



# Help us get some great cafés underway!



RGM has the perfect location to create meeting places for coffee and conversation – and we're looking for the right person (or established brand) to help bring them to life!

In the spirit of creating buildings that evolve to meet the needs of the people who use them – and contributing to the communities in which we operate – RGM is transforming in-demand ground floor space in our PwC building into two separate leasing opportunities for sidewalk café operators. The first option is a larger footprint than the second, and prospective tenants will outfit each area themselves according to their specific needs.

# PwC Building

Prospective tenants will be pleased to know that rent, service charges and electricity apply to the café areas only – there is no charge for the adjoining open-air patio space, which is exclusively for the cafés' use. Energy costs will also prove more cost effective than most other locations, since the "Grade A" building boasts a high-tech, energy-efficient design.

At five storeys and 30,000 square feet, **PwC** is a brilliant reflection of the surrounding Port of Spain landscape – not just because of its distinctive glass

panels, but because of the broad scope of potential customers within its reach. The building itself is home to a large professional firm, and neighbours RGM's **Albion Plaza**, which has an array of long-standing tenants from the energy and financial sectors – but the catchment area extends well beyond that! Thanks to the presence of many other nearby businesses, offices, fitness centres, and secondary and tertiary education facilities, there are at least 5,000 employees and students within a 300-metre radius – five days a week.

## OPTION 1

Location: 11-13 Victoria Avenue, Port of Spain

Area: Enclosed café space – 2,070 sq. ft.  
Open patio café space – 832 sq. ft.

Rent: TT \$10.00 PSF + VAT  
Common Area Maintenance: TT \$5.18 PSF  
Electricity: TT \$1.18 PSF (avg)

Parking: 8 car spots

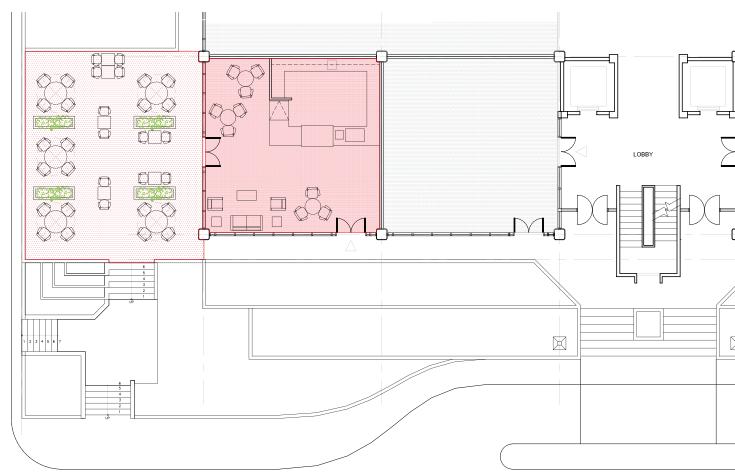
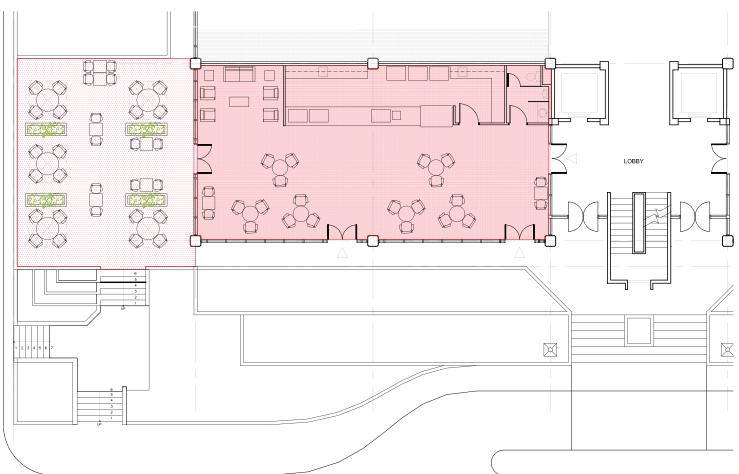
## OPTION 2

Location: 11-13 Victoria Avenue, Port of Spain

Area: Enclosed café space – 1,035 sq. ft.  
Open patio café space – 832 sq. ft.

Rent: TT \$10.00 PSF + VAT  
Common Area Maintenance: TT \$5.18 PSF  
Electricity: TT \$1.18 PSF (avg)

Parking: 4 car spots



Interested in whipping up something wonderful with us?

Call Anya Stauart, Manager, Tenant Services, at 285.9075 ext. 24 to discuss how to make it happen.



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