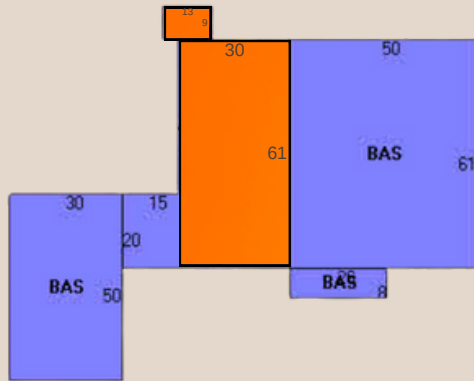




- Interior: 1830 Sq. Ft.
- Exterior: 117 Sq. Ft.
- Parking: 50
- Zone: B2
- ADA Restrooms



# LOFT L 147

*147 B Poquonock Ave Windsor*

# COMPANY PROFILE

Loft 147 will be blank-canvas style event space that serves local residents, small to medium size businesses, schools and non-profit organizations.

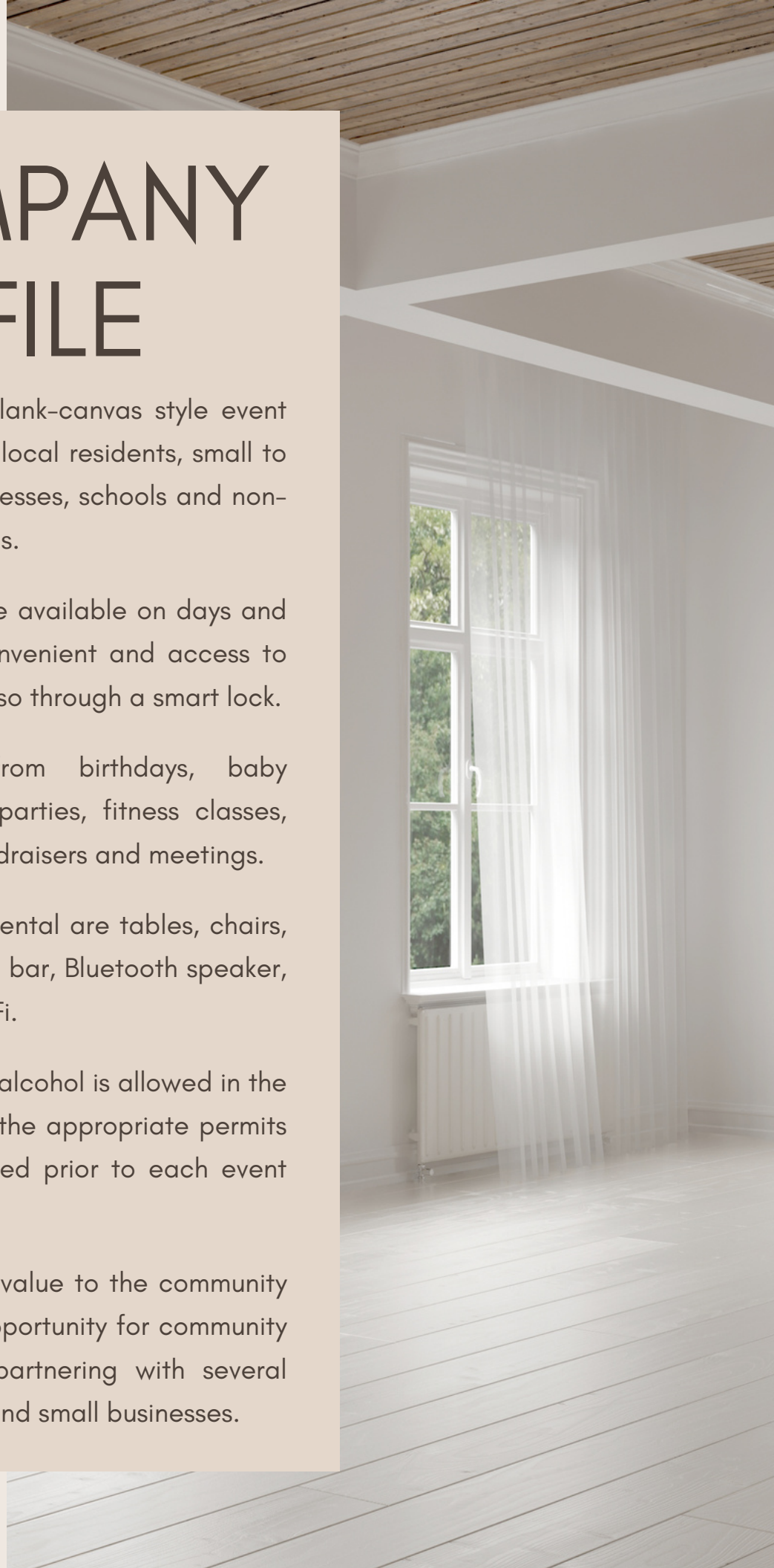
The space is made available on days and times that are convenient and access to the venue is done so through a smart lock.

Events range from birthdays, baby showers, holiday parties, fitness classes, pop-up shops, fundraisers and meetings.

Included in each rental are tables, chairs, table linen, mobile bar, Bluetooth speaker, television and Wi-Fi.

Outside food and alcohol is allowed in the space. However, the appropriate permits are to be submitted prior to each event when applicable.

Loft 147 will be a value to the community and provide an opportunity for community engagement by partnering with several local restaurants and small businesses.



