



THE
SPEEDWAY
02135

RETAIL + CREATIVE OFFICE SPACE FOR LEASE

Delivering Spring 2021



GRAFFITO



Architectural Heritage Foundation

— PROJECT VISION



Set to open in Spring 2021, The Speedway will be a revitalized destination to safely eat, drink, shop and gather for local neighbors and the broader Boston community alike in this historic property at 525 Western Avenue, Brighton.

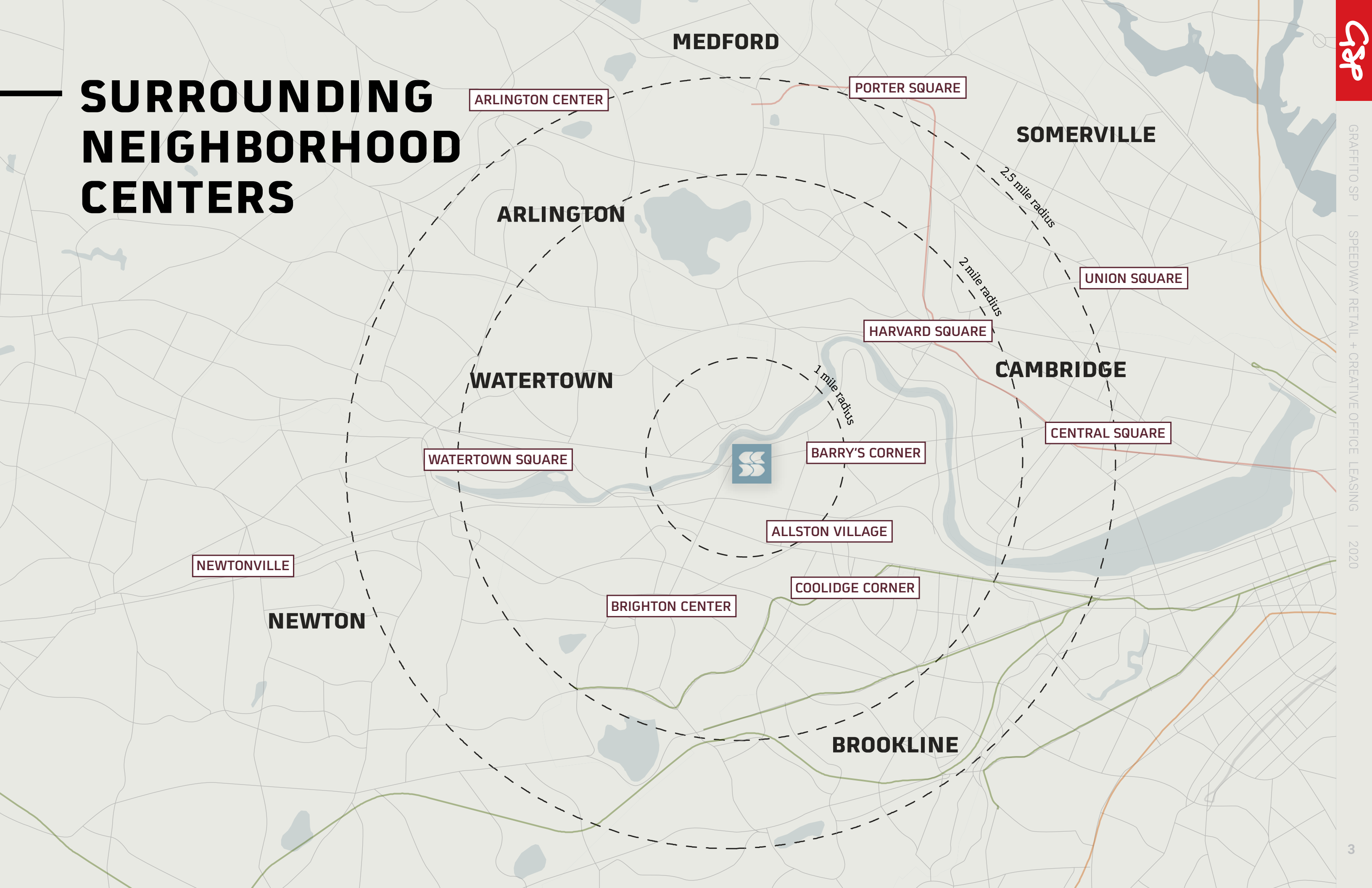
Led by non-profit developer Architectural Heritage Foundation (AHF), the project has transformed the historic buildings of the site into 17,000 SF of unique and varied spaces that will become home to a collection of local, independent retailers, including food + beverage operators, small-format retail shops, artisans and makers, small food purveyors, as well as non-profit and creative office users. Additionally, a nearly 4,200 SF garage has been fully renovated to serve as one of a kind space for private events, from celebrations to business functions.

