



CHARLESRIVERSPEEDWAY.COM

OPPORTUNITY FOR NONPROFITS

OFFICE SPACE AVAILABLE WITH OCCUPANCY STARTING AUGUST 2021

VISION

The Speedway is a new collaborative marketplace opening along the Charles River in Brighton, Massachusetts in late Spring 2021. This vibrant, dynamic community space will be a spot to enjoy local food and drink, work and create, shop for artisan goods, and gather with family and friends in a safe and healthy environment. It will host a taproom and brewery, an open-air courtyard with market stalls, a large event space and also conventional office space.

The Speedway's origins are as a public resource, and the project will continue to be public-facing by welcoming the community into our various spaces. Developed by the nonprofit Architectural Heritage Foundation (AHF), we are seeking to add our rich tenancy and community-based vision by offering discounted space to an Allston Brighton based nonprofit.

Built between 1899 and 1940, The Speedway was once the headquarters for two of Boston's most popular gathering spots, the Charles River Reservation and a mile-long racecourse that ran along its southern shore. The historic buildings and its courtyards are being revitalized into a source of year-round uses, where tenants and guests can reconnect to the broad recreational amenities of the Charles River and beyond.

OPPORTUNITY

Located on Western Avenue in Brighton, the Speedway will feature beautifully renovated office space in addition to its retail and food uses. We are offering a single private office and access to a shared conference room, kitchen and storage for an Allston or Brighton 501 (c)3 nonprofit group to join us there at the Speedway and become part of the vibrant and creative community that will make this project so unique.

AHF, the non-for-profit developer and landlord, is offering the spaces on the following high-level terms, broadly defined:

- **Term:** 3 years
- **Occupancy:** Available starting August 2021*
- **Offering Includes:** Private office and common areas including restrooms, kitchen, shared conference room break out space, and exterior shared furnished patio
- **Annual rent:** \$1
- **Delivery Condition:** Finished office space
- **Site Management:** Landlord will provide site-wide maintenance (including snow, trash, landscaping), seasonal event programming, and social media marketing for overall project
- **Utilities:** Pro rata share

**AHF anticipates the space will be available for occupancy on August 1, but understands that more time might be needed to plan for moving into the space. Applicants are welcome to propose a move in date in their application.*



CRITERIA

The Speedway welcomes all nonprofits in the Allston or Brighton section of the City of Boston to apply.

SUBMISSIONS

All interested groups should fill out an Application form via the button link below. Application deadline is June 15, 2021.

SCHEDULE

All dates are subject to change

April 23, 2021	Opportunity posted
May 4, May 18 and June 1, 2021	Tours of available office space at The Speedway
June 15, 2021	Application deadline
July 15, 2021	Notification to applicants
August 1, 2021	Occupancy available (applicants not required to take occupancy immediately)

TOUR DETAILS

In May and June, the Speedway team will host tours for all interested nonprofits. Social distancing, occupancy restrictions, and face covering requirements will be required and enforced to ensure that everyone feels safe and comfortable. During the tours, nonprofits will tour the project and the available space and may ask questions about terms and all aspects of the Speedway.

Speedway tours will be hosted on the following dates. All attendees must pre-register. Face coverings and social distancing practices are required at all times during site tours. Please RSVP to at hello@charlesriverspeedway.com. Once registered, you'll receive entry details.

Tuesday, May 4, 2021, 10 to 11 am

Tuesday, May 18, 2021, 2 to 3 pm

Tuesday, June 1, 2021, 10 to 11 am

All interested groups are strongly encouraged to attend one of the tour dates. However, if that is not possible interested groups should email us at hello@charlesriverspeedway.com.

