



A PRIVATE CLUB OPEN TO THE PUBLIC

## PHILOSOPHY

The Capital Grille is the ultimate relationship brand offering a welcoming and club-like dining experience. The brand prides itself on a service philosophy that treats guests as though they are members of a private club, but one that is open to the public. The experiences created for guests are both welcoming and remarkable and embody personalized service that exceed expectations.

## OFFERING

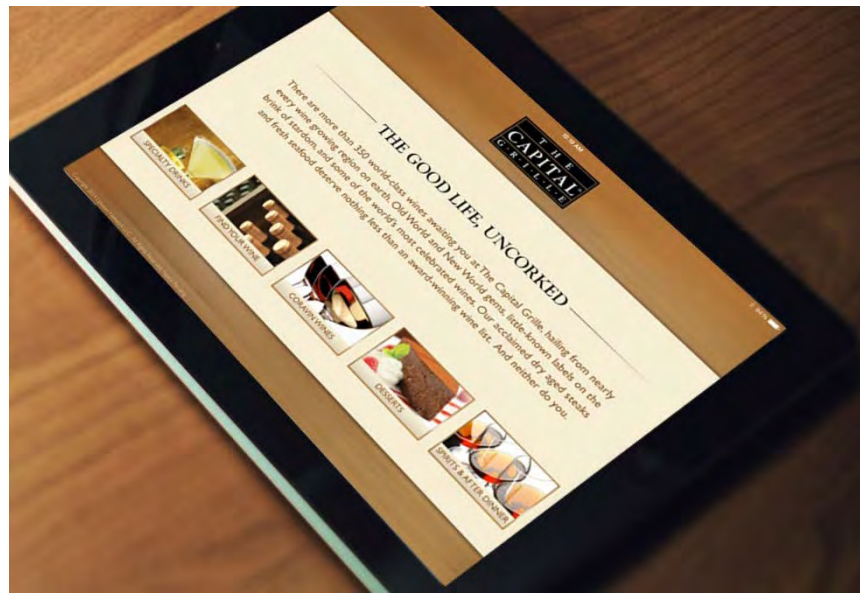
The Capital Grille is known nationally for its dry-aged, hand-carved steaks and extensive, award-winning wine list, which is routinely recognized by Wine Spectator magazine. With an average dinner check of \$80, and a lunch check of \$30, offerings include fresh seafood, and daily features made with artisanal ingredients.

## GUEST

The Capital Grille guest is affluent, discerning and seeks the self-validation that comes with customized experiences that money can't always buy. They visit The Capital Grille for both lunch and dinner occasions, will have a signature Stoli Doli in our bar, or host private dining events in the restaurant.



