

LUXURY RESTAURANT OPPORTUNITY



THE 1888
NEWBERG, OREGON

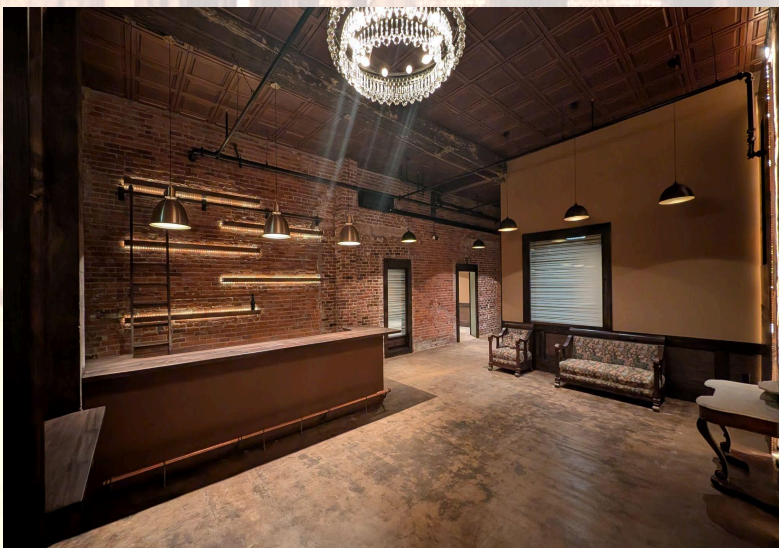
Newberg's Oldest Landmark, Your Next Culinary Masterpiece

"The 1888" 2,500 SQ FT | CORNER OF 1ST & MERIDIAN, NEWBERG, OREGON

THE HERITAGE

Located in the oldest commercial brick building in Newberg, constructed in **1888**. Originally the **First Bank of Newberg** and home to **Garland Stoves**, this space has been meticulously restored exposing the original Newberg brick on the inside. This beautiful place is located in the heart of wine country here in Oregon.

THE AMBIANCE



Architectural Detail: Copper-look pressed tin ceilings and large exposed wood beams with custom etched and stained concrete floors.

Atmosphere: A crystal chandelier accents the entry, complemented by gorgeous copper lights throughout. Deep wainscoting and large wood inserts for wall transitions create a sophisticated, warm environment. A large interior window looks into a dedicated wine cellar.

THE BAR & LOUNGE

- **Craftsmanship:** Beautiful Mahogany bar top with a deep espresso brown finish.
- **Signature Back Bar:** Backlit floating shelves against original brick, accessed via a rolling library ladder.
- **Ready for Service:** Fully plumbed and wired for sinks, bar well, ice machine, and dishwasher.
- **Customization:** The bar front is ready for your choice of tile, with an antique brass footrail ready to be mounted. Optional **Speak Easy** expansion.

OPERATIONAL EXCELLENCE

- **Kitchen Prep:** Features a **10-foot commercial hood**, prep area, and mop sink.
- **Infrastructure:** Central grease trap, floor drains for easy cleaning, and plumbing for a commercial dishwasher.
- **Delivery Logistics:** Side-door entrance for supplies and trash management.
- **Luxury Restrooms:** Two elegant bathrooms with quartz countertops and bowl sinks; fully ADA compliant.

Atmosphere and Design



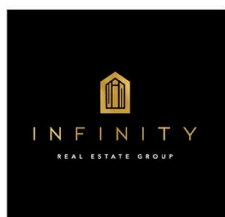
Open Architectural Flow: The layout maintains an open area that allows for versatile seating arrangements while highlighting the building's original large wood beams and soaring ceilings.

Exquisite Woodwork: Large wood inserts are featured in every wall transition and cutout, complementing the deep wainscoting that runs throughout the dining hall.

Custom Finishes: The floors consist of custom-etched and stained concrete, providing a modern, durable touch that contrasts beautifully with the historic brick.

ALL-INCLUSIVE LEASE TERMS: Experience predictable overhead with a rare "all-in" lease structure.

- **MONTHLY RENT: \$6,000.**
- **UTILITIES: ZERO SURPRISE-ALL INCLUDED** (No NNN, no hidden bills or fees, no water/electric/gas/garbage/sewer/taxes).
- **LEASE TERM:** 5-year initial lease with a 5-year option. 3% YoY increase



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