

oche

200 South Pointe Drive

Miami Beach, FL 33139



oche[®]

Oche is the throw line

which players must stand behind in the game of darts.

Pronounced "ockey"

Like Ice Hockey, but hold the Ice and drop the H.

CONTENTS

CONCEPT

03

OCHE MIAMI LLC

04

VALET PARKING

05-06

STAFFING LEVELS

07

PRIVATE EVENTS

07

ACCESS & SECURITY

08

ROOFTOP OPERATIONS

08

DELIVERIES & COLLECTIONS

08-10

MENU

11-16

CONCEPT

Oche is giving darts a new soul, with a brand new and innovative gaming concept. Share 85 minutes of action-packed and unique games with friends and colleagues in your very own Oche-booth. During the games, you can enjoy sharing menus and snacks, delivered to the booth by a dedicated and helpful waiter. Before or after battling it out, we have a great selection of cocktails, beer and wine to compliment the menu and keep you happy all night long. We want you to leave feeling as a winner, even if you lost the game.



Oche: Oslo, Norway location

OPERATOR

Oche Miami LLC is a franchise operator for the U.S and was established in 2019 by Gilles Gillesen (owner and president) in order to bring the Oche concept to the United States. The first Oche location was opened in Oslo, Norway in 2018 to resounding success and support from the community. From its inception it was clear that Oche had hit on a growing trend - social gaming and dining combined within a refreshing atmosphere. Two other locations quickly followed in Brisbane and Amsterdam respectively. Oche Miami is currently working on opening the flagship location for the North America in Miami Beach, with plans

to open many more once the first location is established. A true entrepreneur at heart, Gilles has founded, grown and operated many successful ventures. With this project Gilles and his team have the solid foundation of an established proven brand and the knowledge to adapt it to the local culture. In all its locations Oche aims to become a welcome member of its community, by offering a fresh nutritious locally inspired menu, crafted signature cocktails, and the excitement of darts.

OCHE MIAMI LLC

Operating hours

Hours 11:00 am – 2:00 am

Rooftop: 11:00 am – 8:00 pm

Ground floor outdoor seating: 11:00 am- 12:00 am (midnight).

Capacity

Restaurant 395 seats

Interior and ground floor outdoor area: 199 seats

Rooftop: 196 seats.

At no time shall the rooftop have more than 250 persons.

Access

General public

Enter from 200 South Point Drive

Entrance from Euclid Avenue shall only be used as emergency egress

Music

6:00 pm to 12:00 am Background music

5:00 pm to 11:00 pm Lounge music

At all times music will be played at a volume that does not interfere with normal conversation. Entertainment and special events permits are prohibited.

VALET PARKING

Oche Miami Beach is planning to use local valet Parking company: PPK Parking. PPK Parking and its subsidiaries employs over 500 parking employees in Miami Dade, Broward and Palm Beach Counties. Their Management team has over 60 years in the parking industry. A full-time on-site Manager will be provided, with experience handling the type of services required by the Management. Staff will be provided quality trained parking professionals. An additional service is the Valet POS-System that will allow patrons and guests to request their vehicles through an app/text message on their cell phone. This POS system will also assist in tracking peak hours at the location. PPK Parking has 120 spaces available for Oche Miami, located at 125 Collins Avenue.

PPK Parking team has been providing first class parking operations for over 60 years. This wealth of experience and knowledge permits PPK Parking an optimum utilization of manpower while furnishing Oche Restaurant with thoroughly trained and supervised personnel. Valet parking operation requires exceptional service from dependable employees, including effective on-site supervision and PPK Parking will provide both.

An on-site Parking Manager will supervise the all-inclusive parking operations. This manager will be thoroughly experienced in all commercial parking operations and be responsible for all day-to-day operations, including keeping operations efficient, ensuring queuing does not occur on South Pointe Drive, and ensuring valet services are only offered for Oche patrons.

This will be facilitated by the O-Valet System provided by PPK Parking. This electronic system will track, and time stamp all vehicles through the daily parking operation. O-Valet will track and summarize the vehicles parked at the end of each shift through a daily shift report. In addition, O-Valet system allows patrons and guests to request their vehicles through an app/text message on their cell phone. Patrons will be able to request their vehicle from their phone and receive a notification when their car is about to arrive at Oche, which improves valet operational efficiency.

