



## NEW DEVELOPMENT



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### RECOGNITION

#### bar & restaurant

INDUSTRY EXCELLENCE AWARDS

2024 WINNER  
Best Hospitality Training Program

2025 TOP 3 FINALIST  
Restaurant Of The Year



Best Bar  
Best First Date Restaurant  
Best Patio



Hottest Restaurant  
Best Late-Night Nosh



Best Event Venue





## 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







## 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



## 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 - 32,000k 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 Mbh 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





# BRAND COMPARISON



VIBE	Sophisticated, social club	Immersive, playful, high-energy
PURPOSE	Personal connection	Team-building, exploration
DINING	Reservations + service	Upscale casual, no reservations
GUEST STAY	148 minutes avg.	Designed for < 2 hours
TRAFFIC TYPE	Nightly local traffic	Stadium/attraction adjacent surges
STAFFING MODEL	Team-guided hospitality	Hospitality-forward, light-touch tech
TECH FLOW	Seamless service	Self-ordering, lockers, automation
LOCATION	Suburban and urban settings with strong corporate presence	Convention and stadium environment



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