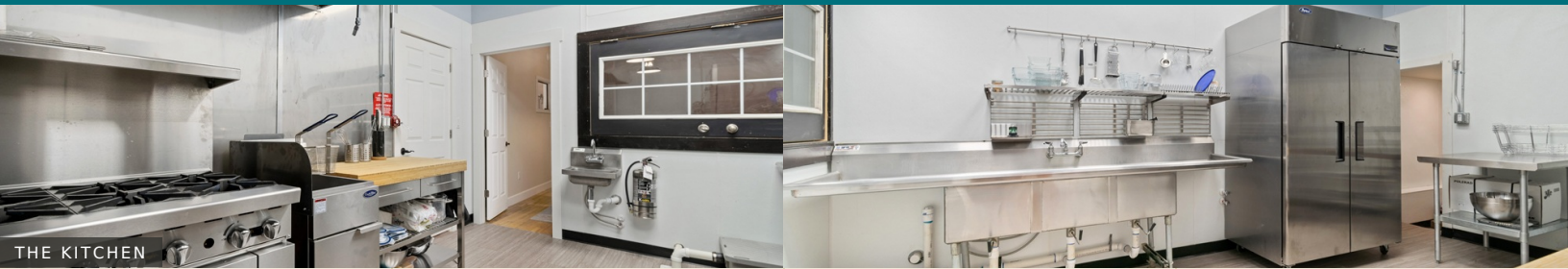


# The Times Collaborative

338 Main Street | Fully-equipped, licensed commercial kitchen available for lease



### Fully Equipped

Cook line, fryer, reach-in cooler & freezer ready on day one

### All-In Utilities

Gas, water, electric & internet included in one monthly rate

### Licensed & Sanitized

Three-compartment sink, handwash station & full smallware set

### Two Ways to Rent

Kitchen-only, or kitchen plus 2,000 sq ft of service & event space

## WHAT'S INCLUDED

- Dry storage closet within kitchen
- Single-door reach-in cooler
- Two-door reach-in freezer
- ½ of the cooler / freezer located in the hallway, plus 5' x 5' of storage space in the basement
- 6-burner stove & oven
- Dual-basket fryer
- Miscellaneous smallware — knives, mixing bowls, pans, skillets, utensils
- Three-compartment sink with cleaning & sanitization set-up
- Handwashing sink
- Wi-Fi

## INCLUDED SERVICES

- Laundry service for kitchen towels
- Pest control
- Utilities included — gas, water, electric, internet
- Trash & recycling

## TENANT RESPONSIBILITIES

- Cleaning supplies — paper towels, sanitizer, dish soap, floor cleaner
- Refrigeration maintenance every 6 months
- **Required:** grease trap pump & clean, performed annually
- **Required:** hood, Ansul system, & fire extinguisher inspection, performed every 6 months

## ADDITIONAL OPPORTUNITIES

- Ability to also rent the front space of the building for live service as a café
- Company will be given the opportunity to bid on any public-facing food needs of The Times Collaborative

## TERM & PRICING

### KITCHEN ONLY

**\$2,300** / month  
Full commercial kitchen access

|                    |                                        |
|--------------------|----------------------------------------|
| Commitment         | 36 months                              |
| Annual increase    | 3% every 12 mo.                        |
| Security deposit   | \$2,300 (one month's rent, refundable) |
| Event space access | 50% of posted rate*                    |

### KITCHEN + EVENT SPACE

**\$6,000** / month  
Kitchen access plus 2,000 sq ft of service / event space

|                  |                                        |
|------------------|----------------------------------------|
| Commitment       | 36 months                              |
| Annual increase  | 3% every 12 mo.                        |
| Security deposit | \$6,000 (one month's rent, refundable) |
| Included space   | 2,000 sq ft                            |

\*Contingent on availability. No additional build-out or investment into the space is promised or included in this agreement.

