The background image shows two construction workers in silhouette against a sunset sky. They are working on a structure with many vertical rebar rods. One worker is in the foreground, looking towards the right. The other worker is further back, reaching up to adjust a horizontal rod. The sky transitions from a bright orange glow at the horizon to a clear blue at the top.

# WHERE CHANGE IS POSSIBLE

GREEN WORKSPACES

**TIDES**  
WHAT'S POSSIBLE

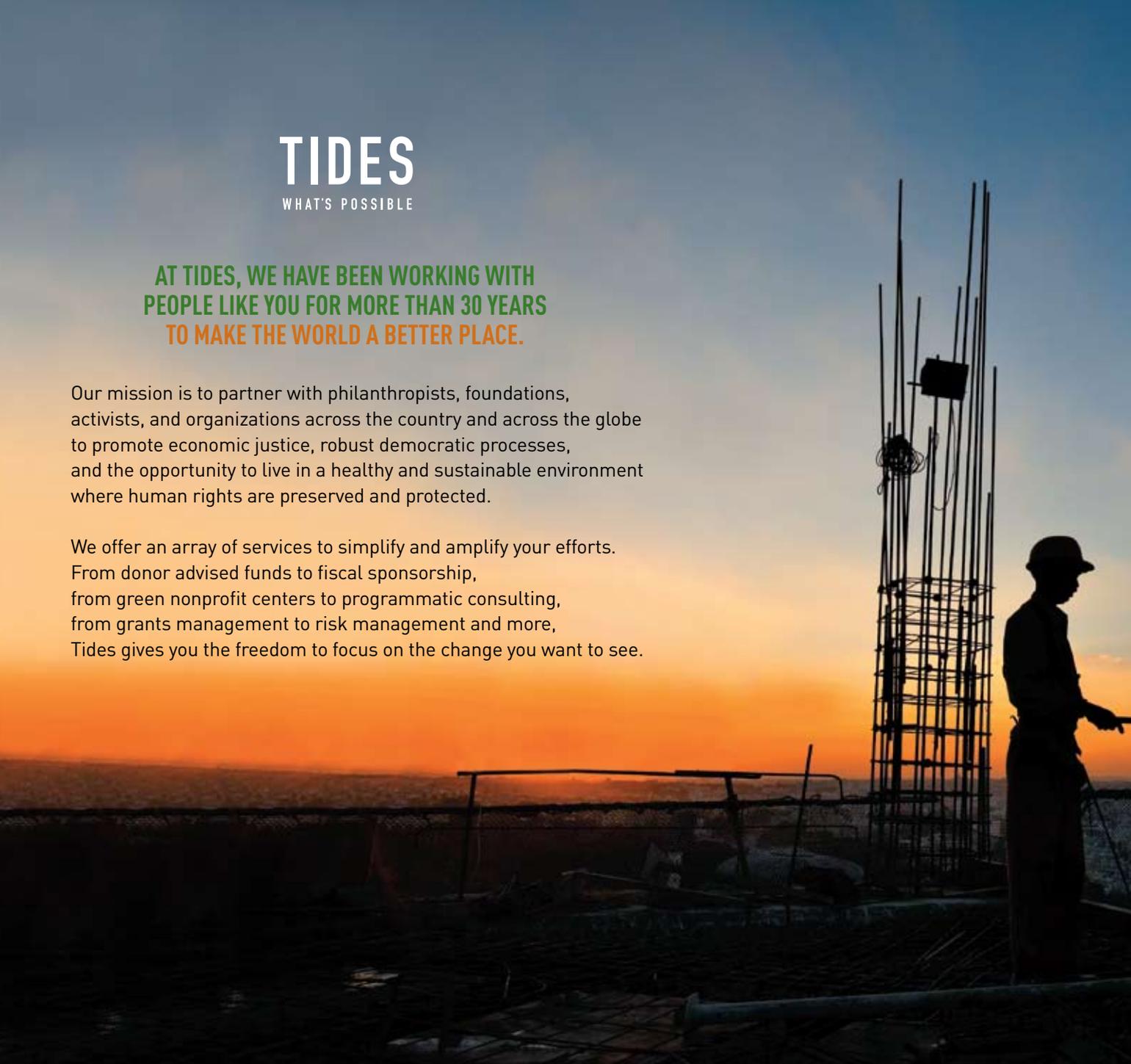
# TIDES

WHAT'S POSSIBLE

**AT TIDES, WE HAVE BEEN WORKING WITH  
PEOPLE LIKE YOU FOR MORE THAN 30 YEARS  
TO MAKE THE WORLD A BETTER PLACE.**

Our mission is to partner with philanthropists, foundations, activists, and organizations across the country and across the globe to promote economic justice, robust democratic processes, and the opportunity to live in a healthy and sustainable environment where human rights are preserved and protected.