# TYPES OF EVENTS

- BIRTHDAYS
- BABY SHOWERS
- ANNIVERSARIES
- POP-UP SHOPS
- MICRO-WEDDINGS
- BRIDAL SHOWERS
- MEETINGS
- WORKSHOPS
- YOGA CLASSES
- ART EXHIBITS
- PHOTOSHOOTS
- CONTENT CREATION
- FUNDRAISERS
- AFTER SCHOOL PROGRAMS
- HOLIDAY PARTIES
- PAINT AND SIP EVENTS
- BOOK SIGNINGS
- SEMINARS
- BOOK CLUBS
- BRANDING SHOOTS
- NETWORKING EVENTS
- WINE TASTINGS
- HOLIDAY MARKETS



# VENUE GUIDELINES

We will partner with the town of Windsor to ensure that the event venue complies with all local zoning laws, permits, and licensing requirements. Renters are required to adhere to the same safety, compliance and local regulations through a signed contract before accessing the space. Events are cancelled if guidelines are not met.

## Max Occupancy

We are looking to host a maximum of 70 attendees within the new space. A complete analysis will need to be completed by a licensed Architect to determine exact occupancy.

## Parking

The existing parking count is about 40. However, there is room for an additional 10 spaces (+/-) on the back side of the lot. As there are two other businesses sharing the lot, a complete parking analysis would be required.

## Event Insurance

All renters are required to obtain event insurance to ensure comprehensive coverage during their events. A copy of their certificate of insurance is required at least 10 days before the scheduled event. Contract requires \$1,000,000 Individual and \$2,000,000 General Aggregate.

## Hours of Operation

The venue will be available to rent Monday - Friday 8AM - 10PM and on Saturdays and Sundays 10AM - Midnight. This policy is in place to respect local ordinances and ensure minimal disruption to the surrounding community.

## Alcohol

Alcohol is permitted but the sale of alcohol is not allowed unless a liquor permit is provided. For any event where alcohol is served, an additional liquor liability rider is to be included in their event insurance plan to insure any potential alcohol-related injuries.

## Catering

Outside food is permitted within the venue. Renters are required to have their catering service pull a temporary health permit from the Town of Windsor if they are providing food to the public. A copy of the permit must be provided to Loft 147 at least 10 days before event.



# BUILD-OUT

We will partner with the town of Windsor to ensure that we comply with all local zoning laws, permits, and licensing requirements as it relates to site plan revisions.

## Bathroom

It is expected that the max occupancy limit will require the need for an additional bathroom. As such, I plan to install a 2nd ADA compliant restroom next to the existing one.

## Flooring

The space currently has concrete floors, which I plan to keep as is. The only change would be to professionally clean and polish the existing floors.

## Walls & Ceilings

New walls were installed and primed. I plan to paint the interior walls and ceiling white. Ceiling beams will be painted black. New walls will need to be framed, sheetrocked and painted for the 2nd bathroom and kitchette area.

## Patio

There is a small patio area in the rear of the building. Concrete will need to be replaced and privacy walls installed.

## Lighting

Overhead lighting will be installed and will consist of chandeliers, recessed lighting and/or track lighting throughout the space.

## Parking

Sufficient parking is available but lines for parking spaces in the rear-center of the lot are currently not present. I intend to work with the town to have these in place. Timing has not been determined yet as this should not prevent me from doing business.

## Kitchenette

There is no kitchenette present in the space. Plumbing would need to be installed for a 3-bay sink and electrical installed for a refrigerator. New base cabinets and countertop will be installed as well. Location for the kitchenette has not been determined yet but will be reviewed with Architect and Contractor.

# OWNER RECOGNITIONS



**TOWN OF WEST HARTFORD  
CELEBRATES  
National Black Business Month  
AUGUST 2023**

**WAREHOUSE635  
SMALL BUSINESS SPOTLIGHT**

**Business Owner- Camille Hudson  
Why West Hartford**

"My decision to open a business in West Hartford was a natural choice, driven by both the town's vibrant community and my own vision for Warehouse 635. The bustling businesses and diverse industries in West Hartford aligned seamlessly with my concept for a unique industrial-style event venue. My goal is to breathe new life into overlooked spaces, creating personalized and unforgettable experiences. Warehouse 635 embodies this vision, providing a canvas for creativity and a hub for various activities, all while contributing to the lively atmosphere of West Hartford. Strategically positioned within the design district, its central location adds another layer of convenience to its appeal. The collaborative spirit among business owners and the warmth and support that I have received from everyone has been instrumental in turning my dream into a thriving reality."

**ABOUT THE BUSINESS:** Nestled within West Hartford's design district, Warehouse 635 is an industrial-style event venue. It serves as a canvas to bring your unique vision to life, ensuring an unforgettable reflection of your personal style for your event. It's remarkable adaptability accommodates various occasions, from birthdays and baby showers to workshops, fitness sessions, pop-up shops, and everything in between. Rentals come complete with tables, chairs, linen, and convenient access to amenities like a kitchenette, Bluetooth speaker, microphone, Wi-Fi and projector.



We had my daughter's bridal shower here and could not have been more pleased. The venue has a real cool vibe. The guests loved it! Camille is very easy to deal with and very responsive. We will definitely be back for future family gatherings.

-M. Bednarz



Hosted a 30th Birthday Party here and it was wonderful! Camille, the owner, answered all of my questions in a timely manner and was excellent to work with. The venue offered everything we needed from tables/chairs to a little kitchen with a very clean fridge and sink area. Our guests enjoyed the space and I would highly recommend considering Warehouse 635 for your next event.

- A. Rose



**WEST HARTFORD CHAMBER**  
Connecting Business & Community



**Entrepreneur of the Year  
Camille Hudson  
Warehouse 635**