



Magnuson Park Leasing Opportunities



**Oiselle Running, Inc.
Building 11 – Magnuson Park**



Oiselle Running Inc.

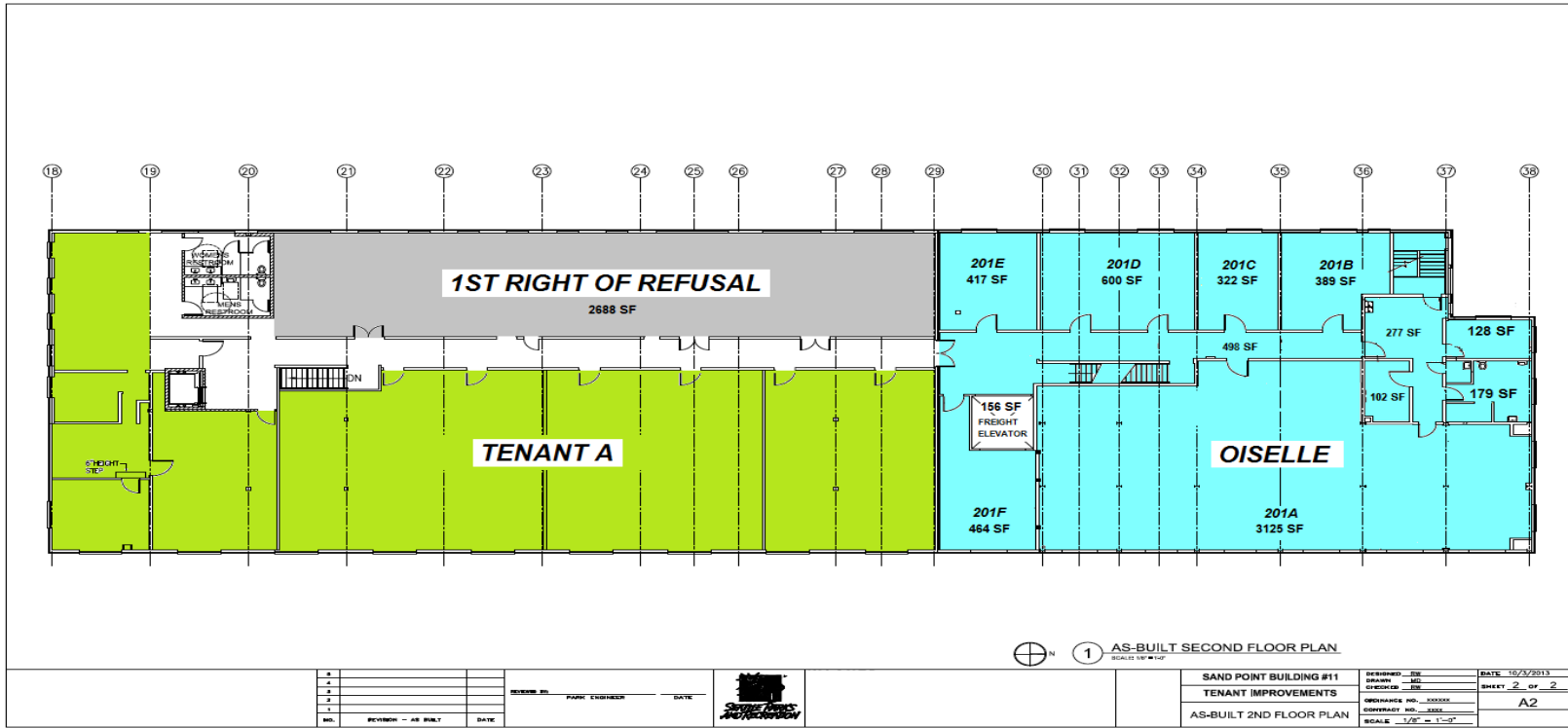
Who are they?

- In business since 2006, Oiselle Running Inc. is a locally owned women's running apparel wholesalers and retail company.
- They are an emerging national women's athletic apparel brand sold in more than 150 running and athletic specialty stores across the country.
- They have recently opened their flagship store at the University Village shopping complex, located in northeast Seattle.

Founder/CEO - Sally Bergesen

President - Atsuko Tamura

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Building 11 – Second Floor



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Lease Terms

- **Lease Term** – Five year initial term and up to two successive individual extended terms of five years each.
- **Rental Rate Per Square Foot** – \$27.00 with an annual increase of \$1.00 per sq. ft. per year.
- **Square Footage** – 5,300 sq. ft. with 430 sq. ft. of shared space (Conference Room)
- **Tenant Improvement Allowance** – \$158,200 (\$25.00 sq. ft.)
- **First right of refusal** --- on approximately 3,049 sq. ft. of additional space



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Lease Terms

- **Utilities** – The city will furnish electricity, water, sewer, and garbage / recycling collection. The City is responsible for the exterior of the building and major building maintenance.
- **Other** – Oiselle will be responsible for cost of telecommunications and for all minor maintenance and custodial work within Premises.