



noli's

PIZZERIA

— INNER RAIL —

| PIZZA | | TOPPINGS | | SPECIALTY PIES (10" DIA.) | | APPETIZERS | | DESSERT | |
|-------|------|---------------|--------------------|---------------------------|-------------|----------------|---------------------|----------------|----------------|
| 8" | 12" | LETTOLE | ROASTED RED PEPPER | BBQ CHICKEN | BBQ CHICKEN | GARLIC KNOTS | MINI PASTA | CINNAMON KNOTS | CHOCOLATE CAKE |
| 10" | 14" | MARINARA | PEPPERONI | BLACK OLIVE | RED ONION | BRUSCHETTA | MINI PASTA IN SAUCE | CHOCOLATE CAKE | |
| 12" | 16" | SPICY CHICKEN | ONE NEW YORK | BALZANO | CAPRICIOSA | BRUSCHETTA | MINI PASTA IN SAUCE | | |
| 14" | 18" | ROAST CHICKEN | BARON OF BEEF | ARTICHOKE | CHAMPAGNE | CHICKEN FINGER | | | |
| 16" | 20" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 18" | 22" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 20" | 24" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 22" | 26" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 24" | 28" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 26" | 30" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 28" | 32" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 30" | 34" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 32" | 36" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 34" | 38" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 36" | 40" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 38" | 42" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 40" | 44" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 42" | 46" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 44" | 48" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 46" | 50" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 48" | 52" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 50" | 54" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 52" | 56" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 54" | 58" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 56" | 60" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 58" | 62" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 60" | 64" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 62" | 66" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 64" | 68" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 66" | 70" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 68" | 72" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 70" | 74" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 72" | 76" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 74" | 78" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 76" | 80" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 78" | 82" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 80" | 84" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 82" | 86" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 84" | 88" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 86" | 90" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 88" | 92" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 90" | 94" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 92" | 96" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 94" | 98" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |
| 96" | 100" | SPICY CHICKEN | BALZANO | ARTICHOKE | CHAMPAGNE | SOFT ICE CREAM | | | |

Connecting people through design



Eimer Design is more than an architecture firm. We are a close-knit studio of architects and designers dedicated to creating innovative spaces.

Our studio mindset cultivates the kind of creativity you'd expect from a big shop, with the efficiency of a small one. We are passionate about designing and developing spaces that create an experience.

The projects we work on are ones that people interact with every day. Our small, collaborative environment allows us to work quickly, increase effectiveness, and provide higher value to our clients. The result? Thoughtfully designed and engaging spaces.

Our team works hard to represent every partner thoroughly and thoughtfully, providing design expertise every step of the way. These relationships have become the foundation of our creative process, ensuring that each project is executed seamlessly from start to finish.

As President of Eimer Design, Ed oversees quality control, design and client relations. Ed also happens to be the creative force behind each project. He combines imagination with a commitment to constantly improving Eimer Design's services and finished products.

Ed's role is to understand the Client's needs on a programmatic, aspirational and business level and help transform them into physical space solutions with the Studio Team. He is personally responsible for scheduling, creative solutions, design critiques, budget analysis and maintaining Client satisfaction.

Ed has a unique ability to conceptualize design solutions that integrate with both the Client's needs and budgets. His balance of creativity and pragmatism is best displayed in the early stages of project conceptualization, where he leads the design team's development of initial design solutions and strategies. His extensive experience in a wide variety of building and space types, structural systems, Code compliance and development factors for rehabilitation and new construction allows the Eimer Design team to quickly evaluate strategies and refine a focus that leads to success.



Ed graduated with a Bachelor of Architecture degree from Spring Garden College in 1991, earned his professional Architectural Registration in 2000 and received his NCARB National Architectural Certification in 2010. Ed currently holds professional licenses in 9 States.

Ed joined AP3C Architects in 1993, became a partner in 2000 and functioned as Managing Partner from 2010-2012. In 2012, Ed left AP3C to launch Eimer Design. Since that time, Ed has grown the Studio from a four-person team to an award winning, full capacity 16-person architectural and interior design studio with a diverse range of projects across the U.S.

Under Ed's direction, Eimer Design has provided Designer and Architect of Record services for projects in 32 metropolitan cities, 26 states, Canada and the Middle East. In that time Eimer Design has built extensive food and beverage experience, creating more than 100 projects in a wide range of space types including fine dining, polished casual, fast casual, coffeehouse, kiosks and food halls.



