

WATER STREET



**FORELAND
111 WATER STREET
CATSKILL NY 12414**

**NOT FOR
DISTRIBUTION**

CAFE LEASING

FORELAND DEMOGRAPHICS

Foreland is a commercial arts development leasing workspaces and storefronts to tenants who are primarily, though not exclusively, in the creative workforce. Our campus is comprised of 57 commercial artist studios and storefronts, creekside gardens and lawn, two commercial food and beverage spaces, and a coworking space.

TOTAL COMMERCIAL SPACES: 57

TOTAL COMMERCIAL TENANTS: +/-75

VISION: AN ECOSYSTEM WHEREIN EACH TENANT AND BUSINESS SUPPORTS ONE ANOTHER, WITH CONSUMER-FACING BUSINESSES HAVING BUILT-IN CLIENTS ON CAMPUS. A CULTURAL HUB FOR THE CREATIVE WORKFORCE, WITH LASTING IMPACT AND ACCESS FOR THE REGIONAL AND LOCAL COMMUNITY.

(01)



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OVERVIEW

Historically developed, centrally located, f&b space with outdoor waterfront patio and lawn adjacent. Water Street private entrance with outdoor seating options. Intermittent use of Great Lawn available at no additional leasing cost (to be negotiated between Foreland and tenant).

High ceilings, historic wood columns, original exposed brick, and abundant natural light. Modern appliances, hood and cook system, shared on-site parking, creek and mountain views, and high-end design make this space unlike any other.

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WATER STREET CAFE

(03)

