

SPIN

Presentation to Fort Point Neighborhood Association

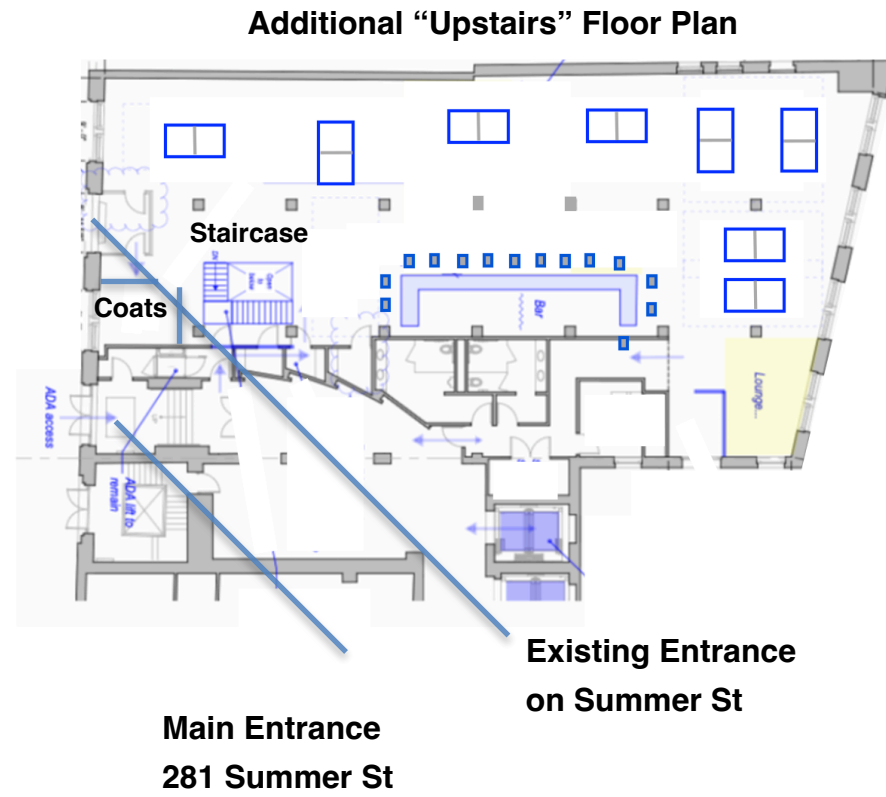
June 2023



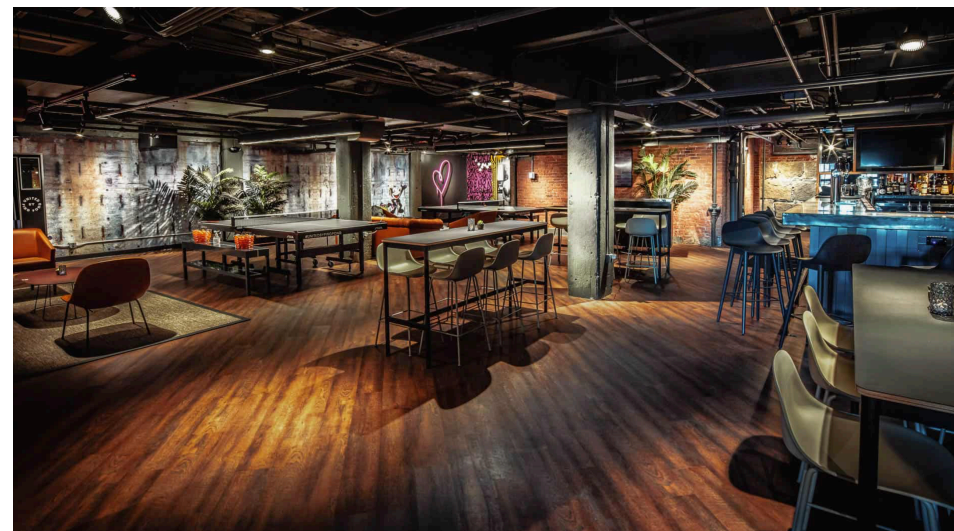
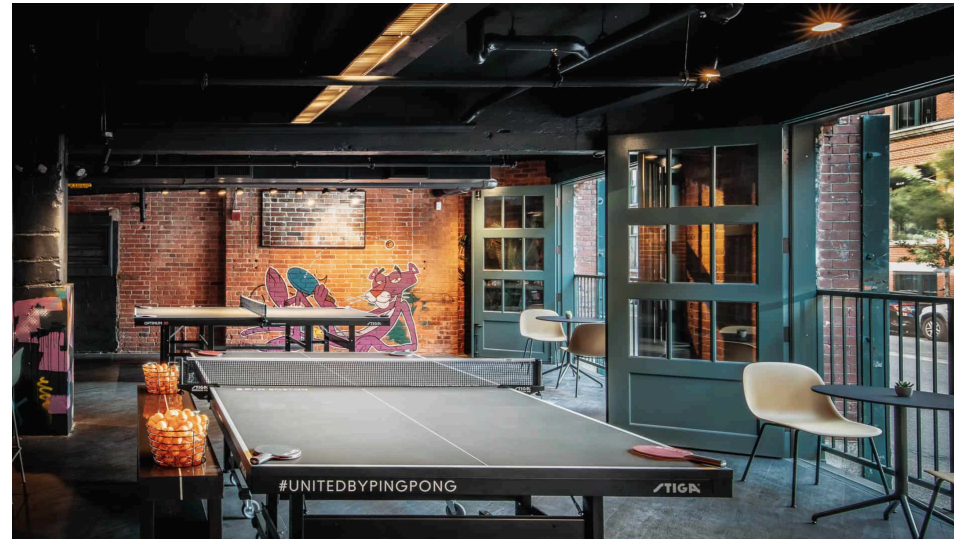
SPIN Boston - Expansion into Contiguous Space One Floor Above Existing Space on 30 Melcher Street

- **SPIN Boston is a ping pong entertainment venue operating in 14,500 square feet of space located at 30 Melcher Street, Boston MA**
 - **Operations commenced in October 2021 and the venue has performed well in the ensuing period**
 - **We originally met with the FPNA in January 2019 to discuss our project, well before commencement of construction**
 - **SPIN Boston has maintained a cordial and respectful relationship with the Fort Point community, a community we value greatly**
- **Given the success of our existing venue, SPIN Boston sought to expand its existing operations**
 - **Our landlord at 30 Melcher Street has signed a lease with SPIN Boston for 6,739 square feet of contiguous space directly upstairs in the same building**
 - **The expansion space will open in November 2023, and will be connected to the main space downstairs via an internal staircase to be built in Q1 2024**
 - **The additional upstairs space will be dedicated to ping pong and will be operated in the same fashion as our existing venue**
 - **The expansion space will be accessible from a doorway on Summer Street, as well as from the existing premises once the internal stairway is completed**
- **Upstairs Design Features**
 - **The upstairs will have a main bar, and 8 ping pong tables, as well as seating areas at the bar and in various sections of the venue, as we have in the existing venue**
 - **There will be no kitchen facilities upstairs, all food will be prepared in the main SPIN Boston kitchen downstairs and transported upstairs**
 - **There will be warming stations to keep food warm upstairs**
 - **There will be a new bar, new bathrooms, coat check, new flooring and finishes installed upstairs**
 - **Consistent with the construction of the original SPIN Boston space, there will be sound proofing materials installed in the areas abutting residential space on the East wall**

SPIN Boston - Existing and New Floor Plan



Photos of Existing SPIN Boston 30 Melcher Street Venue



The contiguous upstairs space will have the same unique design approach that we have used in our existing venue, including high quality materials and attention to detail.

SPIN

