

Atwater's Cafe

RETAIL LOCATIONS AND MARKETS IN BALTIMORE/WASHINGTON AREA



WONDERFUL, HEALTHY FOOD AND SERVICE THAT MAKES YOUR DAY

Atwater's is a Baltimore based maker and purveyor of traditional foods. From fresh made breads and baked goods to handcrafted soups, salads and sandwiches and seasonal items such as fresh homemade jams and jellies, all of Atwater's products are crafted with care and by hand using fresh, often organic, ingredients. Atwater's ingredients for many of their products are sourced from local farmers that make this region so abundant. Atwater's friendships with these farmers help to inspire the foods served daily. Coffee and tea products are sold using the finest fair trade products sourced from Counter Culture Coffee.

REAL ESTATE REQUIREMENTS

- Located in the Baltimore metropolitan area
- Prominent End Caps 2,000-3,000 SF
- Patio Space for 20 seats
- Strong Complimentary Co-Tenancy/prefer second generation spaces
- Will Review Urban Street Front Locations, Markets and Traditional End-Cap Spaces within dominant entertainment and lifestyle centers

UTILITY PROFILE

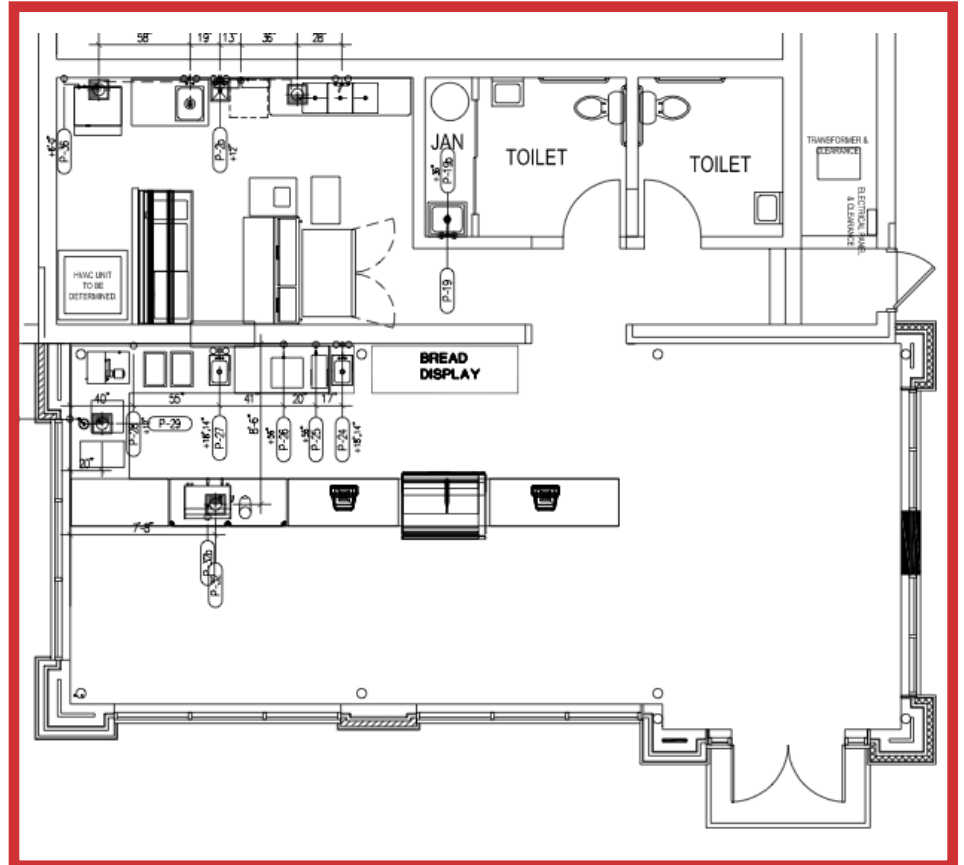
- HVAC Load: minimum of 1ton/135SF new system split in multiple zones
- Electric: prefer a minimum of 200 AMP, 277/480 Volt, 3 Phase service with 300 AMP of 120/208 with four 120/208 Volt, 42 breaker panels.
- Gas: minimum 1.75 MBH
- Water: 1.5", 60 psi
- Sewer: two 4"
- Grease Interceptor: restaurant capacity (sized per local code)
- Kitchen hood exhaust: minimum of 4,000 CFM
- Venting: dishwasher, make up air, toilet, water heater and HVAC
- Data/Telco: Access less than 100 feet

For leasing information, please contact Jamie Lanham or Richard Brigstocke
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PROTOTYPICAL LAYOUT

ATWATER'S CURRENT LOCATIONS

Belvedere Square - Atwater's Market Concept Store
529 E. Belvedere Avenue, Baltimore, MD 21212

Falls Road - Atwater's Cafe
1407 Clarkview Road, Baltimore, MD 21209

Kenilworth - Atwater's Cafe
798 Kenilworth Drive, Towson, MD 21204

Catonsville - Atwater's Cafe
815 Frederick Road, Catonsville, MD 21228