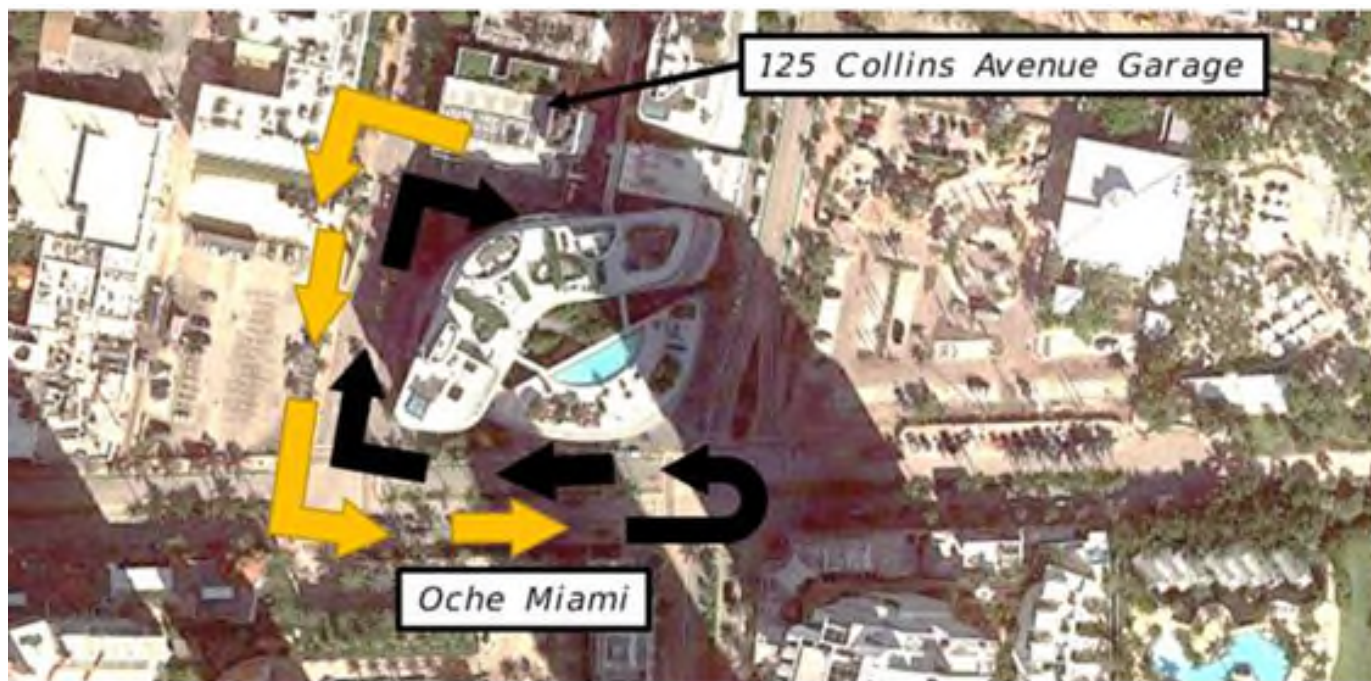
This O-Valet system will also assist in tracking peak hours at the location; this will enable PPK Parking's District Manager to adjust the manning schedule to insure we provide a first-class and fast valet parking operation. In addition, patrons are expected to arrive through many modes of transportation such as on foot, ride sharing, cabs, bicycles, or transit.