We offer an array of services to simplify and amplify your efforts. From donor advised funds to fiscal sponsorship, from green nonprofit centers to programmatic consulting, from grants management to risk management and more, Tides gives you the freedom to focus on the change you want to see.



**WHERE CAN YOU GO TO  
CHANGE THE WORLD?**



## GREEN SPACES FOR A GREEN FUTURE MULTI-TENANT NONPROFIT CENTERS

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### WORKSPACE: THE CONSTANT CRISIS

**The power to change** the world lies in the ability of people to come together, share ideas, and work to make their visions real. Yet too often activists and community organizations do not have the workspace they need to forward their mission, grow their community, or support a larger movement.

**High rents and tight markets** are displacing vital nonprofits at an increasing rate. This trend often leaves social change leaders in poor quality space, isolated from their peers and far from the communities who need them most.

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### SHARED SPACES: LONG-TERM SOLUTIONS

**Green Nonprofit Centers** are buildings that house multiple organizations and provide healthy, efficient, quality, mission-enhancing workspace. More than just offices, these facilities can become sustainable centers of strength for communities to dream together, work together, and grow together.

Tides has taken the lead in this burgeoning movement, partnering with institutions and individuals like you to create long-term solutions to the nonprofit space crisis.

- SUPPORTING THE NONPROFIT SECTOR WITH REAL ESTATE EXPERTISE
- CREATE SUSTAINABLE SPACE FOR CHANGE AGENTS IN YOUR COMMUNITY
- EXPLORE TRIPLE BOTTOM LINE INVESTMENT OPPORTUNITIES IN GREEN BUILDINGS
- BUILD FUNDER COLLABORATIONS FOR LOCAL WORKSPACE

FIND OUT WHAT'S POSSIBLE BY WORKING WITH TIDES

# TIDES FOUNDATION TIDES CENTER TIDES SHARED SPACES

**SUPPORTING THE NONPROFIT SECTOR  
WITH REAL ESTATE EXPERTISE**



## HOW YOU CAN WORK WITH TIDES

### **REAL ESTATE DEVELOPMENT FOR REAL CHANGE LEVERAGE HANDS ON EXPERIENCE**

Complex real estate development processes and markets can be difficult and time-consuming to navigate. Tides has the experience, the knowledge, and the networks to help you successfully create nonprofit real estate assets.

### **CREATE SHARED SPACE FOR SHARED IDEAS BUILDING CONNECTIONS AND BUILDING COMMUNITY**

Green nonprofit centers not only result in shared overhead costs but also create a hub for social change organizations, where shared ideas can turn into shared action.

### **FIND THE TRIPLE BOTTOM LINE INVEST IN GREEN NONPROFIT CENTERS**

Sound financial investments that also support positive social change and advance cutting edge sustainable design create a triple bottom line for our partners. Developing, operating, and promoting green, affordable shared office space for nonprofits is not only an innovative opportunity for social minded investors but also creates more stability and much needed infrastructure for the progressive community.

### **COMMON VISION, COMMON RESOURCES BUILD LOCAL WORKSPACE FUNDER COLLABORATIONS**

By supporting nonprofit centers, you have an immediate platform to bring together local funders in your region. Together, we can increase the impact of community investments. One investment can support multiple organizations and help strengthen a community.



## TIDES IN ACTION: CASE STUDIES

### THOREAU CENTERS

- **Cutting Edge Green Design**
- **A Community of Social Change Nonprofits on Two Coasts**
- **More Than 70 Nonprofit Tenants**
- **Models of Efficient Green Operations**

### THOREAU CENTERS FOR SUSTAINABILITY CREATING QUALITY NONPROFIT WORKSPACE

In 1996, the conversion of a military base to the Presidio National Park provided the perfect opportunity for Tides to create not just a new home for itself but also a vibrant space for the sustainability movement. By leading a green renovation of historic Letterman Hospital, Tides opened up 150,000 square feet of quality office space to more than 60 organizations.

This first Thoreau Center for Sustainability has been a model of green building operations and community programming. Over its twelve-year history, the Thoreau Center for Sustainability San Francisco has saved its tenant organizations over \$13 million in rent and provided a stable home in a rapidly fluctuating real estate market.

In October of 2007, Thoreau Center New York opened its doors. Located in Lower Manhattan directly across the street from the New York Stock Exchange, the LEED-certified building features Class A energy-efficient green design. It is also home to more than ten nonprofit organizations promoting educational access, environmental stewardship, and social justice.

### NONPROFITCENTERS NETWORK

- **Over 150 Members Across the U.S. and Canada**
- **Connecting Foundations and Nonprofits with Real Estate Experts**
- **Sharing Best Practices for Creating Environmentally Conscious Facilities**

### THE NONPROFITCENTERS NETWORK BUILDING A LEARNING COMMUNITY

As news of the Thoreau Center's success spread, organizations and individuals turned to Tides and a handful of other nonprofit centers nationwide to learn how they could replicate these models of collaboration and efficiency.

