

Seattle Office of Civil Rights and Human Services Department Central Building Lease

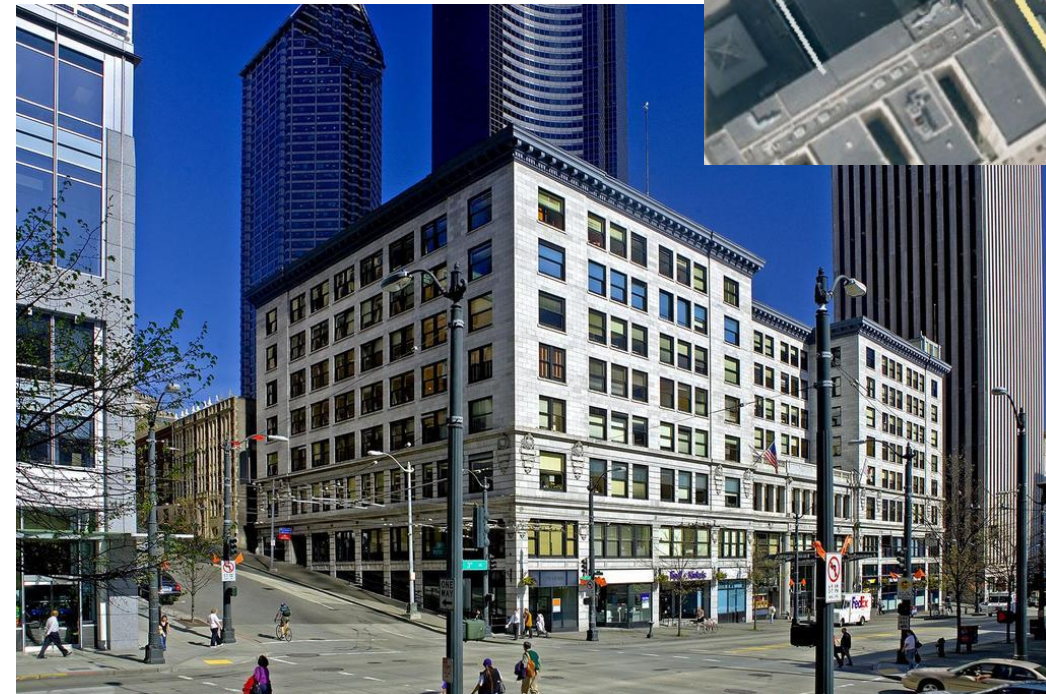
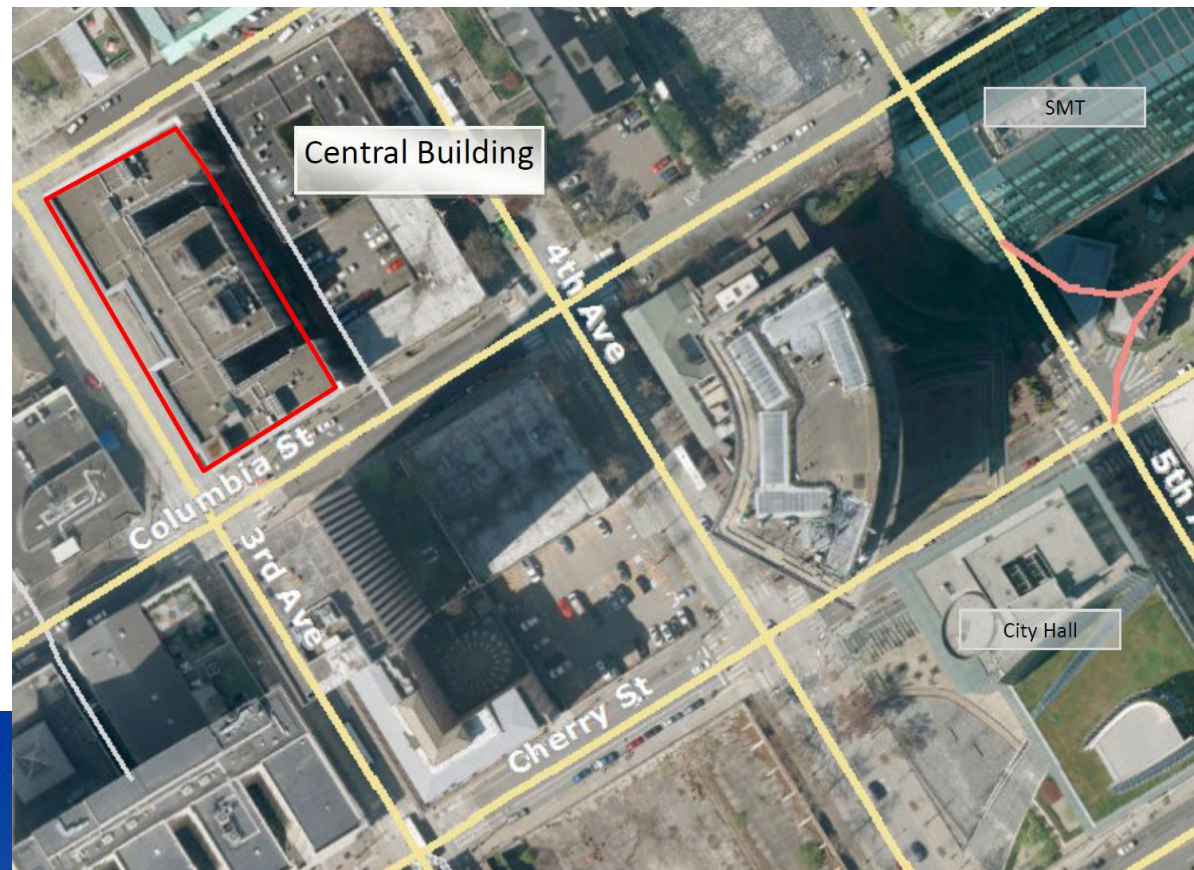
Finance and Administrative Services



August 12, 2015

Central Building

- 810 3rd Avenue
- Excellent access to transit
- Between Columbia and Marion
- 4th Floor – HSD & MOSC
- 7th Floor – SOCR



Both HSD and SOCR moved into the Central Building in 2005.

Human Services Department

- Give up leased space on floor 3, keep leased space on floor 4
- Existing leased space 28,523 square feet
- Proposed leased space 21,430 square feet
- Mayor's Office for Senior Citizens relocating to floor 4
- Interagency School, Seattle Youth Employment Program, and various other Youth Services administered by HSD

Seattle Office For Civil Rights

- Continue to Occupy Floor 7
- Existing leased space 9,458 square feet
- Proposed leased space 11,203 square feet
- Increase space need is due to expanded scope of Office of Labor Standards
- SOCR enforces local and federal civil rights laws, home of the City's Office of Labor Standards, leads City's Race and Social Justice Initiative, and various other social initiatives and commissions

Lease Terms

- **Floor 4 and 7:** approximately 32,633 rentable square feet
- **Term:** 10 years, plus two 5-year options to extend
- **Rental Rate:**
 - \$28.00 per square foot per year,
 - \$1.00 per square foot annual increases
- **Tenant Improvement Allowance:**
 - Tenant provided \$30.00 per square foot for tenant improvement allowance
 - City will be able to manage improvements to the space with the allotted allowance.

SMC 3.127.020.C.1

- Proposed leased area exceeds FAS authority to lease up to 5,000 s.f. of office space; and exceeds FAS' authority for length of lease.