FRANKLIN'S TABLE

2018 Completed

FRANKLIN'S TABLE FOOD HALL

Philadelphia, Pennsylvania (UPENN)

Developer: University of Pennsylvania

Operator: University of Pennsylvania

Size: 9,400 SF **Seats:** 185 **Vendors:** 9

Services Provided: Designer / Architect of Record / FFE / Lighting Design / Acoustics / Food Service Design

[• website](#)

[• info](#)

2019 Completed

CRAVE FOOD HALL

W. Lafayette, Indiana (Purdue University)

Developer: Balfour Beatty Campus Solutions

Operator: National Food Hall Solutions

Size: 8,000 SF **Seats:** 150 **Vendors:** 9

Services Provided: Designer / FFE / Lighting Design / Food Service Design / AV Design / Naming / Interior Design / Website

[• website](#)

2019 Completed

INNER RAIL FOOD HALL

Omaha, Nebraska

Developer: Noddle Companies

Operator: A&M Hospitality

Size: 8,000 SF **Seats:** 130 **Vendors:** 12

Services Provided: Designer / FFE / Lighting Design / Food Service Design / AV Design

[• info](#)

2020 Construction

THE OASIS WYNWOOD

Miami, Florida

Developer: Carpe Real Estate Partners

Operator: TBD

Size: 3,000 SF **Seats:** 500 **Vendors:** 7

Services Provided: Planner / Interior Architect / Food Service Design / Health Department Expediting

[• info](#)

2020 Construction

JUNCTION GOURMET PAVILLION FOOD HALL

Denver, Colorado

Developer: Lincoln Property Company

Operator: National Food Hall Solutions

Size: 12,000 SF **Seats:** 260 **Vendors:** 12

Services Provided: Designer / FFE / Interior Design / Naming / Website / AV Design / Food Service Design

[• info](#)

2020 Construction

OLD NORTH STATE FOOD HALL

Selma, North Carolina

Developer: Adventure Development

Operator: Carolina Craft

Size: 12,000 SF **Seats:** 190 **Vendors:** 10

Services Provided: Designer / FFE / Lighting Design / Food Service Design / AV Design

[• info](#)

2020 Construction

COOK COUNTY FOOD HALL

Chicago, Illinois

Developer: CHDC

Operator: TBD

Size: 10,000 SF **Seats:** 225 **Vendors:** 12

Services Provided: Designer / FFE / Interior Design / Lighting Food Service Design / AV Design

[• info](#)

2020 Documentation

LYRIC MARKET AND FOOD HALL

Houston, Texas

Developer: USPM

Operator: TBD

Size: 31,000 SF **Seats:** 425 **Vendors:** 27

Services Provided: Planner / Interior Architect / Programming / Lighting Design / Food Service Design / AV Design / Architect of Record / Engineering

[• info](#)

2020 Documentation

SKYVIEW FOOD HALL

Flushing, New York

Developer: Blackstone

Operator: TBD

Size: 33,000 SF **Seats:** 545 **Vendors:** 40

Services Provided: Designer

[• info](#)





INNER RAIL FOOD HALL

2020 Documentation

200 STOVALL FOOD HALL

Alexandria, Virginia

Developer: ALX Communities

Operator: ALX Communities

Size: 12,000 SF **Seats:** 325 **Vendors:** 12

Services Provided: Designer / Planner

2021 Documentation

MAJESTY TOWER MARKETPLACE

San Juan, Puerto Rico

Developer: Tower Acquisition Group

Operator: National Food Hall Solutions

Size: 33,000 SF **Seats:** 580 **Vendors:** 48

Services Provided: Designer / FFE / Lighting Design / Food Service Design / AV Design

2021 Design and Development

STANTEC TOWER FOOD HALL

Edmonton, Alberta

Developer: Canderel Group

Operator: TBD

Size: 30,000 SF **Seats:** 630 **Vendors:** 24

Services Provided: Planner / Interior Designer / Food Service Design / Lighting Design / AV Design

2021 Design and Development

ROCK ROW BREWERY + FOOD HALL

Portland, Maine

Developer: Waterstone Group

Operator: TBD

Size: 25,000 SF **Seats:** 800 **Vendors:** 25

Services Provided: Designer / FFE / Lighting Design / Food Service Design / Brewery Design / AV Design

[•info](#)

2021 Design and Development

WEST END YARDS FOOD HALL

Portsmouth, New Hampshire

Developer: Waterstone Group

Operator: TBD

Size: 7,500 SF **Seats:** 150 **Vendors:** 10

Services Provided: Designer / Architect of Record / FFE / Lighting Design / Food Service Design / AV Design

[•info](#)

2021 Design and Development

CABANA FOOD HALL

Bonita Springs, Florida

Developer: Bonita Development Company

Operator: TBD

Size: 6,500 SF **Seats:** 180 **Vendors:** 6

Services Provided: Planner / Interior Designer

2021 Design and Development

INTERNATIONAL SQUARE FOOD HALL

Washington, D.C.