NOTIFICATION

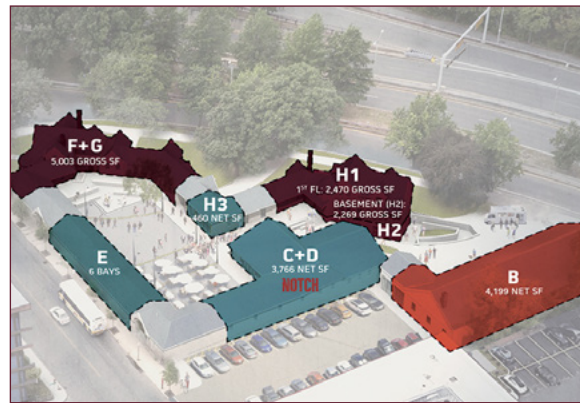
All submissions of interest will be reviewed and all applicants will be notified of the decision in July. AHF may contact applicants with questions during the review period. With your permission, we would like to keep you on our email list for future opportunities.

CONTACT

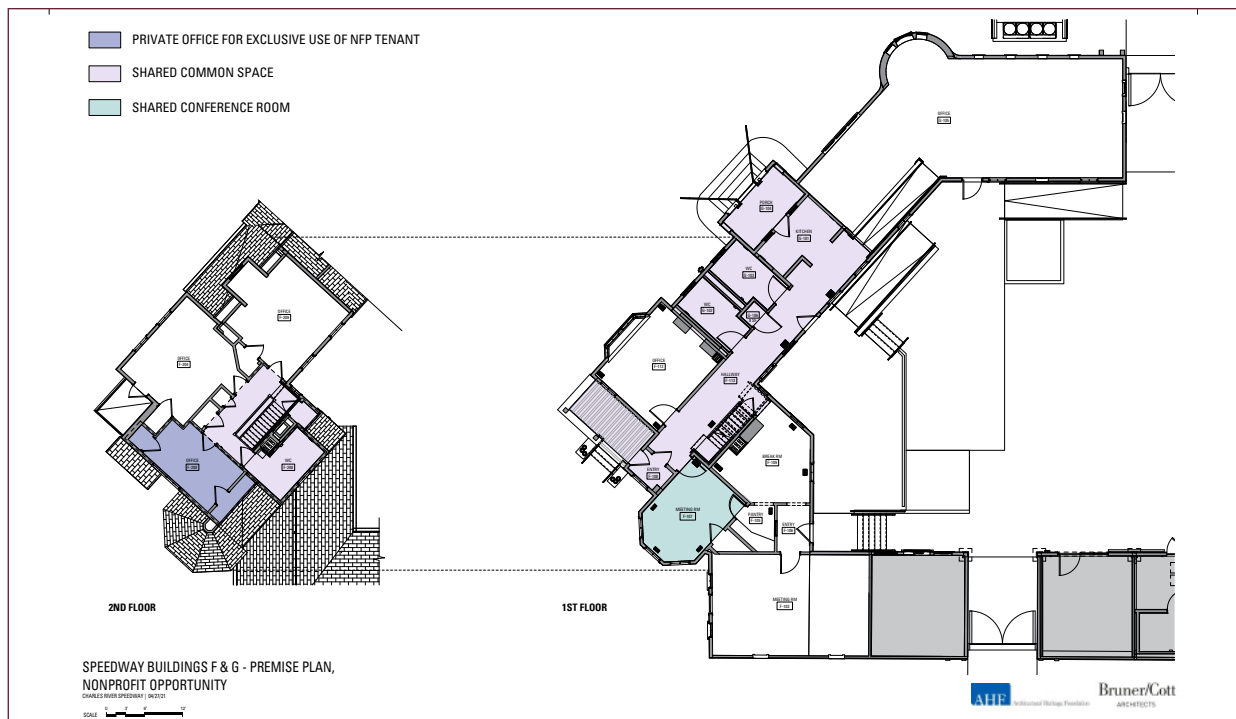
If you have any questions or comments, please email our team at hello@charlesriverspeedway.com.



Rendering of the small-format retail spaces from within The Speedway courtyard.



Aerial rendering of The Speedway site with all spaces highlighted. The 300 sf of available nonprofit office space is located in the building labeled "F+G".



Floorplan showing available office space, shared common space, and shared conference room.