VALET OPERATIONS

Hours: 11 AM to 2 AM

Anticipated peak hour staffing: 15 attendants

Valet attendants will utilize the existing four (4) valet spaces at the front of the property along South Pointe Drive. Attendants will park vehicles at 120 parking spaces reserved for use by Oche located at 125 Collins Avenue. The valet circulation route is provided below:



STAFFING LEVELS

According to the hours of operation applied for under the condition use permit, we expect to have the below staffing levels:

	Low Season	High Season
Servers	6	10
Bartenders	2	4
Busser	3	5
Dishwasher	1	1
Hostess	1	1
Kitchen	4	6
Totals	17	27

PRIVATE EVENTS

Oche is not permitted special events permits or entertainment. However, Oche accommodates private events such as corporate gatherings or private parties. There are various ways to enjoy a private evening at Oche with 100% privacy or partial privacy. Individual clients and professional organizers can structure dinners and evenings around a whole range of options to suit their requirements:

VIP Rooms

Dinner cocktail party

Open bar (indoor only)

Team Building

Private party

Partial privacy ensures clients occupy a private area with the opportunity of accessing those same services. 100% Private event: implies free run of the entire establishment

ACCESS & SECURITY

Our location is located at 200 South Point Drive, Miami Beach, FL, 33139. All customers arriving at our restaurant will enter through the main entrance located on the North side of the building on South Pointe Drive. At this entrance Oche will have a hostess desk right in front of the property. Guests will either be directed to their tables or to the bar. Access to the rooftop will be limited to guests utilizing dining seats to ensure no congregation of standing patrons. At no time will more than 250 persons be permitted to access the rooftop.

There are two doors on the East side of the building right on South Point Drive. One will be the entrance to the Dart Club area and the other one is for pick-up and delivery orders.

There is a back door on the South side of the building for vendor deliveries and staff entrance.

There are also two other doorways on west side of the building, which are for emergency exit only. Security cameras will be pointed at the entrance and exits of the property, as well as internal cameras in different locations.

ROOFTOP OPERATIONS

The hours of operation of the rooftop terrace shall operate from 11:00 am to 8:00 pm. The rooftop shall only be open when the restaurant is serving full meals and shall only be accessed for use by patrons utilizing dining seats. No congregation of standing patrons shall be permitted. Any service bar on the rooftop terrace shall be prohibited from serving directly to patrons. Special events permits, outdoor entertainment, music or television sets (whether amplified or non-amplified) are prohibited. The rooftop shall be operated and maintained such that no more than 250 patrons are ever permitted on the rooftop at one time.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on residents and respect for existing conditions. Due to weight restrictions on the Ocean Drive extension area immediately east of the property, Oche agrees that no truck larger than a five (5) ton truck is permitted to access the existing loading area at the rear of the property. Oche will work with its delivery vendors to ensure that deliveries occur in trucks smaller than five (5) tons. If any delivery is to occur from a larger than five (5) ton truck, Oche will require the delivery to occur from the existing loading space along South Pointe Drive.

Greater than 5 TON



Deliveries will only be accepted between the hours of 8am to 12pm.
collection will take place between 8am and 9am from the same location(s).

SANITATION

Refuse will be collected 6 days a week. Oche will coordinate with its refuse collection vendor to ensure weekend collections will not occur before 9 AM to prevent neighborhood disturbances. All refuse will be picked up at the terminus of the service road on the southside of the Portofino and South Pointe Tower property. Staff will deliver trash receptacles to the access road on pick up days. Staff receiving deliveries and assisting with refuse collection will be trained to keep noise disturbances to a minimum.



MENU

Oche Miami's menu has been crafted by award winning chefs (Norwegian Champion in Oslo/Michelin Star in Amsterdam).

BAR SNACKS

Small snacks from the bar – All night

Potato chips – Variety of flavor **Moroccan Olives**
Popcorn
Salted Cashews

SHARING MENU & APPETIZER

Small sized dishes eaten by hand - Perfect to share

Pita 'n' Dips – Basket (Vegan) Hummus / Baba Ganoush

Feta Croquets - 3 pcs (Vegetarian) Mango, passionfruit & lime Jam

Bacon wrapped Maduros - 6 pcs Maple Sirup & Cayenne Pepper Creamy Goat Cheese / Guava Fluid Gel

Roasted Brussel Sprouts - 6 pcs (Vegan) Candied Pecans / Cranberries / Lemon

Blistered Shishido Peppers - 3 pcs (Vegetarian) Charred Lime / Smokey Citrus Sea Salt

Sweet Potato Soup (Vegetarian optional)
Coconut & lime leaves / crispy prawn bread / spring onion