KITCHEN



PREP KITCHEN



DINING AREA



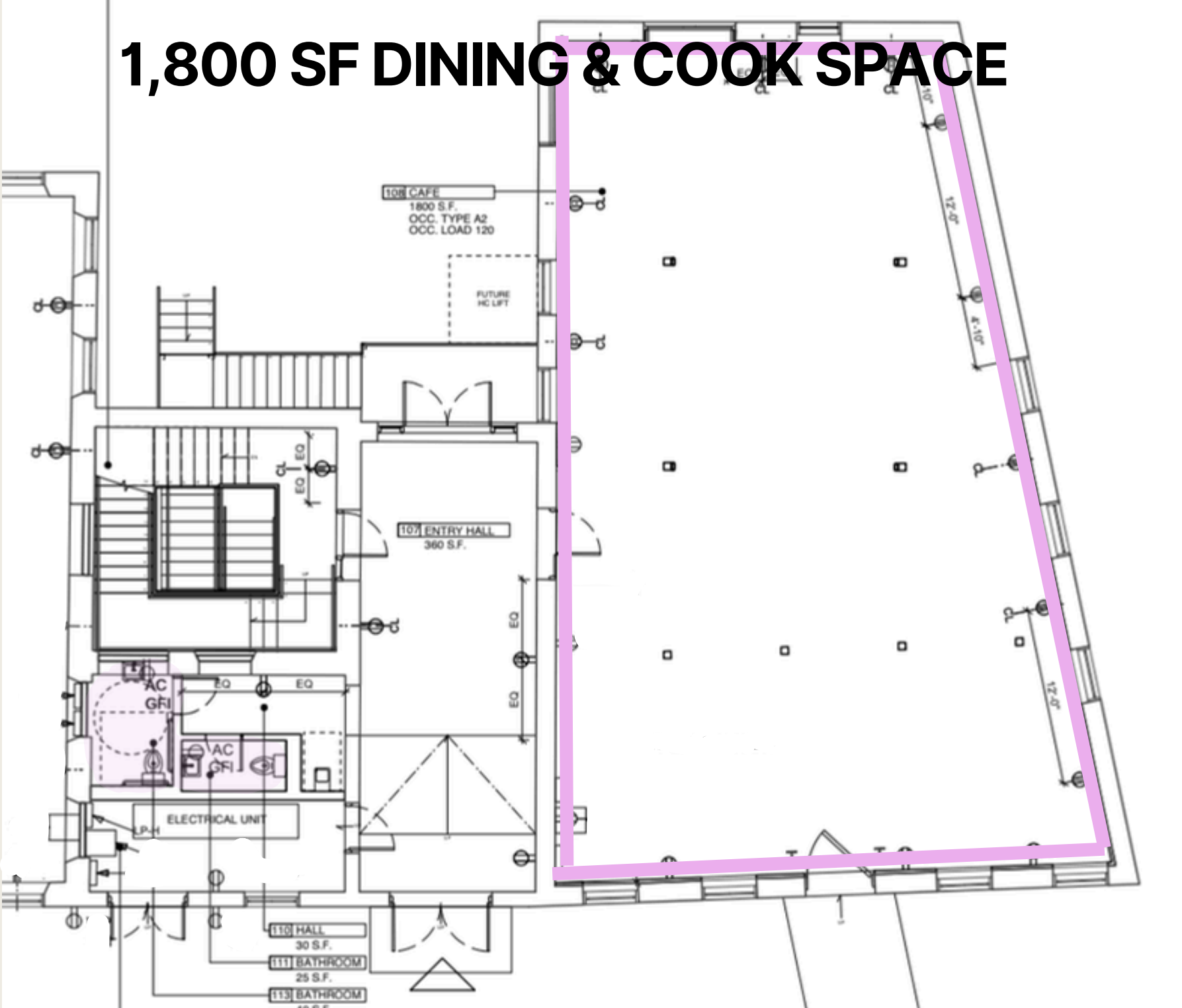
OUTDOOR PATIO



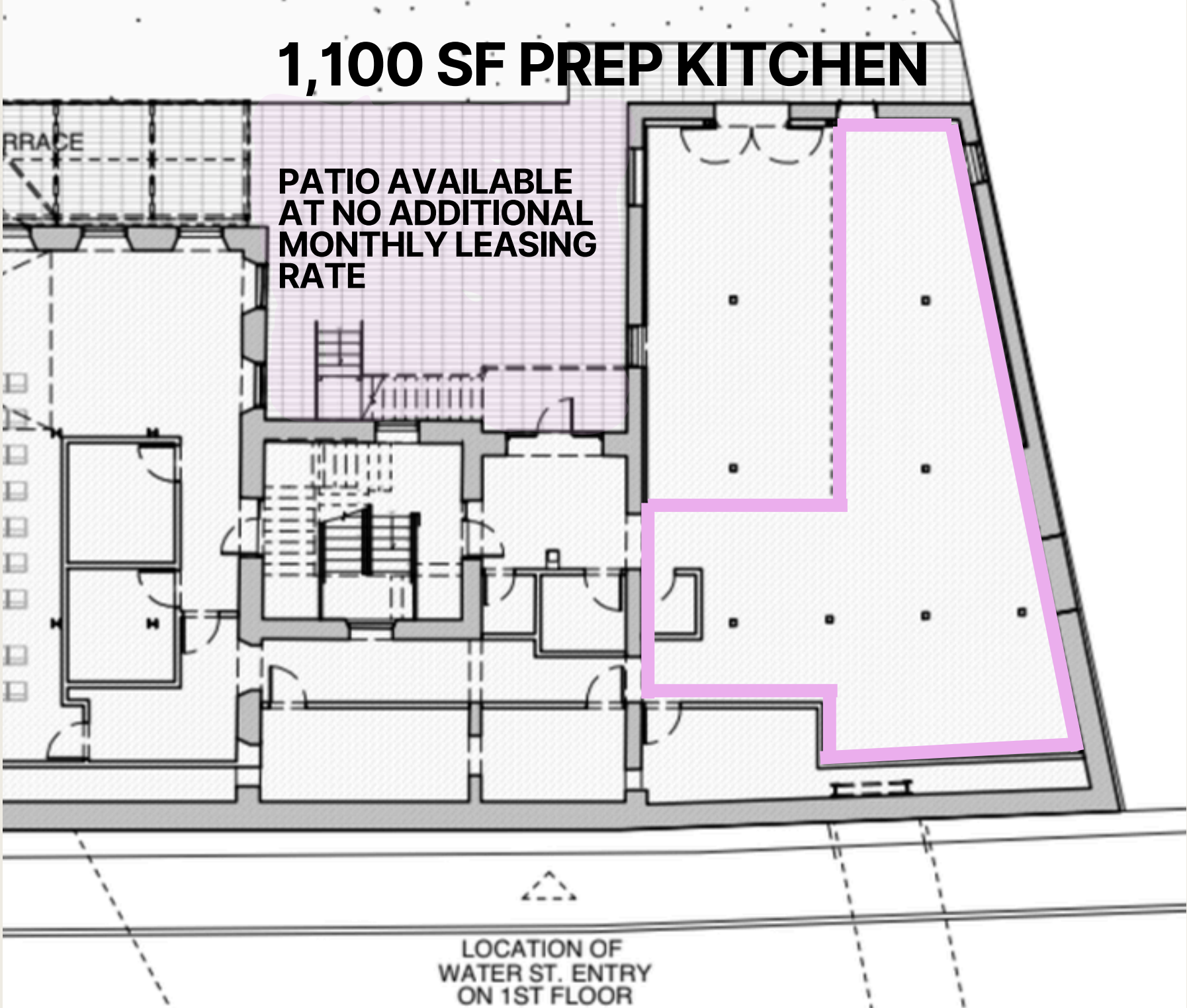
FLOORPLANS