Developer: Tishman Speyer

Operator: TBD

Size: 70,000 SF **Seats:** 600 **Vendors:** 28

Full Service Restaurants: 4

Services Provided: Planner / Programmer

2021 Design and Development

THE BLACK BUILDING FOOD HALL

Fargo, North Dakota

Developer: Kilbourne Group

Operator: TBD

Size: 19,000 SF **Seats:** 185 **Vendors:** 8

Services Provided: Planner / Interior Designer / Architect of Record / Lighting Design / Food Service Design / AV Design / Engineering / Health Department Expediting

2021 Design and Development

EASTLINE VILLAGE FOOD HALL

Tucson, Arizona

Developer: Confidential

Operator: TBD

Size: 5,000 SF **Seats:** 100 **Vendors:** 4

Services Provided: Planner / Interior Designer

2022 Design and Development

FT TOTTEN FOOD HALL

Washington, D.C.

Developer: Cafritz Companies

Operator: TBD

Size: 22,000 SF **Seats:** 385 **Vendors:** 18

Services Provided: Planner / Interior Designer / Architect of Record / Food Service Design / Lighting Design / AV Design / Engineering / Health Department Expediting





CRAVE FOOD HALL

2020 Design and Development

CENTENNIAL FOOD HALL

Denver, Colorado

Developer: Arahoe HD, LLC

Operator: TAG

Size: 15,000 SF **Seats:** 320 **Vendors:** 12

Services Provided: Planning / Interior Architecture

[•info](#)

2021 Design and Development

MIDCITY FOOD HALL

Huntsville, Alabama

Developer: RCP Companies

Operator: TBD

Size: 18,000 SF **Seats:** 445 **Vendors:** 17

Services Provided: Planner / Designer / Interior Architect

2021 Design and Development

RIPLEY II FOOD HALL

Silver Springs, Maryland

Developer: Washington Property Company

Operator: TBD

Size: 16,000 SF **Seats:** 415 **Vendors:** 14

Services Provided: Planner / Designer / Interior Architect / Architect of Record / FFE / Food Service Design / Lighting Design / AV Design / Health Department Expediting / Acoustical Design

Feasibility

SOHO WYNNWOOD ENTERTAINMENT

Miami, Florida

Developer: Fip Realty

Operator: TBD

Size: 10,000 SF **Seats:** 200 **Vendors:** 11

Services Provided: Designer / Architect of Record / FFE / Interior Design

[•info](#)

Feasibility

CONFIDENTIAL FOOD HALL

Chicago, Illinois

Developer: Confidential

Operator: TBD

Size: 22,000 SF **Seats:** 380 **Vendors:** 10

Services Provided: Designer / FFE

Feasibility

CONFIDENTIAL FOOD HALL

Newtown-Wellesley, Massachusetts

Developer: Confidential

Operator: TBD

Size: 11,000 SF **Seats:** 225 **Vendors:** 8

Services Provided: Designer / FFE / Interior Design / Lighting Design / Food Service Design / AV Design

2021 Design and Development

FLAGLER STATION FOOD HALL

Miami, Florida

Developer: Mana Group

Operator: TBD

Size: 20,000 SF **Seats:** 475 **Vendors:** 21

Services Provided: Planner / Designer / Interior Architect / Architect of Record / FFE / Food Service Design / Lighting Design / AV Design / Health Department Expediting / Acoustical Design

2022 Design and Development

RENO PUBLIC MARKET

Reno, Nevada

Developer: Reno Public Markets

Operator: TBD

Size: 16,000 SF **Seats:** 415 **Vendors:** 18

Services Provided: Planner / Designer / Interior Architect / Architect of Record / FFE / Food Service Design / Lighting Design / AV Design / Health Department Expediting / Acoustical Design

Feasibility

NEWPORT OF THE LEVEE FOOD HALL

Newport Of The Levee, Kentucky

Developer: Newport Of The Levee, Llc

Operator: TBD

Size: 8,000 SF **Seats:** 245 **Vendors:** 9

Services Provided: Designer / Architect of Record / FFE / Interior Design / Naming / Website

[•info](#)

Feasibility

TAMDEEN SQUARE FOOD HALL

Kuwait City, Kuwait

Developer: Tamdeen Corp

Operator: TBD

Size: 35,000 SF **Seats:** 450 **Vendors:** 30

Services Provided: Designer / FFE / Naming / Interior Design / Logo / Website / Lighting Design / Food Service Design / AV Design

[•info](#)



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Canada



United States



Middle East

Since 2012, Eimer Design has provided Designer and Architect of Record services for projects in 32 metropolitan cities, 26 states, Canada, and the Middle East.