

DPR Seacrest Marination Amendment Fiscal Note Attachment B: 2016 Comparative Rental Information

Summary Att B - 2016 Comparative Rental Information
V1a

Retail Rental Comps				
Neighborhood/Address	Type of Space	Sq. Footage	Cost per Sq. Ft.	Sq Ft with \$5.00 Sq Ft NNN
First Hill / 1000 Madison St. Seattle, WA 98104	Retail (Landlord will accept a non-cometing food user)	1,489	\$26.00	31
Capitol Hill / 1201 10th Ave. Seattle, WA 98122	Retail	1,509	\$27.50	32.5
Pioneer Sq / 536 1st Ave. S. Seattle, WA 98104	Street Retail	1600 - 2332	\$18.00	23
Lower QA / 1110 Elliott Ave. W., Seattle, WA 981158	Office/Retail	2000 - 9366	\$27.00	32
Univeristy Distr. / 4701 Brooklyn Ave. N., Seattle, WA 98105	Retail	1000 - 2000	\$24.00	29
Fremont / 3601 Greenwood Ave. N. Seattle, WA 98103	Retail	1410 - 2285	\$28.00	33
Fairview / 400 Fairview Ave. N., Seattle, WA 98109	Retail	194 - 3991	\$35.00	40
Pioneer Sq / 401 2nd Ave. S., Seattle, WA 98104	Office/Retai	1685 - 10000	\$32.00	37
ID / 1043 S. Jackson St., Seattle, WA 98104	Retail	1205-1245	\$27.00	32
Average SF Charge before NNN:			\$27.17	\$32.17

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