



SEATTLE PARKS
AND RECREATION

Magnuson Park Leasing Opportunities



**Boyer Children's Clinic
Building 11 – Magnuson Park**



Magnuson Park Leasing Opportunities



Boyer Children's Clinic

Who are they?

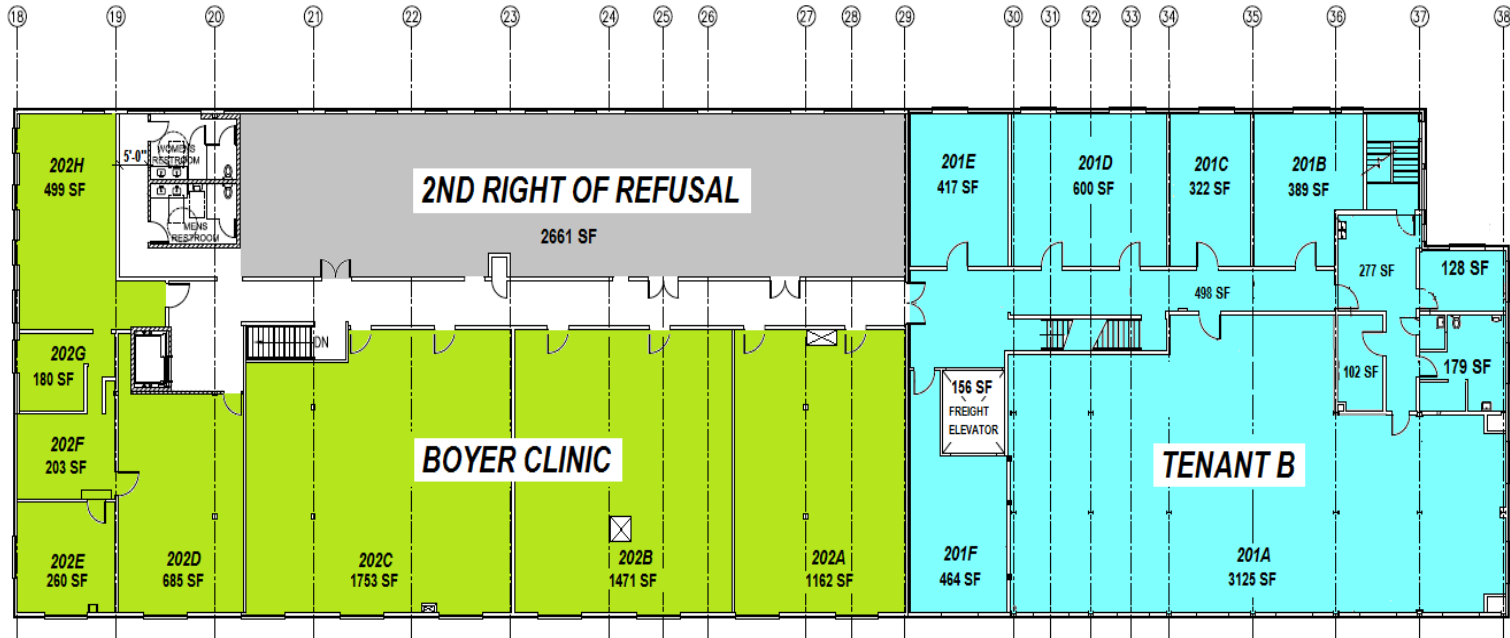
- Boyer Children's Clinic is a non profit organization specializing in improving the lives of children with neuromuscular disorders or other developmental delays.
- The agency was formed by a group of doctors in 1942, and purchased its current clinic building at 1850 Boyer Avenue East in 1947 with help from Kiwanis.
- Boyer will continue to operate their existing clinic, and will move administrative office functions and limited patient intake and evaluation services to Building 11 in Magnuson Park.

Michael Stewart- Executive Director

Jack Kindred - President



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Building 11 – Second Floor



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Lease Terms

- **Lease Term** – Ten year initial term and with two options to extended terms at five years each. If all options are exercised the term length is 20 years.
- **Rental Rate Per Square Foot** – \$26.50 with an annual increase of \$1.00 per sq. ft. per year.
- **Square Footage** – 6,213 sq. ft.
- **Tenant Improvement Allowance** – \$497,040 (\$80.00 sq. ft.)
- **Second right of refusal** --- on approximately 2,661 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, major building maintenance and custodial services within common spaces.
- **Other** – Boyer Children’s Clinic will be responsible for cost of telecommunications and for all minor maintenance and custodial work within Premises.