All of these uses will surround an 8,300 SF courtyard with seating and space for public events and programs.

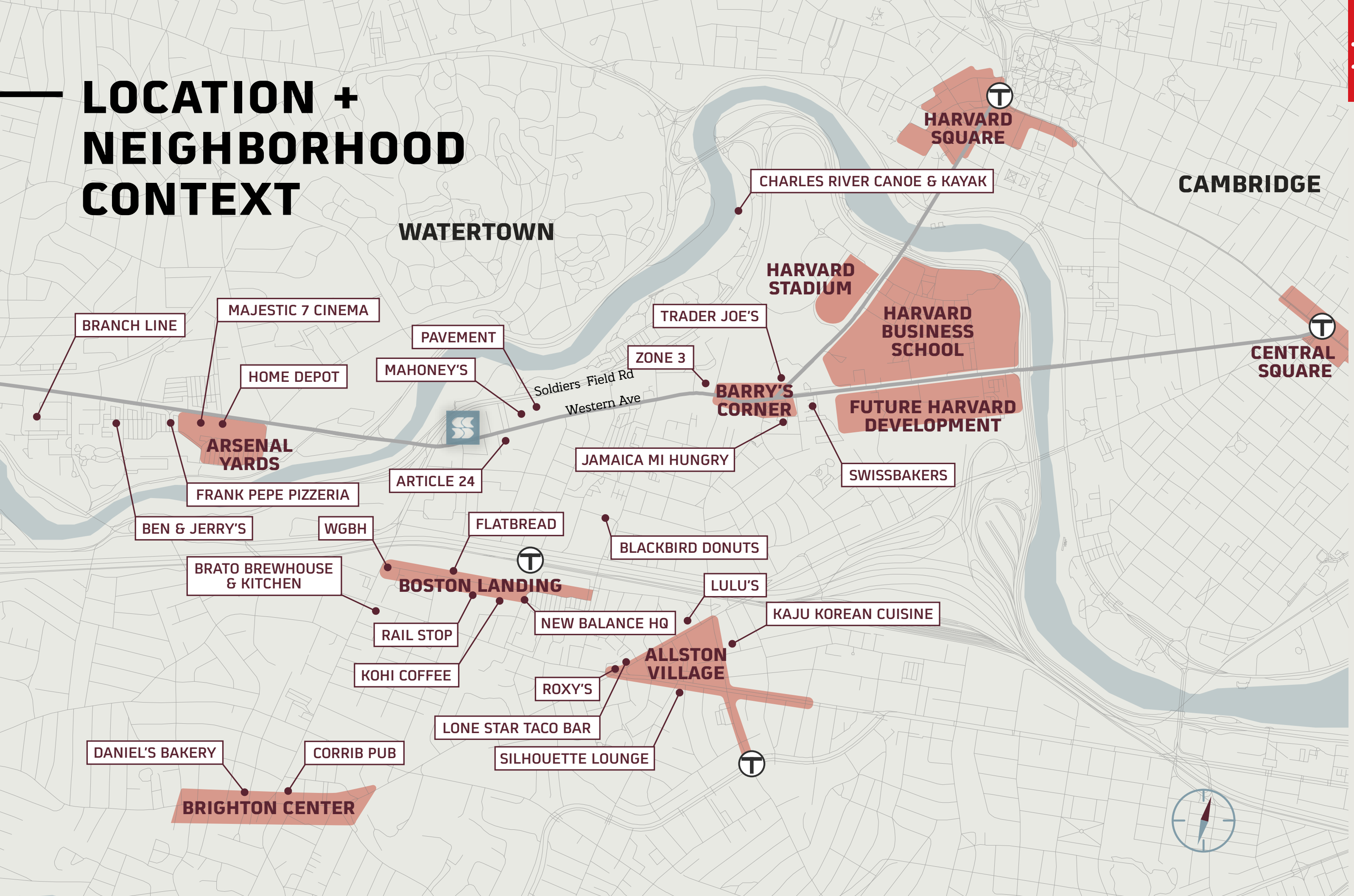
We are also excited that Notch Brewing will serve as the project's anchor tenant, opening a brewery and taproom at The Speedway. This will be the first Boston-area location for the popular Salem-based craft beer brand. Notch's taproom will feature outdoor seating that spills out into the courtyard, helping enliven the site throughout the week.