PROPOSED: 2,900 SF

1,800 SF DINING & COOK SPACE



1,100 SF PREP KITCHEN

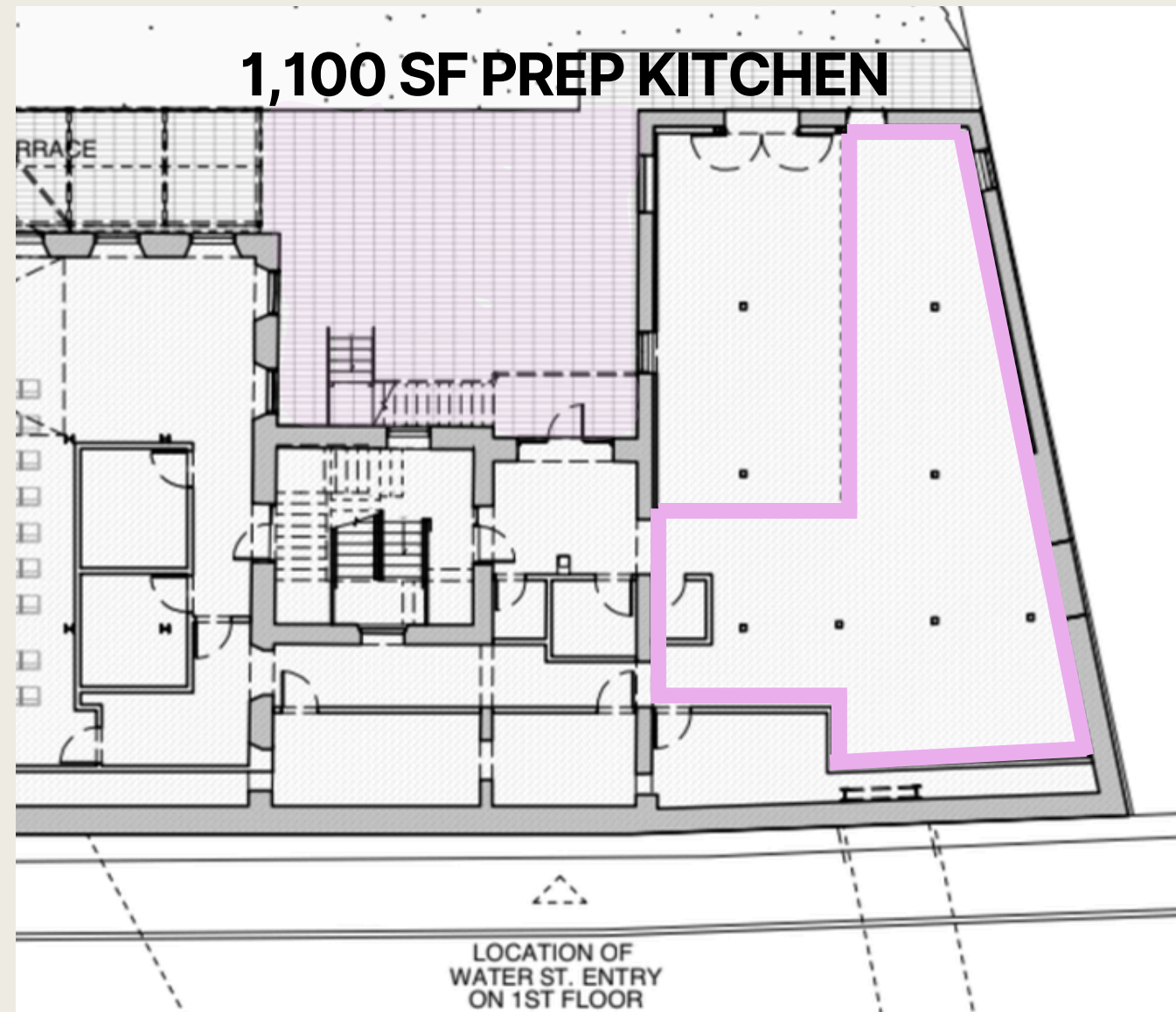
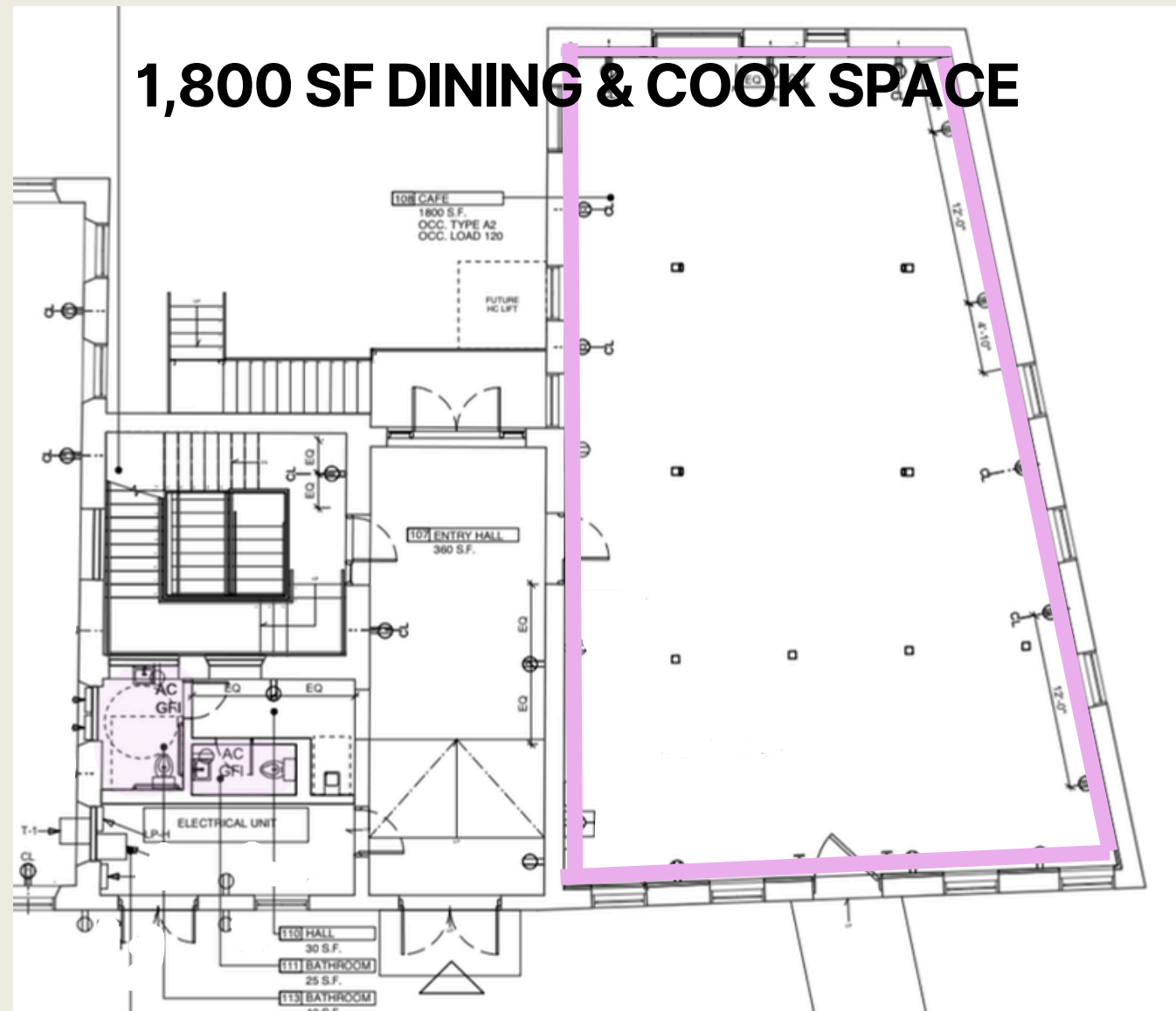