In 2001, Tides presented the first Collaborating for Success Conference to share the tools, experiences and contacts gathered during the creation of the Thoreau Center. Two conferences later, the demand for ongoing education continued. The result is The NonprofitCenters Network, a community of nonprofit center leaders, foundations, and professionals from the financial, real estate, and public sectors dedicated to sharing their knowledge and networks with emerging projects and each other. With over 150 members, the Network—a program of Tides Shared Spaces—continues to grow, offering training, technical assistance, consulting, educational resources, and connections to ensure that communities have the tools they need to build and operate complex real estate projects.



## **ALLIANCE CENTER**

### **LEVERAGING TIDES' EXPERTISE**

Founders of the Alliance for Sustainable Colorado came to Tides to help them realize their dream of a mission-driven center advancing sustainability through collaboration. Alliance members participated in seminars offered through The NonprofitCenters Network, but they also wanted one-on-one advice and guidance. Tides partnered with the Alliance to provide ongoing strategic consultation throughout the design and development phases of their project.

From green building design to tenant relations, Tides brought together its lessons learned and knowledge of centers around the country to help the Alliance make informed decisions that saved them time and money. The double LEED-certified Alliance Center now houses 27 nonprofit organizations and four virtual tenants that champion a range of environmental, health, media, social justice, and civic engagement projects. From this hub, located less than two miles from the Denver State Capitol, the Alliance is building a statewide sustainability movement fostering collaboration among nonprofits, businesses, academia, and government.

## **GREENSPACE**

### **PROMOTING INNOVATIVE FUNDING STRATEGIES**

When real estate professionals and philanthropists Diego Recalde and Marjorie Torres attended the 2003 Collaborating for Success Conference, they never dreamed it would lead them to start a \$200 million real estate investment pool. The conference led to a partnership with Tides to help create a new office and nonprofit center in New York City.

Their successful collaboration with Tides in developing Thoreau Center for Sustainability New York has prompted them to start GreenSpace, a private real estate development and fund management firm with significant nonprofit ownership. Their vision is a fund that can provide financial, environmental, and social benefit returns to investors while helping to create green nonprofit facilities nationwide. This innovative funding strategy will bring a new source of financing to these capital-intensive projects.

## **SHARING KNOWLEDGE TO CREATE NEW WORKSPACE**

- **Money-saving Development and Finance Expertise**
- **Customized options That Can Work for Your Community**
- **Supportive Sounding Board for Complex Real Estate Decisions**

## **SOCIAL MINDED INVESTMENTS**

- **Leveraging New Resources for Social Benefit**
- **Support for Innovative "Fourth Sector" Projects**
- **Opportunities for Triple Bottom-line Investment Returns**
- **A Philanthropic Institution That Understands Entrepreneurs**



## HELPING YOU MAKE THE MOST OF YOUR MONEY, YOUR IDEAS, AND YOUR IDEALS.

Today, Tides provides fiscal sponsorship for over 200 groups across the country. We are spearheading the movement for green nonprofit centers, and we have granted more than \$550 million to progressive nonprofits since 2000 alone.

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**IF YOU ARE A PHILANTHROPIST,** Tides offers donor advised grantmaking, philanthropic advice, international grantmaking, collective giving options, scholarship programs, and other opportunities to improve the lives of people around the globe.

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**IF YOU ARE A SOCIAL ENTREPRENEUR OR NONPROFIT LEADER,** Tides allows you to focus on your vision by providing fiscal sponsorship, including financial, payroll and human resource services—effectively outsourcing your back-office operations.

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**IF YOU ARE AN ESTABLISHED FOUNDATION,** Tides partners with you to create, manage or expand effective and efficient grants programs. We operate international funding collaboratives, and provide program support, contracts management, and real estate consulting. Our experience and expertise give you a one-stop shop from administration to program.

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**IF YOU ARE A SOCIAL MINDED INVESTOR,** Tides is creating new opportunities such as real estate investments that also provide green, sustainable space for nonprofits—with a focus on strong financial and social returns.

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Tides connects philanthropists and activists, foundations and entrepreneurs, ideas and action. Committed to our values and committed to professional service, our goal is to bring together people, resources, and innovation for positive social change.

**Together, let's find out what's possible.**

[www.tides.org](http://www.tides.org)  
[www.tidesfoundation.org](http://www.tidesfoundation.org)  
[www.tidescenter.org](http://www.tidescenter.org)  
[www.tidessharedspaces.org](http://www.tidessharedspaces.org)

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TIDESFOUNDATION TIDESCENTER TIDESHAREDSPACES



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