

Basic Lease Terms  
Fort Lawton Army Reserve Center

Landlord:	United States, through the Secretary of the U.S. Army
Premises:	Fort Lawton Army Reserve Center, 4585 West Texas Way, Seattle, WA., approximately 103,649 sq. ft. of office space (two buildings); and 22,700 sq. ft. of storage/maintenance facility space (four buildings). Total land area of approximately 1.2 million sq. ft. (33.95 acres).
City Potential Uses:	Administration / Training / Storage / Maintenance Space.
Commencement:	January 1, 2017 (per terms of lease)
Terminates:	December 31, 2021
Earlier Termination Provisions:	Lease can be terminated due to: <ul style="list-style-type: none"><li>• Declared National Emergency; or</li><li>• City failure to meet specified conditions leading toward adoption of updated Fort Lawton Redevelopment Plan:<ol style="list-style-type: none"><li>a. Issuance of Final EIS by March 31, 2018;</li><li>b. City Council approval of updated Redevelopment Plan by January 1, 2020;</li></ol>or</li><li>• City default on other terms/conditions outlined in lease.</li></ul>
Term:	Five (5) year term.
Rental Rate:	No payment of rental fee. City is responsible for “caretaker costs” associated with drainage fees, utilities, security and maintenance.
Caretaker Costs (Est.):	\$125,000 per year.
Tenant Imp.:	N/A – Premises leased in “as-is” condition.
Other Conditions:	U.S. Army has weatherized the two office buildings and boarded up the first-floor windows/doors to prevent further damage of the interior. Occupancy of office buildings will require additional clean up and testing of building systems to ensure operation (facilities formally decommissioned in 2012).