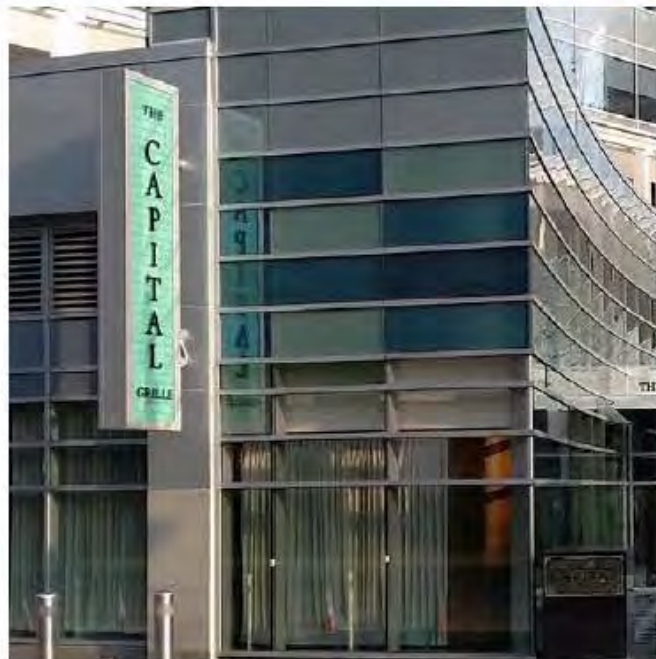




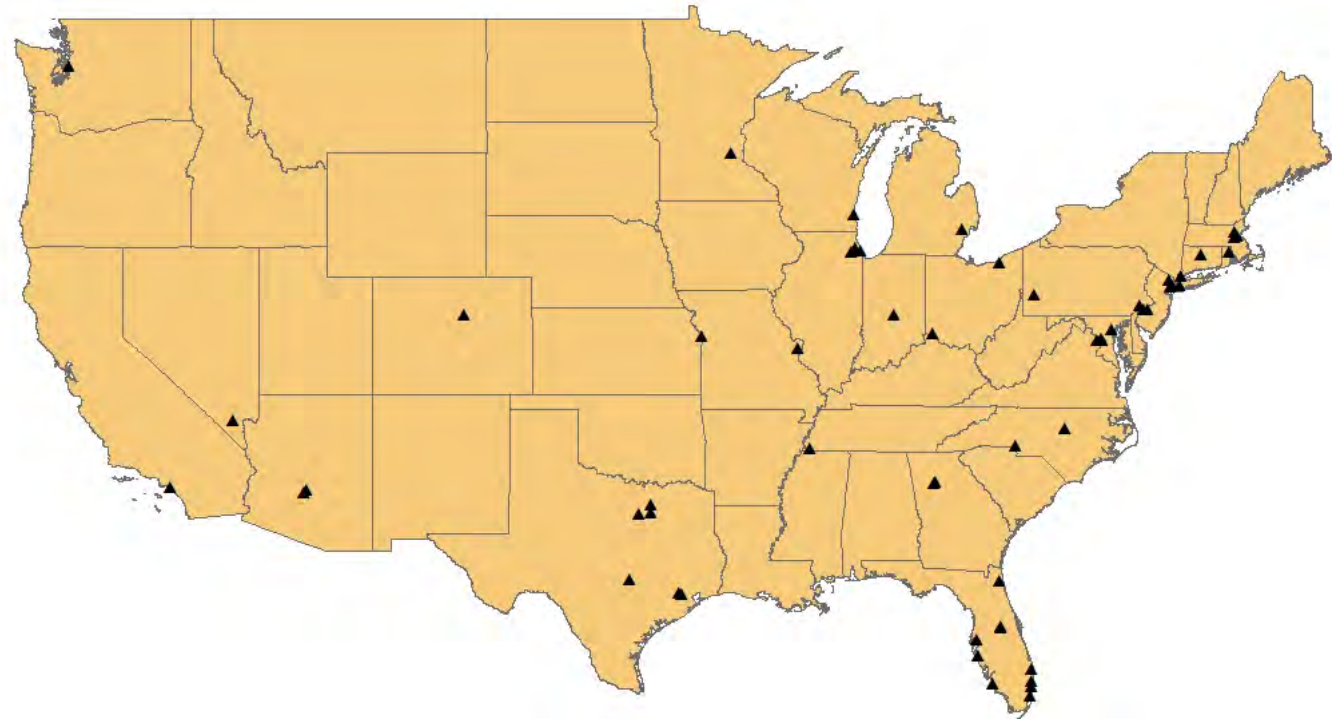


## ARCHITECTURE

The restaurant features a club-like atmosphere that positions the brand as a best-in-class dining destination. Richly appointed interiors showcase classic materials like African mahogany paneling, fabric wall-coverings, granite, leather and imported wool carpet. Iconic elements include a dramatic exhibition grill, elegant lounge, spacious dining rooms, a controlled temperature wine room and signature light fixtures and sculptures. Original oil paintings of local legends adorn the walls of each restaurant. And for wine aficionados who care to lease storage with status, brass engraved wine lockers are available.







## SITE REQUIREMENTS

- Prefer established fine dining nodes with above average incomes, strong employment and better hotel density.
- Trade area population of 500,000+ within 20 minute drive time.
- Valet parking.

- |                   |                           |                                |                        |                                       |
|-------------------|---------------------------|--------------------------------|------------------------|---------------------------------------|
| Atlanta, GA       | City Centre - Houston, TX | Indianapolis, IN               | Minneapolis, MN        | Rookwood - Cincinnati, OH             |
| Austin, TX        | Clayton, MO               | Jacksonville, FL               | Naples, FL             | Rosemont, IL                          |
| Baltimore, MD     | Costa Mesa, CA            | Kansas City, MO                | New York, NY           | Sarasota, FL (University Town Ctr)    |
| Boca Raton, FL    | Dallas, TX                | King of Prussia, PA            | Orlando, FL            | Scottsdale, AZ                        |
| Boston, MA        | Denver, CO                | Las Vegas, NV                  | Palm Beach Gardens, FL | Seattle, WA                           |
| Burlington, MA    | Dunwoody - Atlanta, GA    | Lombard, IL                    | Paramus, NJ            | Stamford, CT                          |
| Charlotte, NC     | Fort Worth, TX            | Lyndhurst, OH (Legacy Village) | Philadelphia, PA       | Tampa, FL                             |
| Cherry Hill, NJ   | Ft. Lauderdale, FL        | Memphis, TN                    | Phoenix, AZ            | Time-Life - New York, NY              |
| Chestnut Hill, MA | Garden City, NY           | Miami, FL                      | Pittsburgh, PA         | Troy, MI                              |
| Chevy Chase, MD   | Hartford, CT              | Millenia Mall - Orlando, FL    | Plano, TX              | Tysons Corner, VA                     |
| Chicago, IL       | Houston, TX               | Milwaukee, WI                  | Providence, RI         | Wall Street - New York, NY            |
|                   |                           |                                | Raleigh, NC            | Washington DC                         |
|                   |                           |                                |                        | Schaumburg, IL (opening Summer, 2019) |

## BUILDING CRITERIA

### LOCATION

Free-standing or premier in-line sites. Will consider 2 story locations depending on the layout.

### BUILDING SQUARE FOOTAGE

8,000 – 10,000 SF

### LAND NEEDS

Pad, 2 acres +/-

### PARKING REQUIREMENTS

Access for one parking spot for every two guests; 100-120 min. Valet parking required and parking spaces needed for valet.

### BUILDING HEIGHT

22'-0" to parapet / 32'-0" to top of architectural tower feature.

### HVAC SYSTEM

Prefer roof top units but can utilize chilled or condensed water.

### FLOOR LOADS

100 lb. PSF for the restaurant and 200 lb. PSF for the wine room.

### SEATING

250-330

## UTILITY REQUIREMENTS

### ELECTRIC

208V. 3PH, 4 wire, 60 HZ, 1600 AMP service or 277/480V. 3PH, 4 wire, 60 HZ, 800 AMP service with transformer.

### GAS

3.5MBH, medium pressure (min. 2 to 5 PSI) natural gas service delivered to tenant designated POC.

### WATER

2" Domestic Water line; 1 ½" meter line pressure at tap;  
10,000 – 12,000 gal/day 2" Irrigation Water line; 1" meter; LL  
to provide sub meter / water pressure 50 – 60 PSI

### FIRE PROTECTION

6" line; 4" meter complete with detector/check valve; LL to provide system interface/connection(s) to master system.

### SANITARY SEWER

6" Line set at depth to allow 2% min. fall w/o need for sump, lift station or similar device.

### GREASE WASTE

4" min. grease waste line set at depth to allow 2% min. fall w/o need for sump, lift station or similar device.