Grilled Elote - 3 pcs (Vegetarian)
Truffle Oil / Cotija Cheese / Cilantro / Cajun

PIZZA CRUST

Perfect to share

Red: - Tomato sauce / Mozzarella cheese

Margherita (Vegetarian) Mozzarella Di Bufala / Basil

Figs (Vegetarian)
Figs / Arugula / Honey-Lemon / Parmigiano

N duja

Burrata / Spring onion

White: - Only Mozzarella cheese

Prosciutto di Parma

Mozzarella Di Bufala / Arugula / Pine nuts

Rock shrimp

Manchego / Scallions / Cilantro / Lemon

Salsiccia

Italian sausage / Portobello mushroom / Truffle oil

Today's Pizza

Ask your waiter

SNACK MENU

Minimum 4 people – A bite of each snack

3 small snacks and a selection of pizza crusts

DART MENU

Minimum 4 people – A bite of each favorite dish

5 small snacks and sharables + a selection of pizza crusts

CHEFS MENU

Minimum 4 people – A bite of the chef's favorites

8 small snacks and sharables including a sweet snack

ROOFTOP MENU

Aguachile Verde - 3 pcs

Fresh Shrimps / Tostadas / Cucumber / Aji / Avocado / Cilantro

Spicy tuna cone - 2 pcs

Cilantro mayo / Salmon roe / Sesame seeds / waffle cone

Crab Cakes - 2 pcs

Mango & Pineapple Salsa / Chipotle Aioli

Chicken Thigh Skewer - 3 pcs

Thai style / Cabbage Salad / Wafu Sauce

Sticky Beef Tortilla - 2 pcs

Soft Blue Corn Tortilla / Sweet-And-Sour / Micro Coriander / Wasabi Nuts

**Can be made vegetarian / vegan*

BRUNCH MENU

Plate serving

Buttermilk Waffles *(Vegetarian)*

Maple Syrup / Berries / Vanilla Whipped Cream

Stack of Banana Buttermilk Pancakes *(Vegetarian)* *Maple sirup / Candied Pecans*

– Add bacon

Smashed Avo Toast *(Vegetarian)**

Sourdough Toast / Sunny side up Egg / charred corn / crumbled feta

Eggs Benedict *(Vegetarian)*

Toasted Brioche / Poached Eggs / Hollandaise sauce - Choose between Smoked salmon or Bacon

Maine style Lobster rolls

Fresh caught Lobster / Brioche bun / Baby Spinach / Tarragon mayo / Lemon

Steak 'N' Eggs

Skirt Steak / Sunny Side Up Eggs / Chimichurri / Fries

Watermelon & Crumbled Goat Cheese *(Vegan)*

Roasted Grape Tomatoes / Watercress / Shiso / Passion Fruit Dressing

Smoked Eggplant Toast *(Vegetarian)**

Sourdough Toast / Tabbouleh / Tzatziki / Sundried Tomatoes

Mozzarella Arepas *(Vegetarian)* *Guacamole Taquero / Spicy Tomato Chutney*

Sweet Potato Soup *(Vegetarian optional)*

Coconut & lime leaves / crispy prawn bread / spring onion

Lobster Bisque

Sherry flamed lobster shell / Saffron / Leek crudité

Sweet Chili Prawns Mofongo

Mashed Yuca / Chili Tomato / Cilantro / Lime

Skirt Steak

Chimichurri / Broccolini / Asparagus - Add French fries

Mahi-Mahi Burger

Brioche / Mexican spices / Chipotle mayo / Red cabbage & Cilantro / Pickled onions / Smashed Avocado - Add French Fries

Wagyu Burger

Brioche / Cheddar / Chipotle mayo / Red cabbage & Cilantro / Smashed Avocado - Add French Fries

Salads & Soups

Add Bacon, Chicken or Skirt Steak

Roasted Brussel Sprouts & Kalette Salad (Vegan) *Apple / Endive / Pecan / Lemon*

Peach & Goat Cheese Salad (Vegetarian) *Almonds / Baby Spinach / Basil / Aged Balsamic*

Broccolini & Cauliflower Salad (Vegan)

Arugula / Mango / Pistachio / Pomegranate / Cilantro / Lime

Greek salad (Vegetarian)

