

Proposal - Write Letter of Intent for 1420 N Street

We're proposing that Greens & Beans write a Letter of Intent for showing their commitment to moving into the space of 1420 N Street.

Patchwork LLC is the entity established to facilitate the purchase of the space. Any members interested in helping shape that should reach out to Simon, Noel, or Erin S.

A business plan for the space [can be viewed here](#). A [numbers budget and projections](#) can be seen here.

The letter of intent is [outlined here](#) but copied in entirety below. A letter like this will help Patchwork fundraise for the downpayment but does not commit ourselves in any legal form.

“ Greens & Beans Grocery Co-operative
Feb 3, 2026

To: Patchwork Community LLC

Patchwork

[Potential Address: 1420 N Street NW, Washington, DC]

Re: Letter of Intent – Expression of Interest for Use of Space

Dear Members of the Patchwork Community LLC,

This Letter of Intent expresses the sincere interest of Greens & Beans, a Grocery Co-operative, in securing one of the dedicated spaces within the proposed Patchwork community center.

Key Points of Interest:

1. **Space Use:** We intend to use 400 sq ft of space for food storage, food access, and food distribution among our members. We are highly interested in a space that can receive orders while our members are not present. We are also highly interested in the potential for collaborative use of shared common areas. We hope that this space access will help us grow our membership.
- 2.

Proposed Terms (Preliminary & Subject to Final Agreement):

1.

Space: Space integrated within the communal space, with usage limited to grocery co-operative dues paying members, approximately 400 square feet, with necessary access to dish washing sinks, and space for fridges and freezers.

2.

Term: We are interested in a standard one-year lease, with the option to renew.

3.

Rent: We are prepared to discuss a monthly rent within the projected range outlined in Patchwork materials, understanding this supports the collective model, with an additional understanding that we might not be able to afford the full rent until our membership matches the space available.

4.

Target Timeframe: We aim to commence occupancy upon the successful launch of Patchwork's physical location.

This LOI is intended to outline our genuine interest and begin a formal dialogue. It is not a legally binding commitment to lease, nor is it a guarantee of space availability on the part of Patchwork. Any final agreement will be subject to, and embodied in, a formal Lease Agreement to be negotiated and executed by both parties, contingent upon the successful acquisition and build-out of the Patchwork facility.

We are eager to explore this opportunity further and believe our presence could contribute positively to the vibrant ecosystem you are building. We are available to meet at your convenience to discuss next steps.

Sincerely,

[Your Name]

On behalf of, Greens & Beans Grocery Co-operative

[Contact Email]

[Contact Phone Number]

Revision #3

Created 8 February 2026 16:12:08 by Simon

Updated 25 September 2026 21:38:54 by Jon