



**EXPRESSION OF INTEREST FOR THE LEASE AND OPERATION
OF A CAFÉ AT 510 MAIN STREET**

The City of Winnipeg, Planning, Property and Development Department is inviting interested parties to submit an Expression of Interest for the lease and operation of a café in the south west corner of the main floor of 510 Main Street, Administration Building. The submission should give consideration to the following criteria:

1. The space is approximately 3,150 square feet, comprised of a 1,350 square foot kitchen area and an 1,800 square foot seating area;
2. The proponent will be responsible for the supply, maintenance, repair and replacement of all equipment associated with the operation of the café.
3. The proponent has the opportunity to purchase the existing equipment through the Assiniboine Credit Union. A list of equipment will be supplied upon request.
4. The City prefers a gross lease with at least a ten-year term. Please provide the following in your submission:
 - a. Proposed lease term, rental rate per square foot (multiplied by 1,350 square feet will give you the annual rental rate).
 - b. The rental rate is not applicable to the 1,800 square foot seating area as the patrons may bring in their own food to eat in the café.
 - c. Brief description of business, include menu selections;
 - d. Minimum hours of operation are 7:30 a.m. to 3:00 p.m. Monday through Friday;
 - e. The location of other establishments, owned and/or operated, providing a similar service.
 - f. Any references
 - g. Description of any interior changes to the premises.
5. All signage is subject to the approval of the City of Winnipeg.
6. The proponent will not have the exclusive right to provide food services at the Council Building or the Administration Building located at 510 Main Street.
7. The space may be viewed upon request.

Interested parties to respond in writing to the address below, faxed or e-mailed submissions will also be accepted by:

4:00 P.M. December 19, 2008

For further information please contact:

THE CITY OF WINNIPEG
PLANNING PROPERTY AND DEVELOPMENT DEPARTMENT
CIVIC ACCOMMODATIONS DIVISION
3RD FLOOR – 65 GARRY STREET, WINNIPEG, MB R3C 4K4
SANDI CAPUTO, CLO, CPM (204) 986-3320 Fax: (204) 947-2284
Email – scaputo@winnipeg.ca

This is only an inquiry as to interest in the operation of a café at this location. The City will have no obligation to enter into negotiations or a lease with any proponent as a result of this Expression of Interest.