

LeaseMatrix
Headquarters
City Centre
TENANT COUNTER
 1420 5th Avenue
 Seattle, WA 98101



| | | | |
|---|---|---|--|
| Rentable Area 105,000 SF | Useable Area 91,305 SF | Load Factor 15% | Lease Term 84 months |
| Commencement Date 06/13/2013 | Expiration Date 06/12/2020 | TI Allowance \$50.00 per RSF | Landlord Bentall Kennedy |
| Building Class Class A | Floor / Suite Floors 14-18 | Parking ratio 2 per 1,000 | Security Deposit \$100,000 |
| Lease Structure Full Service | Renewal options Two (2) Five (5) Year Options | Expansion rights ROFO on Suite 1130 | Total Deal Cost \$23,913,790 |
| NPV of Total Cost @ 8.0% \$18,323,793 | | | |

| Key Lease Metrics | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--------------------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|
| Period Ending | Average | 06/2014 | 06/2015 | 06/2016 | 06/2017 | 06/2018 | 06/2019 | 06/2020 |
| Months in Period | | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| Base Rent per RSF | 23.66 | 21.08 | 21.54 | 22.00 | 24.50 | 25.00 | 25.50 | 26.00 |
| Expenses per RSF | 8.47 | 7.00 | 7.47 | 7.94 | 8.44 | 8.95 | 9.47 | 10.01 |
| Total Cost per RSF | 31.99 | 28.08 | 29.01 | 29.94 | 32.94 | 33.95 | 34.97 | 35.06 |
| Average Monthly Cost | 279,926 | 245,729 | 253,808 | 262,010 | 288,201 | 297,022 | 305,977 | 306,735 |
| Per Annum Total | 3,359,113 | 2,948,750 | 3,045,700 | 3,144,116 | 3,458,414 | 3,564,267 | 3,671,721 | 3,680,823 |
| Cumulative Total | | 2,948,750 | 5,994,450 | 9,138,566 | 12,596,980 | 16,161,247 | 19,832,968 | 23,513,790 |

