

YOUR OFFICE  
BY DAY



# THE **MIGHTY** WORKSPACE

@ 1 DAVID ORTIZ DRIVE, BOSTON, MA



OUR BREWERY  
BY NIGHT

# UNIQUE SUBLEASE OPPORTUNITY

IN THE FENWAY  
NEIGHBORHOOD

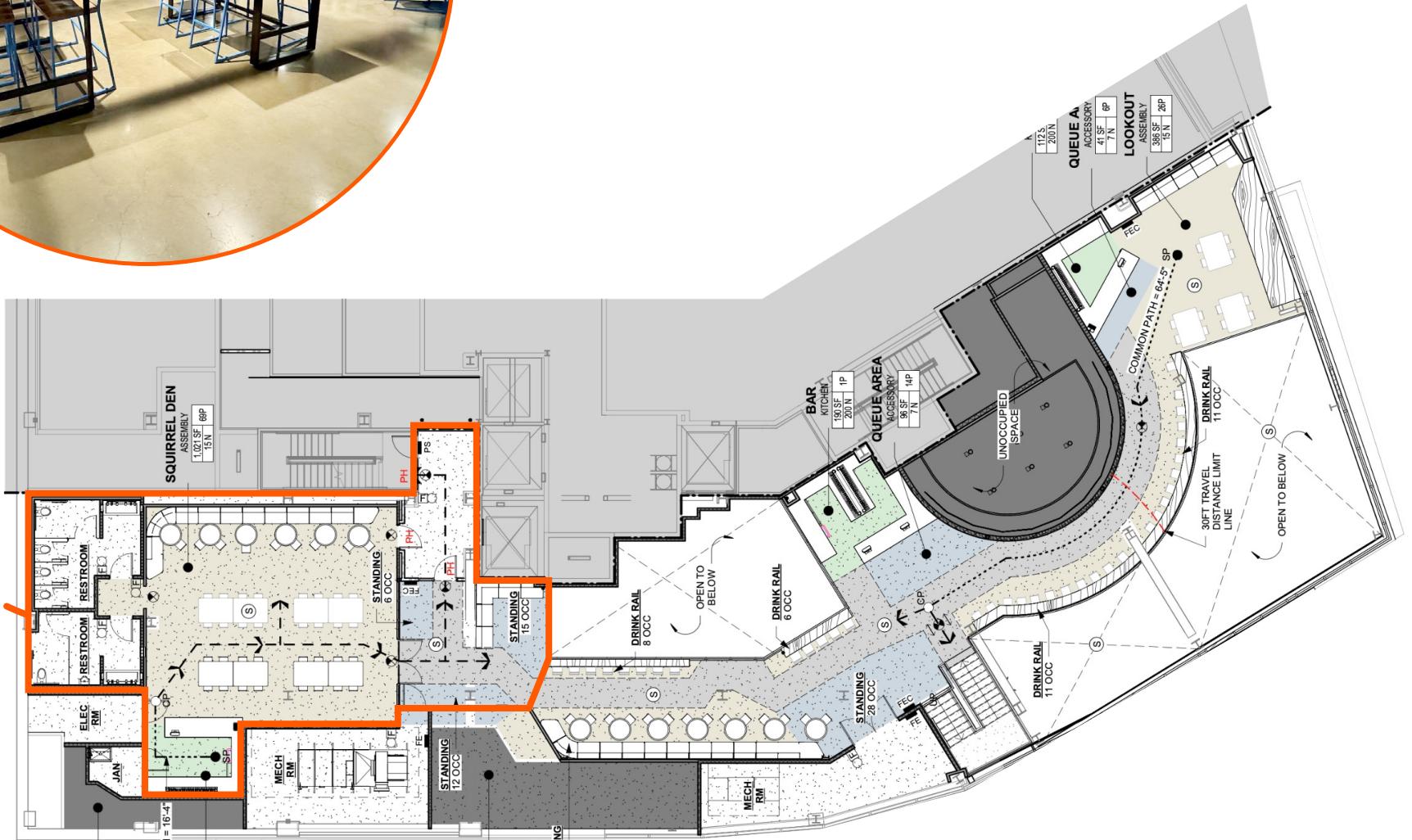


**4,500 SF  
OF WORKSPACE**  
on 2nd Floor

## AVAILABLE FOR SUBLICENSE

The entire 4,500 SF located on the second floor is available to the tenant from:

**7:00am - 5:00pm**  
Monday through Friday





**FULLY  
OPERATIONAL  
KITCHEN**  
run by  
In-house chef

**FULL-SERVICE  
BREAKFAST AND LUNCH**

Available to the tenant every day.

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Custom menus and buffets can  
be arranged.

## ADDITIONAL SPACE DETAILS

**AVAILABLE SF:**

4,500

**RENT:**

Negotiable

(includes all utilities and daily cleaning)

**FLOOR:**

2

**TERM:**

12-36 months

**AMENITIES:**

Full-Service Meals

Stair & Elevator Access

Private Restrooms





The area around 1 David Ortiz Drive offers exceptional walkability, an abundance of dining and cultural options, and easy access.



## FENWAY NEIGHBORHOOD

**2 Min.**  
WALK TO MBTA  
LANSDOWNE STATION  
COMMUTER RAIL

**8 Min.**  
WALK TO MBTA  
GREEN LINES B, C, D

**40+**  
RESTAURANTS/CAFES  
IN IMMEDIATE AREA

**95**  
WALK SCORE  
WALKER'S PARADISE





# THE **MIGHTY** *WORKSPACE*

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