail co-tenants. No beer garden or other gaming activity co-tenants
- Detailed work letter available

UTILITY REQUIREMENTS

- **ELECTRIC**
800amp, 480/277v 3 Phase, 4 Wire Service, Meter And Disconnects Per Tenants Plans And Spec's. Two 4" Empty Conduit And Pull String From The Shell Ca/Tv/It Room To Tenant's Premises.
- **WATER**
3" Line, 1 1/2" Meter, 90 Gpm; 9,000-10,000 Gallons/Day
- **GAS**
4" Gas Main, Assuming 4,500 Mbbh Capacity At 7" Wc With A Developed Length Of 200'. (Varies By Gas Company)
- **SANITARY SEWER**
4" Sanitary Service
- **FIRE PROTECTION**
6" Line
- **GREASE WASTE**
4" Grease Waste Service Terminating At Exterior Grease Interceptor. Exterior Interceptor With Minimum Capacity Of 3000 Gal Or 25 Gal/Seat, Whichever Is Greater Or As Required By Local Code



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