To learn more about the project, including details on The Speedway's incredible history and AHF's work to revitalize it, visit CharlesRiverSpeedway.com.

SURROUNDING NEIGHBORHOOD CENTERS



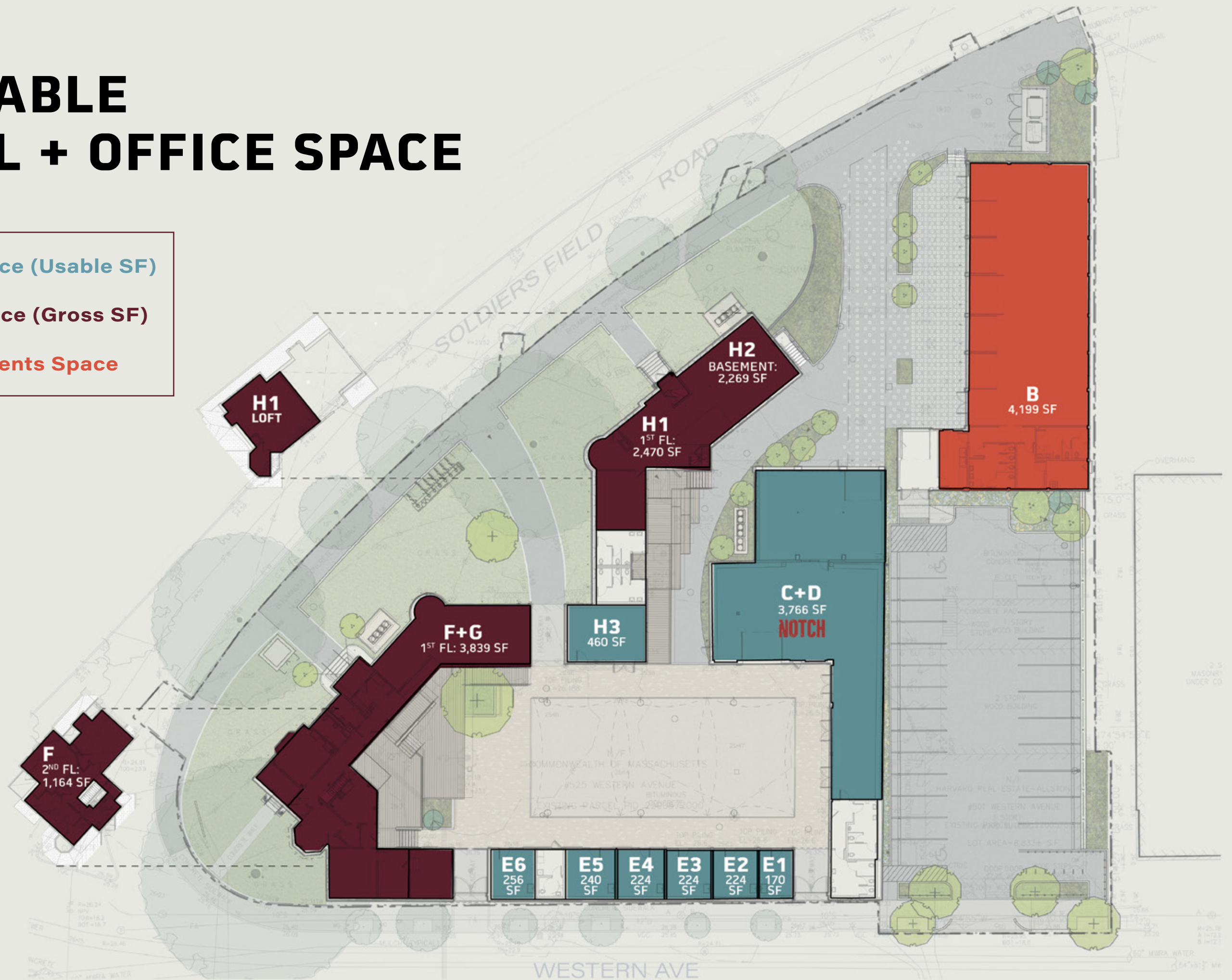
LOCATION + NEIGHBORHOOD CONTEXT





AVAILABLE RETAIL + OFFICE SPACE

- Retail Space (Usable SF)
- Office Space (Gross SF)
- Private Events Space



0 16' 32'

AVAILABLE RETAIL + OFFICE SPACE

- Retail Space (Usable SF)
- Office Space (Gross SF)
- Private Events Space

F+G
5,003 SF

H3
460 SF

H1
1ST FL: 2,470 SF
BASEMENT (H2):
2,269 SF

H2

E
6 BAYS

C+D
3,766 SF
NOTCH

B
4,199 SF

— SMALL FORMAT RETAIL SPACE OPPORTUNITIES

The Speedway is seeking food and beverage operators, small shops, makers and artisans for six, small-format retail spaces. Located on Western Avenue in Boston's Brighton neighborhood, the retail spaces range in size from 170SF to 256SF. The spaces face out to an expansive, pedestrian-only courtyard populated with other tenants, creative business offices, and Notch Brewing's taproom and biergarten.

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

- **Terms:** 1- or 3-year
- **Public Opening:** Spring 2021 target (occupancy by tenant in early 2021)
- **Delivery Condition:** Operator to occupy a "white box" fitted with HVAC, water and utility sink, electricity and lighting (4 spot lights and 1 pendant light installed), wiring for network connectivity, finished floors, a complete storefront, exterior signage, and an opportunity for your brand's logo on the rear wall of the space
- **Furnishings:** Operator will supply their furniture, shelving, displays, and inventory
- **Site Management:** Landlord will provide site-wide maintenance (including snow, trash, landscaping), seasonal event programming, and social media marketing for overall The Speedway project
- **Utilities:** Broadband access provided by landlord, contracted by tenant; individually metered utilities
- **Site Facilities Outside Tenant Premises:** Tenant patrons are provided use of the furnished courtyard and restrooms. Tenants are provided access to non-public restrooms.

For more information on the small format retail spaces, including monthly gross rents for each space, timeline and schedule of tours, and to submit a Submission of Interest Form (required), visit charlesriverspeedway.com/call-for-creative-operators



— LET'S TALK

Graffito is currently leasing the retail and creative office spaces at The Speedway. We are actively seeking operators of the following types to be a part of this unique project:

- Food + Beverage Operators
- Small format retail shops
- Local artisans + makers
- Small food purveyors
- Non-profit + creative office users

Interested operators are encouraged to reach out to learn more about retail opportunities at the Speedway.



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