Arugula / Feta / Tomato / Cucumber / Olives / Red onion

DINNER

Plate serving

Pita 'n' Dips – Basket (Vegan) *Hummus / Baba Ganoush*

Feta Croquets - 3 pcs (Vegetarian) *Mango, passionfruit & lime Jam*

Bacon wrapped Maduros - 6 pcs *Maple Sirup & Cayenne Pepper Creamy Goat Cheese / Guava Fluid Gel*

Roasted Brussel Sprouts - 6 pcs (Vegan) *Candied Pecans / Cranberries / Lemon*

Blistered Shishito Peppers - 3 pcs (Vegetarian) *Charred Lime / Smokey Citrus Sea Salt*

Grilled Elote - 3 pcs (Vegetarian)

Truffle Oil / Cotija Cheese / Cilantro / Cajun

Aguachile Verde - 3 pcs

Fresh Shrimps / Cucumber / Aji / Avocado / Cilantro

Spicy tuna cone - 2 pcs

Cilantro mayo / Salmon roe / Sesame seeds / waffle cone

Crab Cakes - 2 pcs

Mango & Pineapple Salsa / Chipotle Aioli

Chicken Thigh Skewer - 3 pcs

Thai style / Cabbage Salad / Wafu Sauce

**Can be made vegetarian / vegan*

Appetizer

Sticky Beef Tortilla -2 pcs

Soft Blue Corn Tortilla / Sweet-And-Sour / Micro Coriander / Wasabi Nuts

Salads & Soups**Sweet Potato Soup (Vegetarian optional)**

Coconut & lime leaves / crispy prawn bread / spring onion

Lobster Bisque

Sherry flamed lobster shell / Saffron / Leek crudité

Roasted Brussel Sprouts & Kalette Salad (Vegan) Apple / Endive / Pecan / Lemon**Peach & Goat Cheese Salad (Vegetarian) Almonds / Baby Spinach / Basil / Aged Balsamic****Brocolini & Cauliflower Salad (Vegan)**

Arugula / Mango / Pistachio / Pomegranate / Cilantro / Lime

Greek salad (Vegetarian)

Arugula / Feta / Tomato / Cucumber / Olives / Red onion

**Can be made vegetarian / vegan*

Baked Cauliflower (Vegan) Za'atar / Tabbouleh / Tahini sauce**Sweet Chili Prawns Mofongo ***

Mashed Yuca / Chili Tomato / Cilantro / Lime

Ahi Tuna Steak

Sesame seeds / Cilantro & Lime mayo / Green Salad

Chicken Thigh Skewer

Thai style / Cabbage Salad / Wafu Sauce

Entrees

Sticky Beef Tortilla

Soft Blue Corn Tortilla / Sweet-And-Sour / Micro Coriander / Wasabi Nuts

Grilled Salmon

Slightly Cured Salmon / Cucumber salad / Norwegian butter sauce

Beetroot Burger (Vegetarian) *

Potato bun / Smashed Avocado, Red cabbage & Cilantro, pickled onions, / French Fries

Mahi-Mahi Burger

*Brioche / Mexican spices / Chipotle mayo,
Red cabbage & Cilantro, pickled onions, Avocado / French Fries*

Wagyu Burger

Brioche / Smashed Avocado / Cheddar / Chives Salad / Chipotle mayo / French Fries

Skirt Steak

Chimichurri / Broccoli / Asparagus / French fries

Tamarind Glazed Beef Short Rib

Wafu Salad / Sesame seeds / Cilantro

SIDES

Lobster Mac n cheese

Cali Truffle Fries *(Vegetarian)*

Skinny fries, melted cheese, truffle **Hummus & Pita** *(Vegan)*

Greek Salad *(Vegetarian)*

Grilled Asparagus *(Vegan)* **Grilled Broccoli** *(Vegan)*

SWEETS

From brunch to late

Hot Brownie Cup *(Vegetarian)* *Ice Cream*

Tres Leches Cup *(Vegetarian)* *Strawberries / Mango*

Key Lime Pie Cup *(Vegetarian)*

**Can be made vegetarian / vegan*