

The 228 in Sterling Event Pricing



Three Hour Use 2025:

\$750	Up to 50 guests
\$1150	51-70 guests
\$1350	71-92 guests
\$1600*	93-120 guests

Four Hour Use 2025:

\$ 950
\$1350
\$1850
\$2100*

Reserving a Date and Non-Refundable Deposits:

- May 1st to November 1st is designated as "Prime Season".
- Saturday and Sunday dates in Prime Season will only be available for 3-and-4-hour events no sooner than 120 days ahead of desired event date. In addition to prices listed above, a 15% facility fee and 5% administrative fee and all applicable taxes will be added to all property rental rates.
- 50% of the property use fee is due with executed contract for all dates (except Saturdays in Prime Season) to reserve one of two pre-determined time blocks on a specified date (11am-3pm or 5pm-10pm).
- If Client requests one (of the two available) time blocks on a Saturday during Prime Season, then a \$1500 minimum NR deposit fee is collected regardless of guest count or hours. If a client requests a range of event time which overlaps with any of the two time blocks or the hours between events on a Saturday or Sunday in Prime Season, six-hour event pricing with fees and taxes apply (rates available).

- Non-refundable property reservation fee is transferrable to another available date for up to (12) twelve months from original contracted date.**

**Pricing for future date not guaranteed. Contract terms and conditions apply.

*Pricing includes standard picnic tables under pavilion for seating. Dining furniture with linens for tented pavilion is additional cost.

What's INCLUDED With Your Event Venue Fee?

- ❖ One event on-site at a time
- ❖ Choice of morning or evening event start time
- ❖ 3- or 4-hour exclusive use of a private facility
- ❖ Barn seats 80 guests indoors comfortably. If dining and dancing indoors are desired, then Client may request for removal of no more than two tables to expand dance floor space.
- ❖ Complimentary WiFi
- ❖ Curated vendor resource list or choose your own for services (other than those indicated as required providers)
- ❖ Selection of standard tablecloths and cloth napkins included with option for wider color, pattern and fabric selections (priced individually)
- ❖ Fully air conditioned and heated barn for year-round use
- ❖ Round dining tables, chairs, and banquet tables provided.
- ❖ Inside or outside bar location (beverage packages by Cordials Beverages)
- ❖ Convenient and ample free parking
- ❖ Landscaped grounds
- ❖ Handicapped accessible site and indoor accessible restroom
- ❖ Covered stone patio, furnished
- ❖ Tented seating pavilion with concrete floor
- ❖ Appointment times day and night to accommodate your schedule
- ❖ Up to two (2) in-person décor meetings
- ❖ Venue Coordinator to receive deliveries day of event.

- ❖ Two-hour arrival timeframe for paid vendors, DJ, photographers, florist, etc.
- ❖ One-hour set up time for client decorating before event start time
- ❖ Staff pack up, load vehicles and clean the hall at the end of the event for client items to make the day relaxing and enjoyable.

What's NOT INCLUDED with the Event Venue fee:

- ❖ Farmhouse plank tables are available for rent but not included as a standard item
- ❖ Alcohol, beverages or bartenders- Cordials Beverages is the required service, with various packages from which to choose. Outside beverages of any kind are not permitted.
- ❖ Chair covers, chair sashes, floor length linens, table runners are available to rent- Standard linen package includes multiple colors of 85x85 tablecloths and napkins provided, with dozens of optional colors, patterns, and fabrics to rent. Ask for more details and pricing.
- ❖ For 3- and 4-hour events, decorating with client-provided items is not included in the venue fee. This service is available for an hourly fee, should client wish to drop off items and return at the event start time.
- ❖ Wine barrel dessert stations, high top tables, umbrellas, games, chair covers, draping, photo walls, and other optional rental furniture are available to enhance your celebration.
- ❖ Staffed Firepit- 2- or 4-hour rental option

What Vendors are REQUIRED with Your Reservation of The 228 in Sterling:

Cordials Catering is the in-house caterer of The 228 in Sterling.

Should an exception be requested, it must be approved by Cordials Catering and a minimum fee of \$15 per guest is paid before client signs contract with alternate catering choice; no exceptions.

Cordials Beverages is the exclusive provider for all alcoholic and non-alcoholic beverages, hot and cold. Supplies, bartenders, available product packages and pricing will be provided. Special requests may be made for non-standard alcohol or beverages for an additional fee.

Rental seating will be provided by Callahans Rent-A-Tent, Peak Event Rentals, or The 228 in Sterling.

Any tents or temporary pop-up structures will be provided by Callahans Rent-A-Tent.

The 228 in Sterling Policies and Procedures:

- 1) All event pricing includes fabric tablecloths and napkins provided by The 228. Cloth napkins in multiple colors are included and over 50 other optional colors are available for rent for three-and-four-hour events.
- 2) Credits will not be issued for clients wishing to provide their own linens. The 228 will only install client linens provided out of packaging and in as-is condition. With advance notice, linens needing ironing or napkins requiring folding will incur additional expenses for staff labor, currently \$55/hr/per staff member.
- 3) All rental furniture to be used at the event must be delivered, set up, and removed the same contracted day of event unless additional rental days have been reserved and paid for, regardless of event size: NO EXCEPTIONS. All rentals must be coordinated through The 228. If a rental provider is not already on The 228's vendor list, Client is required to provide contact information of intended vendor. Do not sign contract with any rental provider or other vendor until such provider has been approved in writing by The 228 in Sterling.
- 4) Centerpieces comprised of fresh or artificial flowers must arrive pre-assembled.
- 5) For larger events or events with open bar alcohol packages, it is at The 228's discretion to require event to engage a Security/parking detail for part or all of the event and The 228 will submit the invoice to Client for payment.
- 6) Under NO CIRCUMSTANCES is BYOB allowed. This includes "nips", bottles, flasks, alcohol as favors, or guests arriving with alcohol. As this is a danger to guests and the public, we reserve the right to confiscate alcohol or any outside beverage bottles or open containers brought onto our property by guests and/or guests can be asked to leave the event. Any confiscated alcohol containers will be charged back to the client at a rate of \$50 per container. The contracted Client is responsible for the behavior of their attendees.
- 7) Consumption of any marijuana products at a commercial property is not permitted. Guests using these products on The 228 grounds will be asked to leave.
- 8) Cordials Beverages is not permitted to: serve beer in glass bottles, serve multiple drinks to one guest, or serve shots or neat drinks. Cordials Beverages may request identification of any guest at any time during an event.
- 9) Per Board of Health regulations and client safety, food prepared and served at an event may not be re-packaged and leave the facility. All food ordered by Client from Cordials Catering must be consumed onsite and will be disposed of afterwards unless specifically ordered beforehand as a "To-Go Order" and stored appropriately.
- 10) Cordials Catering offers an in-house bakery, interactive dessert stations and late-night bar snacks for your event. Unless being prepared by a family member as a gift, no outside baked goods are permitted. Cordials is also happy to prepare family or cultural recipes to make your event personalized and memorable.

I acknowledge the policies and procedures of The 228 in Sterling and Cordials Catering and Cordials Beverages.

Client Signature

Client Print

Date

Client Signature

Client Print

Date