



ZANESVILLE • MUSKINGUM COUNTY
**CONFERENCE &
WELCOME CENTER**

FOR LEASE

AEP BUILDING

200 N. 4TH ST.
ZANESVILLE OH, 43701



740-452-2376



www.mccfa.com



info@mccfa.com

PROPERTY OVERVIEW



The Muskingum County Convention Facilities Authority (MCCFA) would like to invite you to submit a proposal for an operating agreement and long-term lease for a venue that aligns with the goals and objectives of the MCCFA.

The former AEP Building, located at 4th Street and Shinnick Street in Zanesville's newly established Gateway District, is the proposed site for this opportunity. The MCCFA Board of Directors seeks an eating and entertainment venue offering a distinctive experience that will serve as an anchor for the Gateway District.





KEY REQUIREMENTS FOR TENANTS

Tenants will be responsible for installing all necessary tenant improvements, furnishings, and equipment beyond the provided building envelope and common area improvements.

Sealed proposals must demonstrate experience and expertise in restaurant, bar, and entertainment operations, financing, marketing, design, management, and oversight.

Proposals can include the following:

- A detailed business plan
- A usage plan
- A sample budget
- A proposed rent structure
- Any additional supporting materials deemed relevant

Submission Deadline:

Sealed proposals are due **before 3 p.m. on March 30, 2025**, for the first round of evaluation.

Proposals may be mailed or delivered to:

Attn: Stephanie Winland

MCCFA

205 N. 5th St.

Zanesville, OH 43701

Questions and inquiries may be directed to Stephanie Winland at **swinland@mccfa.com** or **740-452-2376**.

Important Notes:

All proposals will become the property of the MCCFA. Under the Public Records Act, submitted proposals may be subject to public inspection. Proposers claiming a privilege against public disclosure for trade secrets or proprietary information must clearly identify such information in their submissions.

EVALUATION AND SELECTION CRITERIA

1.

Strength of the venue concept in meeting the overall project goals.

2.

Demonstration of relevant project experience.

3.

Financial strength and capability, with preference for proposals requiring minimal to or no contributions from the MCCFA.

4.

Understanding of the proposed tenant's goals.

5.

Quality of the restaurant, bar, or venue concept.

6.

Benefits the venue provides to the City, County, and MCCFA constituents.

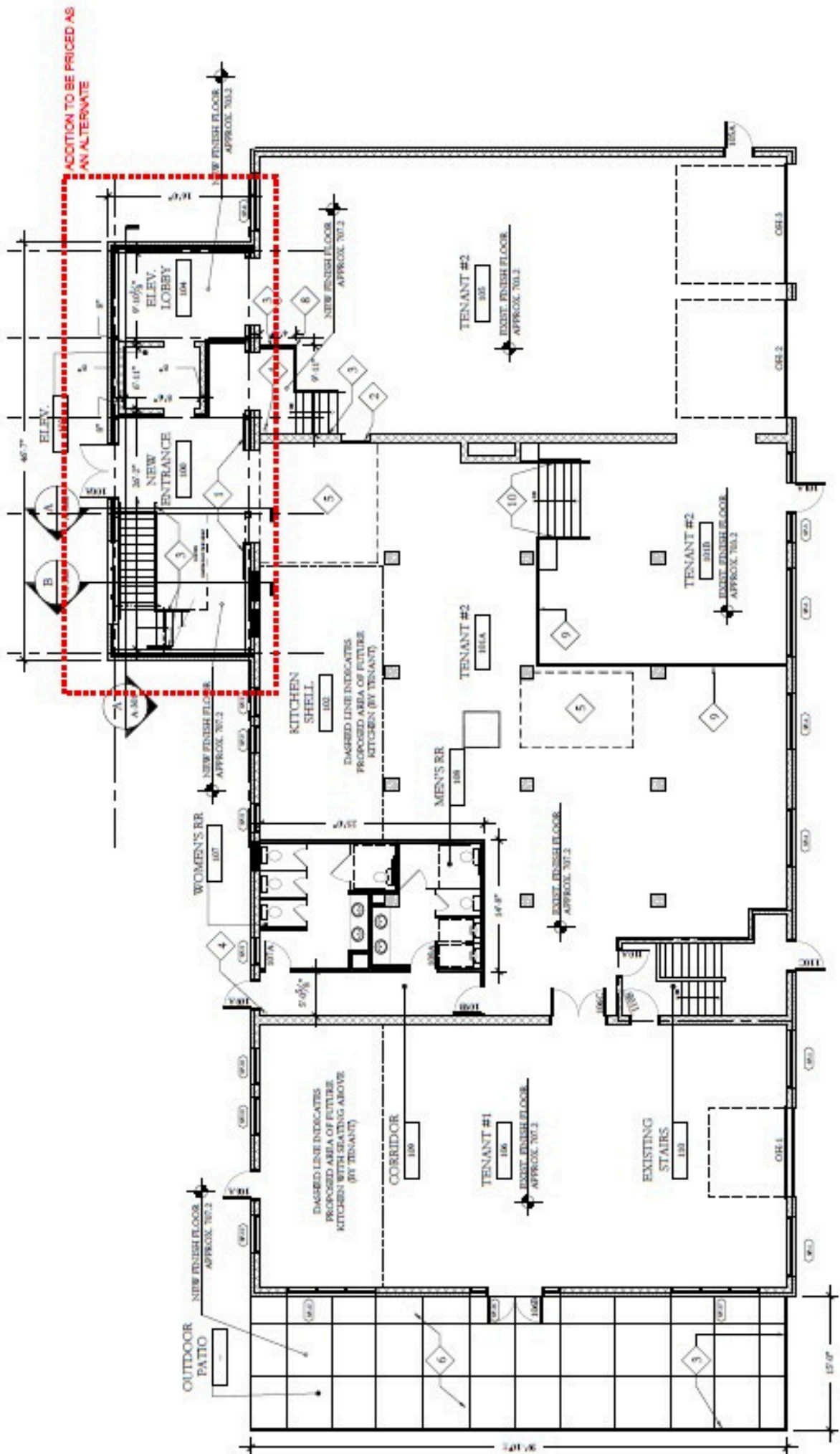
7.

Long-term viability of the proposal.

The MCCFA will oversee the selection process and will make the final decision. The MCCFA reserves the right to reject any and all proposals or terminate development negotiations at any time. Proposers may also be asked to present their ideas before the Board of Directors.

The purpose of the RFP is to identify the most qualified party to operate and maintain a full-service restaurant, bar, entertainment venue, and related amenities within the Gateway District. Selection will generally be based on the proposer's experience, the quality and concept of the proposed venue, and its alignment with the goals of the Gateway District.





GROUND FLOOR NEW CONSTRUCTION PLAN



GATEWAY DISTRICT

