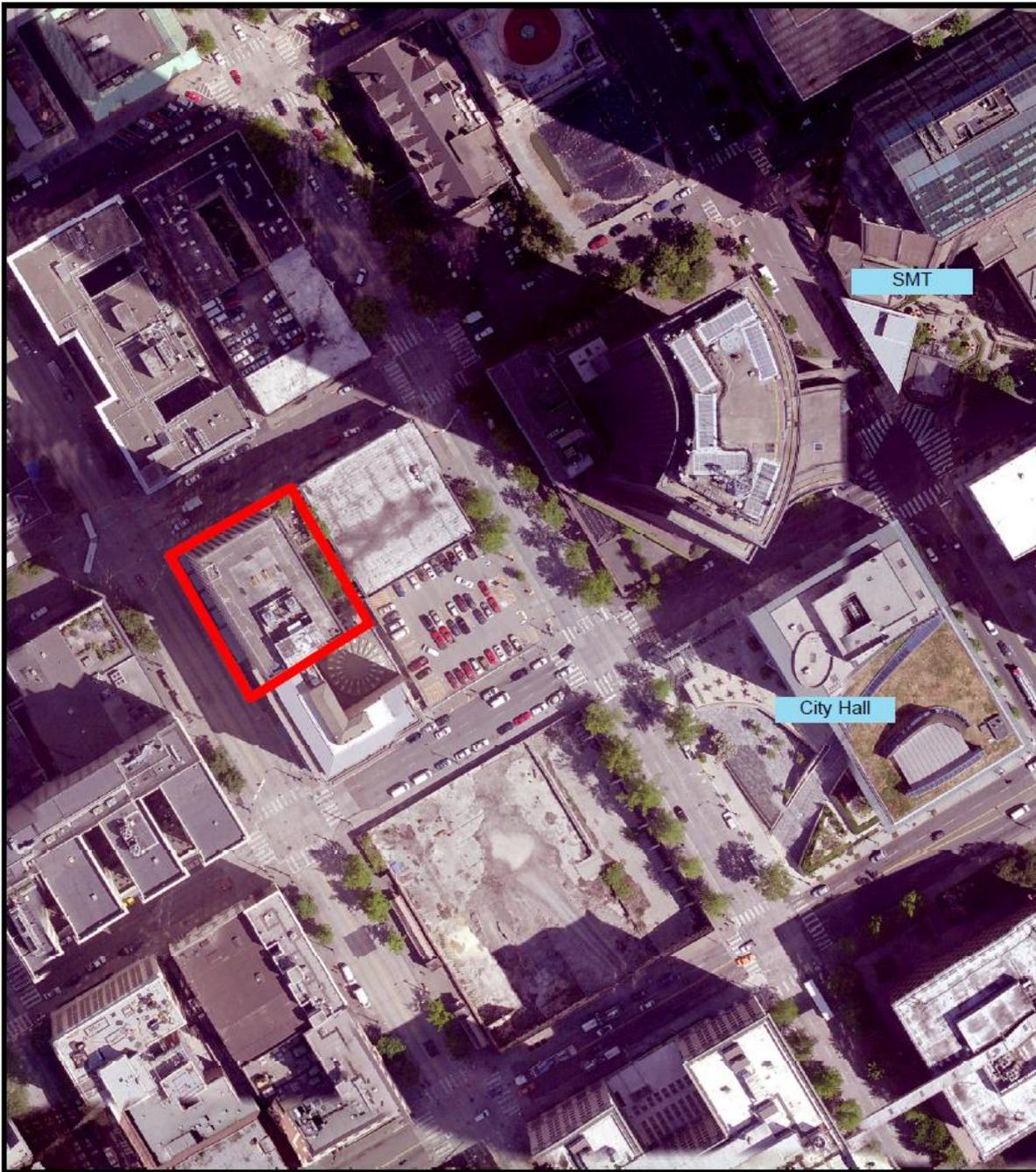


OPA Office Lease Pacific Building

Finance and
Administrative Services



June 5, 2014



Pacific Building 720 3rd Ave

- Located near City Hall, SMT and Justice Center
- Other City Services in building include the Seattle City Employees Retirement System

Office of Police Accountability

Existing

- Currently occupying space on the 16th floor of SMT and the 7th floor of the Justice Center;
- Existing space is insufficient for current operations.

Proposed

- Entire 18th floor of the Pacific Building;
- New space will include small conference room, interview rooms and team collaboration space;
- Will provide for modest future growth;
- No space available in City owned buildings.

Lease Terms

- **Floor 18:** approximately 8,226 rentable square feet.
- **Term:** 10 years, plus two 5-year options to extend.
- **Rental Rate:**
 - \$29.50 per square foot per year;
 - \$0.75 per square foot annual increases.
- **Free Rent:**
 - Initial 7 months;
 - 2,500 square feet of space provided free to the City for first year.
- **Tenant Improvement Allowance:**
 - Landlord provided \$35.00 per square foot;
 - City will provide an additional \$35.00 per square foot for increased security and IT infrastructure.

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.