

LUXURY RESTAURANT OPPORTUNITY



THE 1888
NEWBERG, OREGON

GRAPHIC OFFICE

THE 1888 | 1st & Meridian

Newberg's Oldest Landmark, Your Next Culinary Masterpiece

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 using original Newberg brick.

THE AMBIANCE



Architectural Detail:

Copper-look pressed tin ceilings and large exposed wood beams.

Designer Floors: Custom etched and stained concrete.

Signature Lighting: A crystal chandelier accents the entry, complemented by gorgeous copper lights throughout.

Atmosphere: Deep wainscoting and large wood inserts for wall transitions create a sophisticated, warm environment.

Wine Cellar: A large interior window looks into a dedicated future wine cellar.

THE BAR & LOUNGE

- **Craftsmanship:** Beautiful Mahogany bar top with a deep espresso brown finish.
- **Signature Back Bar:** Backlit floating shelves set against the 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.

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: ALL INCLUDED** (No NNN, no hidden bills).
- **LEASE TERM:** 5-year initial lease with a 5-year option.
- **INCREASE:** 3% Year-over-Year.

CONTACT FOR A PRIVATE TOUR:



Erica Abel

425.999.2335

LICENSED OREGON REAL ESTATE BROKER

ERICAABEL41@GMAIL.COM

628 MAIN ST • KLAMATH FALLS, OR 97601



kw SOUTHERN OREGON
KELLERWILLIAMS. REALTY



SFR, AHWD

ERICAABELREALESTATE.COM