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PRICING

PROPOSED: 2,900 SF



YEAR 1

First two months: \$0/SF/mo
Remaining ten months (below)
Dining & Cook Space: \$2.20/SF/Mo
Prep Kitchen: \$1.50/SF/Mo

YEAR 2

Dining & Cook Space: \$2.40SF/Mo
Prep Kitchen: \$1.50/SF/Mo

YEAR 3

Dining & Cook Space: \$2.50SF/Mo
Prep Kitchen: \$1.50/SF/Mo

YEAR 4

Standard 3% commercial increase for all usable square feet (shown left) from Year 3.

YEAR 5

Standard 3% commercial increase for all usable square (shown left) feet from Year 4.

Tenant will pay all utilities and their prorated share of Common Area Maintenance (CAM), which includes shared area cleaning, parking lot management, waste pickup, interim foyer management, and so forth. Included in this proposal is shared use of the Great Lawn, and stone patio use at no additional leasing cost. CAM is currently calculated at \$647.50/mo. This is a pass-through expense and is not a profit line for Foreland. Utility costs can be provided by the previous tenant upon request.

CONFIDENTIALITY & LIMITED OFFER



(06)

The leasing terms, pricing, and incentives outlined in this document are confidential and intended solely for the direct recipients of the originating email. Leasing offer expires fourteen (14) days of receipt.

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CONTACT US



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