

DPR Seacrest Marination Amendment Fiscal Note Attachment A: 2014 Comparative Rental Information

Summary Att A - 2014 Comparative Rental Information
V1a

Retail Rental Comparables from Parks Staff Research					
Neighborhood/Address	Type of Space	Sq. Footage	Cost per Sq. Ft./Yr	NNN* Amt	Sq Ft & NNN
Ballard/ 2019C NW Market Street, Seattle, WA	Retail	2,018	\$32.00/SF	\$10.75/SF	42.75/SF
Belltown/ 2221 Fifth Ave, Seattle, WA 98121	Full Service Gross	5,400	\$20.00/SF as is	??	20.00/SF
W. Seattle/ 2758 Alki Ave. SW, Seattle, WA 98116	Retail	2,200 - 3,313	\$32.00/SF	\$4.20/SF	36.20/SF
Fremont/ 4459 Fremont Ave N., Suite 2, Seattle, WA 98103	Office/Retail	653	\$1,200.00/mo or \$22.00/SF	\$240.00/mo	24.00/SF
No Seattle/ 805 NE 655h St, Suite E, Seattle, WA 98115	Retail	1,210	\$38.00/SF	NNN Unk. Amt	38.00/SF
No Seattle/ 7500-1/2 35th Ave NE, Seattle, WA 98115	Office	611	\$27.50/SF	NNN Unk. Amt	27.50/SF
Greenwood/ 8415-8421 Greenwood Ave N, Seattle, WA 98103	Office/Retail	574	\$31.36/SF	NNN Unk. Amt	31.36/SF
Downtown Seattle/ 2021 5th Avenue, Seattle, WA 98121	Retail	3240 or 1,764	\$24.00/SF	NNN Unk. Amt	24.00/SF
Downtown Seattle/ 4400 Rainier Ave S, Seattle, WA 98118	Retail	1,498	\$27.00/SF	NNN Unk. Amt	27.00/SF
	Average SF Charge before NNN:		\$28.21	After NNN:	30.04 **

*NNN=triple net

**** Not Accurate as the Triple Net (NNN) is unknown and/or negotiable on some lines.**

NNN: In a commercial real estate, a net lease requires the tenant to pay, in addition to rent, some or all of the property expenses that normally would be paid by the property owner (known as the "landlord" or "lessor"). These include expenses such as real estate taxes, insurance, maintenance, repairs, utilities, and other items.

Seacrest Boathouse Sq. FT: 2,238 sq ft

Seacrest Boathouse base Sq. FT payment per annum: 32 sq ft