

Seattle's Office of Labor Standards Central Building Lease

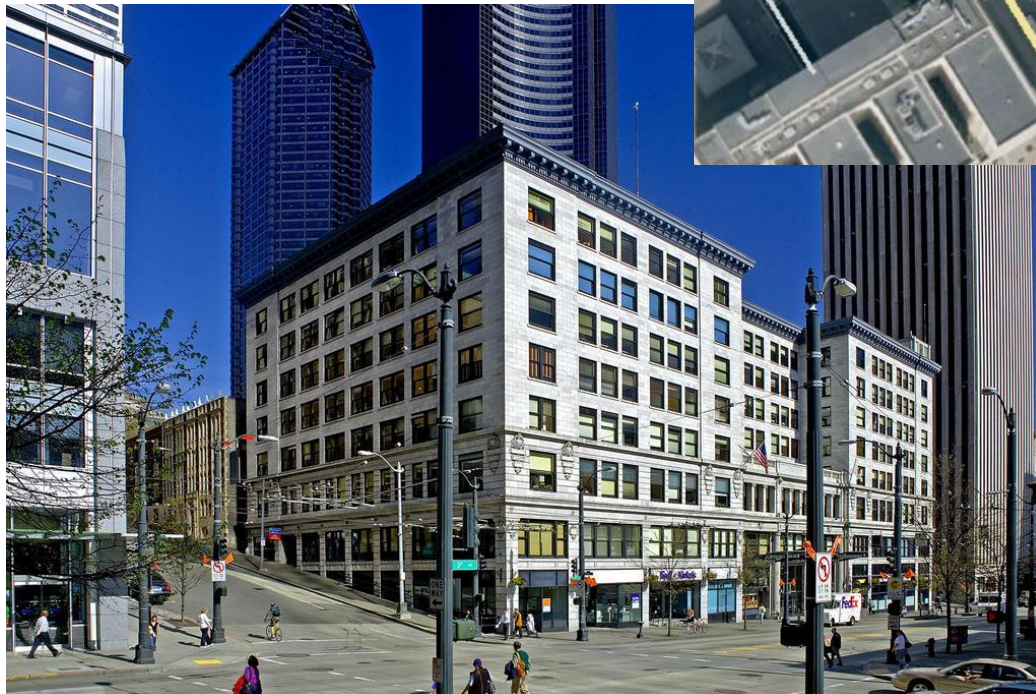
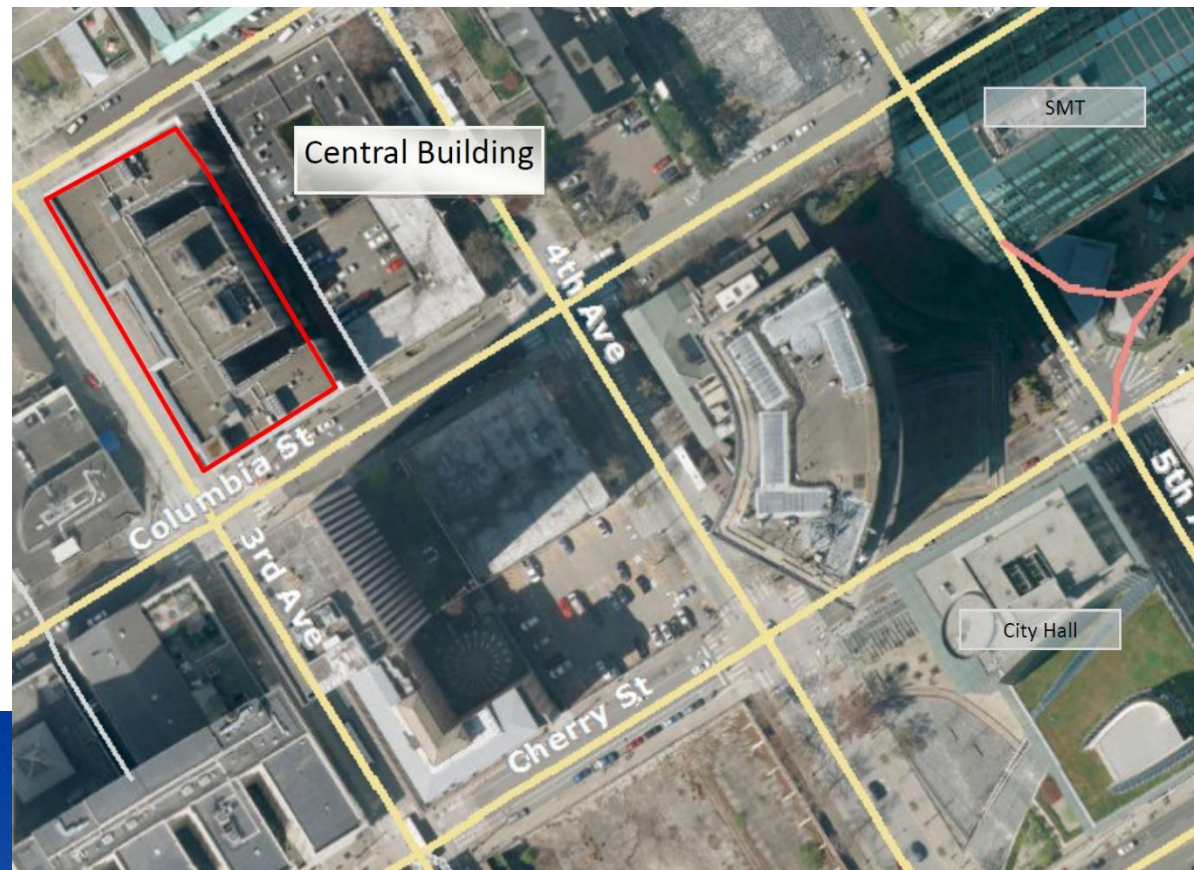
Finance and Administrative Services



January 4, 2017

Central Building

- 810 3rd Avenue
- Excellent access to transit
- Between Columbia and Marion
- 3rd Floor



Human Services Department & Office of Civil Rights
Floors 4 and 7

Lease Terms

- **Floor 3:** approximately 5,534 rentable square feet.
- **Term:** Co-terminus with existing lease (8.5 years with 2– 5 year renewals)
- **Rental Rate:**
 - \$33.94 per square foot per year,
 - \$1.00 per square foot annual increases.
- **Tenant Improvement Allowance:**
 - Tenant provided \$30.00 per square foot for tenant improvements.

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.