

Address: 1900 E. Washington Ave.  
Madison, WI 53704

### Letter of Intent

Supercharge, LLC is seeking approval for tenancy improvements to transform the building at 1900 East Washington Ave. Alterations internally would create space for micro green production as well as a juice bar and community center for the surrounding neighborhood. The focus of this first phase is to begin production to continue growth of the business that will lead to renovating the building further. Plans for the project began on April 11, 2014 with the hopes of completing the first phase by July 1, 2014.

The first phase includes adjusting placement of the internal non-bearing walls to create a production and packaging space to expand the Supercharge Foods business. Projected sales from the increased grow space would amount to \$1 million per year at full capacity. The second phase will utilize the increased capital to integrate a juice bar and community space for workshops and wellness classes. The third phase down the line would be creating green space in the front unused parking lot. A rooftop greenhouse with seating would add more growing space to the building and be a unique spot on East Washington. After the first phase the number of employees would move from 2 to 4 and increase by another 2 following the second phase.

The building will remain at its 3200 square foot size. The alterations will only take place internally in this phase to create packaging, micro green production, juice bar, and community rooms. The area for limited production and processing would be 1200 sq. ft. A future juice bar area would total about 500 sq. ft. and the community space would take up 700 sq. ft. Office and employee space would also be sectioned to about 475 sq. ft. A handicap parking space will be added to the front parking area, as well as ample bike parking. The land is currently valued at \$62,500 and \$227,800 including improvements.

The goal of the project is not just to expand business but also to create an inviting community space in the neighborhood and revitalize the corner.

Supercharge! Foods, LLC