




LeaseMatrix Headquarters

Wells Fargo Center 999 3rd Avenue Seattle, Washington 98104	
	
Landlord proposal	
Rentable area	100,000 SF
Lease term	60 months
Commencement	05/15/2013
Avg cost / rsf	\$24.55
Effective rent	\$14.55
NPV / year / rsf	\$20.50
Avg cost / month	\$204,593
Avg cost / year	\$2,455,117
Total deal cost	\$12,475,583
NPV @ 8.0%	\$10,249,268

505 Union Station 505 5th Ave S Seattle, Washington 98104	
	
Landlord proposal	
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

Columbia Center 701 5th Ave Seattle, Washington 98104	
	
Landlord counter	
Rentable area	100,000 SF
Lease term	84 months
Commencement	03/19/2013
Avg cost / rsf	\$30.09
Effective rent	\$23.09
NPV / year / rsf	\$22.70
Avg cost / month	\$250,709
Avg cost / year	\$3,008,504
Total deal cost	\$21,209,526
NPV @ 8.0%	\$15,888,601

City Centre 1420 5th Avenue Seattle, WA 98101	
	
Tenant counter	
Rentable area	105,000 SF
Lease term	84 months
Commencement	06/13/2013
Avg cost / rsf	\$32.13
Effective rent	\$25.12
NPV / year / rsf	\$24.93
Avg cost / month	\$281,117
Avg cost / year	\$3,373,399
Total deal cost	\$24,013,790
NPV @ 8.0%	\$18,323,793

