

Seattle Parks and Recreation Office Space Lease

Finance and Neighborhoods Committee

March 22, 2019

Seattle Parks and Recreation



City of Seattle

Background on SPR Office Needs

- Seattle Parks and Recreation's (SPR's) existing lease in RDA Building (in Chinatown/International District) expires in November 2019
- Relocation needed for approx. 113 staff, plus additional staff currently in temporary space
- Need fleet parking and good transit options
- Opportunity to locate staff closer to SPR HQ at 100 Dexter, while still being close to downtown City offices
- New space plan developed with staff involvement to maximize workflow



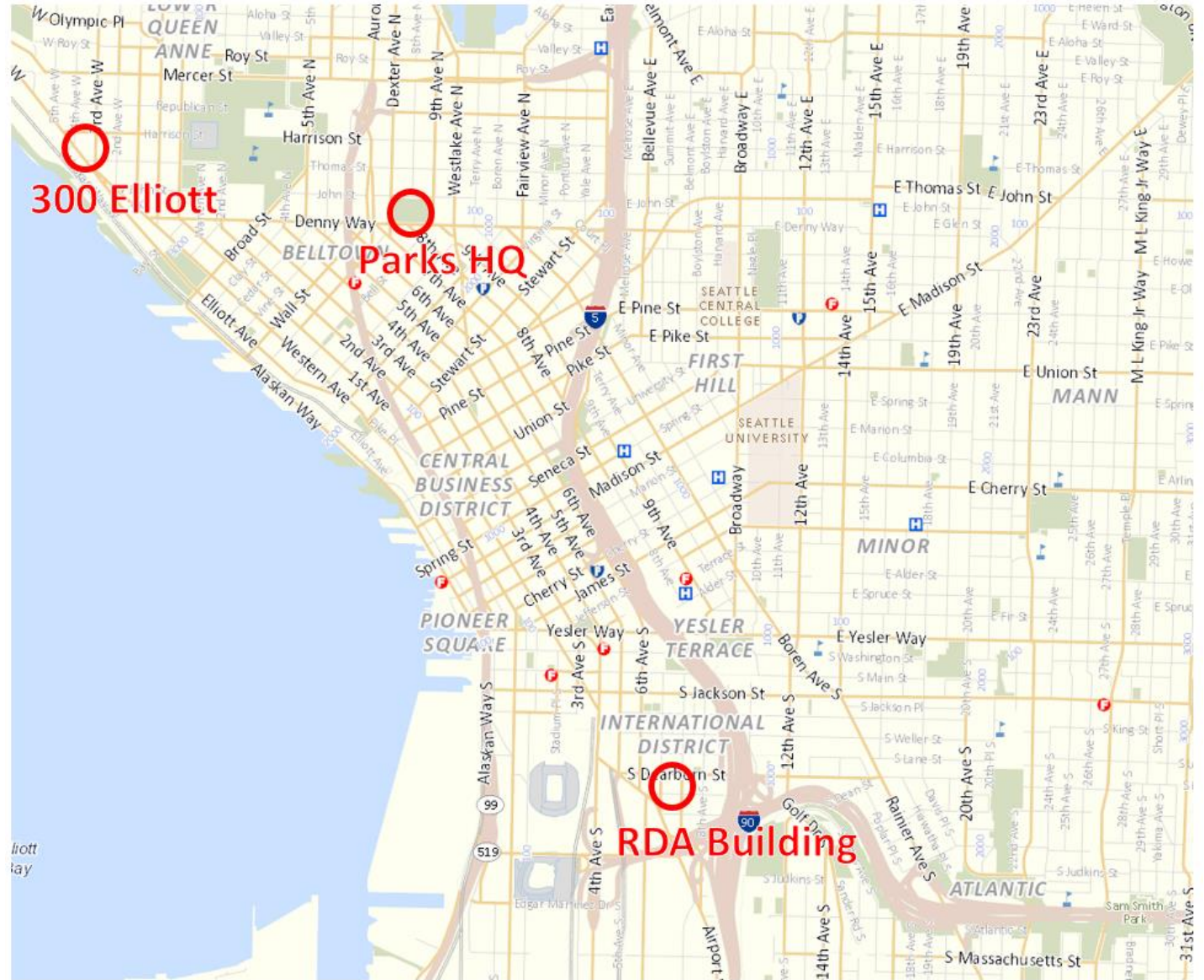
Site Search

- Working with Dept. of Finance and Administrative Services (FAS) Real Estate, SPR explored multiple properties
- Proposed lease is best alternative

Building Name	Address	Rental Rate	Outcome
City-Owned Buildings	Multiple	N/A	Insufficient City-owned office space available
Elliott Bay Office Park (Subject)	300 Elliott Ave. W	\$33/sf	Best option. Seeking Council approval for negotiated lease.
6 th & Wall	521 Wall St.	\$33/sf	Very promising building and good location close to SPR HQ. Space became unavailable.
6 th & Battery	2326 6 th Ave.	\$38/sf	Very promising building and good location close to SPR HQ. Space became unavailable.
Darigold Building	1130 Rainier Ave. S	\$32/sf	Location and available space not workable for DPR business needs.
830 4 th Ave. S	830 4 th Ave. S	\$37/sf	Very promising building but lessor decided to re-lease part of the space to an existing tenant.



Location of New Site: 300 Elliott Ave.



Proposed Lease - Key Terms

- 28,000 sf, increasing to 32,000 sf by year 5
- All SPR office needs accommodated
- Additional optional space available if needed
- Parking space available for fleet vehicles
- Market rental rate (\$33/sf)
- 15-year term with two 5-year renewal options
- Shared building conference space for public meetings
- Secure bike storage
- Close to public transit
- Tenant improvements paid by landlord



Questions?

