

- 1) How many square feet is the space?  
**The space is approximately 5,000 SF**
- 2) Is NYCEDC in charge of leasing the space?  
**The Space is owned and will be leased by the City of New York, acting by and through its Department of Small Business Services. The lease will be administered by New York City Economic Development Corporation (“NYCEDC”) as the lease administrator and NYCEDC is administering this Request for Proposals (“RFP”) for the leasing of the space.**
- 3) Where is the loading dock? When can loading/unloading occur?  
**Currently there isn’t a dedicated loading dock for the vacant space. Loading/unloading will likely need to occur from the sidewalk off of Richmond Terrace, through the doors of the Space that open up onto the pedestrian plaza.**
- 4) Is the elevator and internal stairwell part of the applicant’s buildout?  
**The elevator is already installed. The internal stairwell addition will be part of the respondent’s response.**
- 5) Is there event programming planned for the space?  
**No.**
- 6) Will the restaurant be able to cater to the baseball stadium’s luxury suites during the games?  
**This will require independent negotiations between the Staten Island Yankees, their concessionaire, and the selected respondent.**
- 7) Is there an expected buildout cost per square foot expected by NYCEDC?  
**All anticipated costs and proposed rent are to be part of the response and term sheet mark up.**
- 8) How far in front of the vacant space leading to Richmond Terrace will be part of the leasehold?  
**The leasehold is for the interior space of the building.**
- 9) Will the construction crew have to be entirely union?  
**No.**
- 10) Will detailed building plans/elevations of the space be made available?  
**Yes, Plans will be provided to the selected respondent.**

- 11) Are the roll-up gates inside the space operational?  
**Yes. The roll-up gates are manually operated and in working condition.**
- 12) Are the fire sprinklers up to code?  
**Fire sprinklers will need to be modified according to the proposed layout and use of the space.**
- 12) Where are the bathrooms located?  
**Bathrooms will need to be installed as part of the fit-out of the space.**
- 13) Could there be patio seating outside of the space?  
**Seating outside of the space is not part of this RFP's leasehold. The respondent may engage in independent negotiations with the Staten Island Yankees for space in front of the building. Further independent diligence on zoning and sidewalk café regulations will be needed.**
- 14) Are there limitations on the hours of operations for the space?  
**The hours of operation of space shall conform to, and be subject to, the provisions of the New York City Zoning Resolution, all other applicable laws, regulations, and ordinances of all Federal, State, and City authorities having jurisdiction.**
- 15) Is there opportunity to collaborate with Empire Outlets?  
**This will require independent negotiations between the selected applicant and Empire Outlets.**
- 16) Will NYCEDC facilitate marketing for the space?  
**No, marketing of the space will be the responsibility of the selected respondent.**
- 17) Will NYCEDC facilitate acquiring a liquor license?  
**The selected respondent may pursue a liquor license, but NYCEDC will not facilitate or be involved in the application process, other than by providing the landlord signatures required by the New York State Liquor Authority.**