

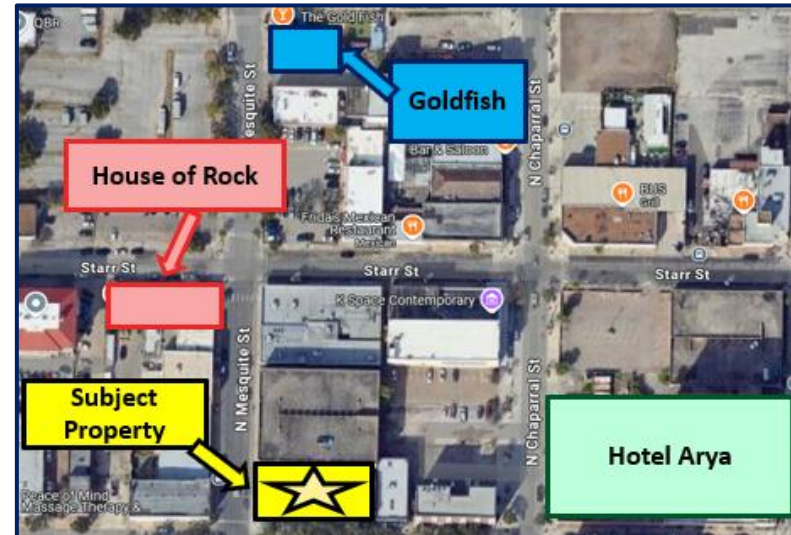


**The Foundry Lobby Space
418 Peoples Street**

March 25, 2025

Project Site

Address	418 Peoples Street Lobby Space
Description	<ul style="list-style-type: none"> Furman Foundry, LLC has redeveloped The Foundry into a mixed-use property offering space for professional and retail businesses. The landlord proposes improvements to the first-floor lobby space to prepare for a new tenant, Adelphos Coffee Roasters. Interior improvements include: <ul style="list-style-type: none"> Kiosk style build out New electrical New plumbing
Project Cost	\$45,000
Incentive Proposed	<ul style="list-style-type: none"> Commercial Finish Out (Landlord) Program- \$20,000
Completion Date	March 31, 2026

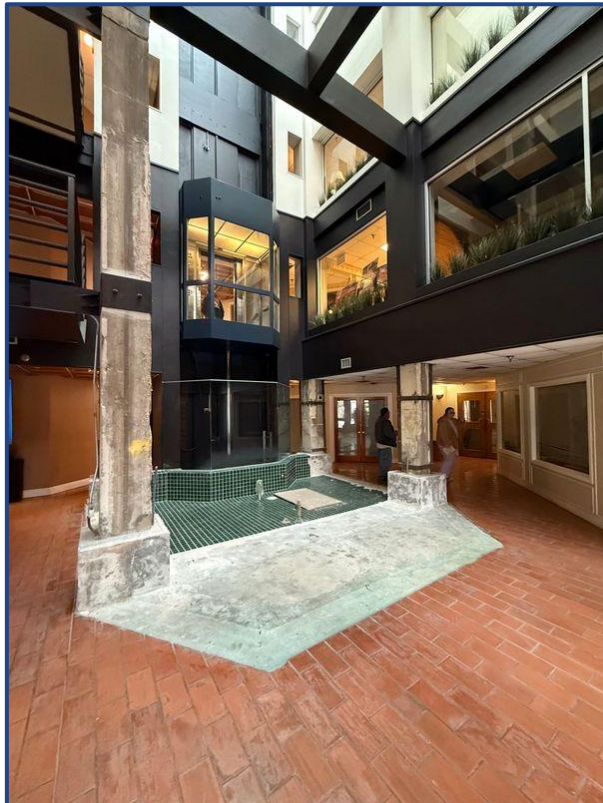


About the Tenant

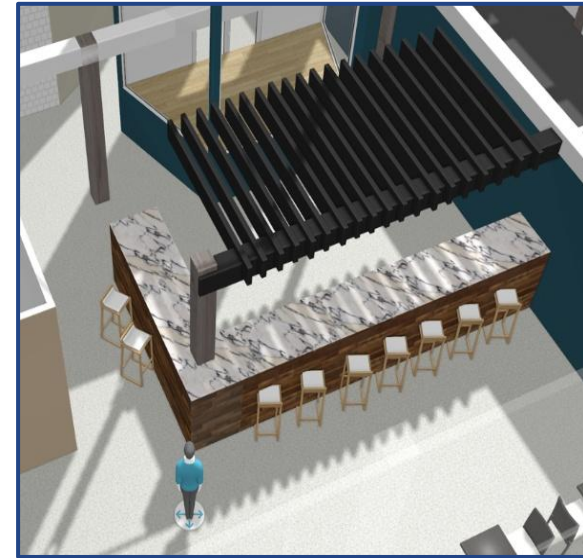


- Adelphos Coffee Roasters was founded in November 2023
- Offers specialty coffee from their retro-chic trailer
- Implements the Third- Wave Coffee Philosophy:
 - Sourcing Specialty- Grade Coffee
 - Micro- Batch Roasting
 - Precision Brewing
 - Transparency & Education

Current Condition (Interior)



Project Concept (Interior)





Recommendation

Program	Total
• Commercial Finish Out (Landlord) Program	\$20,000
Total	\$20,000

- Motion to Approve Agreement
- Completion Date: **March 31, 2026**