

# 2200

# UPPER JAMES STREET

Hamilton, ON

CITY OF HAMILTON CORPORATE REAL ESTATE OFFICE

## LEASING OPPORTUNITY



The City of Hamilton is seeking interested parties to lease the ground level area for cafeteria services, offering quality cafe style food.

- **Rentable Space:** 550 Square Feet
- **Zoning:** City Wide (P3) includes restaurant use
- Proponents will have access to two parking spaces, staff washroom, garbage and recycling facilities.

### STAFF CONTACT

**Cetina Farruggia**

Real Estate Consultant

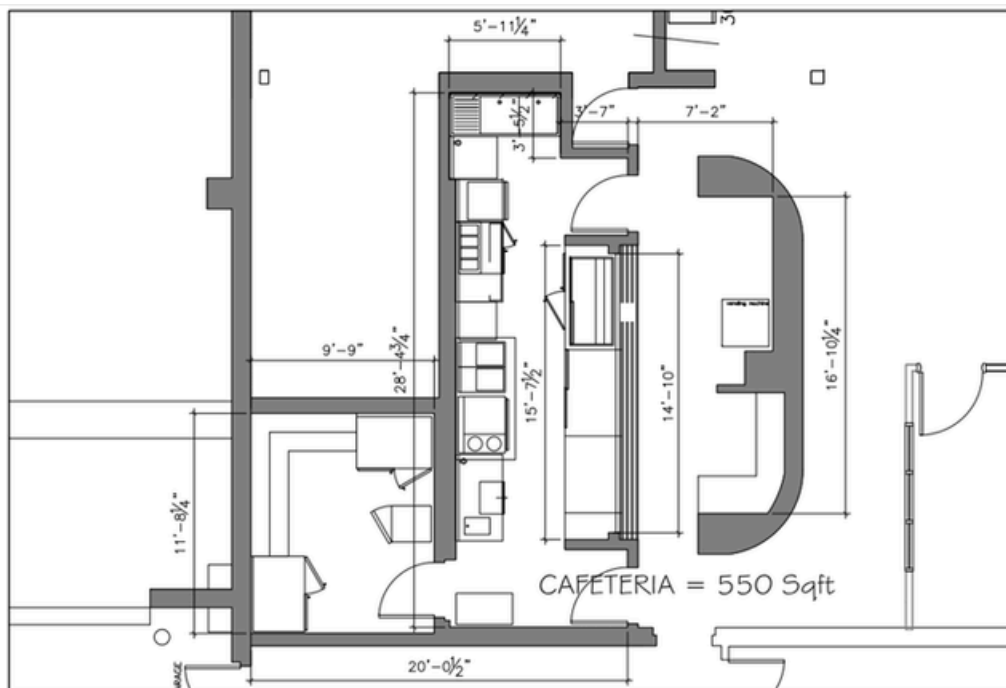
Lease Administration

Corporate Real Estate Office

[Cetina.Farruggia@hamilton.ca](mailto:Cetina.Farruggia@hamilton.ca)

- Premises is to be assumed "as is" including remaining existing leasehold improvements and equipment.
- Cafeteria services include but are not limited to preparing, cooking and selling food and non-alcoholic drinks.
- The space currently available to lease is 550 square feet, as identified on the floor plan.
- All requisite leasehold improvements, furniture, equipment, premises fit-up and design are to be the sole responsibility and expense of a prospective tenant.
- The cafeteria space includes existing ventilation, gas range, flattop grill, oven, deep fryers (2), dishwasher, production counter, refrigerators, and freezer.
- The Licensee shall pay all rates and charges for utilities, if any, used in connection with the premises and in connection with the operations and activities of the Licensee.

## FLOORPLAN



2200 Upper James Street  
Scale: Not to Scale

Appendix A - Cafeteria footprint  
March 2024

## ELIGIBILITY

- The proponent should have a minimum of three years of experience in a related food business or having an established Restaurant/Food outlet which has been operational for the past three years.
- Preference will be given to parties already operating cafeteria/catering services in other establishments of repute.
- The proponent must have at least one similar outlet which validates their ability to deliver the services, and should have ability to provide good quality food and catering services.

## PROPOSAL REQUIREMENTS

In responding to this leasing opportunity, please include the following information as the foundation of your business plan:

- **Contact information:** Company name, business type, address, email, phone number.
- **Company Profile:** Nature of your business model including details of menu and/or services being offered.
- Planned operating schedule with a staffing model.
- Capital investment and length of lease proposed.
- Revenue projections.
- Business background, experience, and vision for the cafeteria.
- **References:** Provide 2 references including contact information.

Responses may be submitted any time and the City reserves the right, in its sole discretion to pass on any submission received which fails to satisfy the objectives of the City as set out; or the City may elect not to continue to pursue a cafe operator for the premises.