

# LeaseMatrix Headquarters

<b>Wells Fargo Center</b> 999 3rd Avenue Seattle, Washington 98104	
<b>Landlord proposal</b>	
Rentable area	100,000 SF
Lease term	60 months
Commencement	05/15/2013
Avg cost / rsf	\$24.35
Effective rent	\$14.35
NPV / year / rsf	\$20.50
Avg cost / month	\$202,926
Avg cost / year	\$2,435,117
Total deal cost	\$12,375,583
NPV @ 8.0%	\$10,249,268

<b>505 Union Station</b> 505 5th Ave S Seattle, Washington 98104	
<b>Landlord proposal</b>	
Rentable area	100,000 SF
Lease term	72 months
Commencement	04/29/2013
Avg cost / rsf	\$24.36
Effective rent	\$18.70
NPV / year / rsf	\$19.12
Avg cost / month	\$203,034
Avg cost / year	\$2,436,402
Total deal cost	\$14,768,415
NPV @ 8.0%	\$11,469,156

<b>Columbia Center</b> 701 5th Ave Seattle, Washington 98104	
<b>Landlord counter</b>	
Rentable area	100,000 SF
Lease term	84 months
Commencement	03/19/2013
Avg cost / rsf	\$30.01
Effective rent	\$23.01
NPV / year / rsf	\$22.70
Avg cost / month	\$250,113
Avg cost / year	\$3,001,361
Total deal cost	\$21,159,526
NPV @ 8.0%	\$15,888,601

<b>City Centre</b> 1420 5th Avenue Seattle, WA 98101	
<b>Tenant counter</b>	
Rentable area	105,000 SF
Lease term	84 months
Commencement	06/13/2013
Avg cost / rsf	\$31.99
Effective rent	\$24.98
NPV / year / rsf	\$24.93
Avg cost / month	\$279,926
Avg cost / year	\$3,359,113
Total deal cost	\$23,913,790
NPV @ 8.0%	\$18,323,793

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