

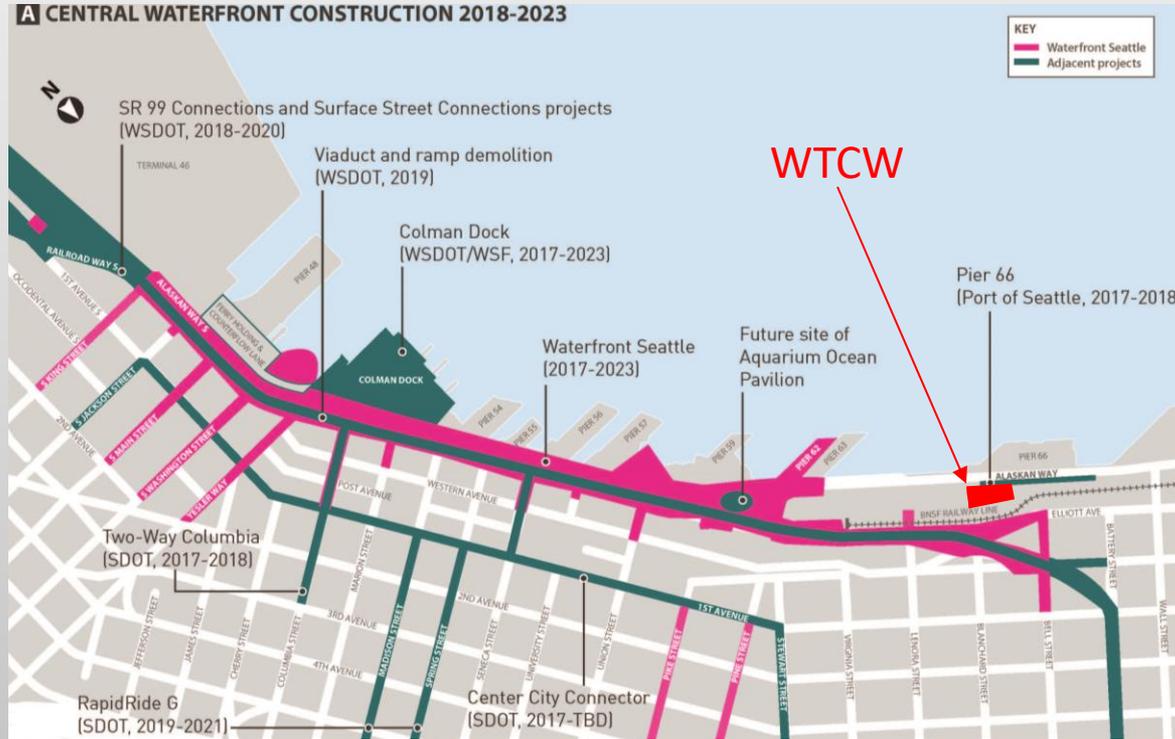
Item No.	6d_supp
Date of Meeting	May 14, 2019

Opus Office Expansion

at World Trade Center
West



WTCW Location Map



Base map is the Seattle Waterfront Construction map

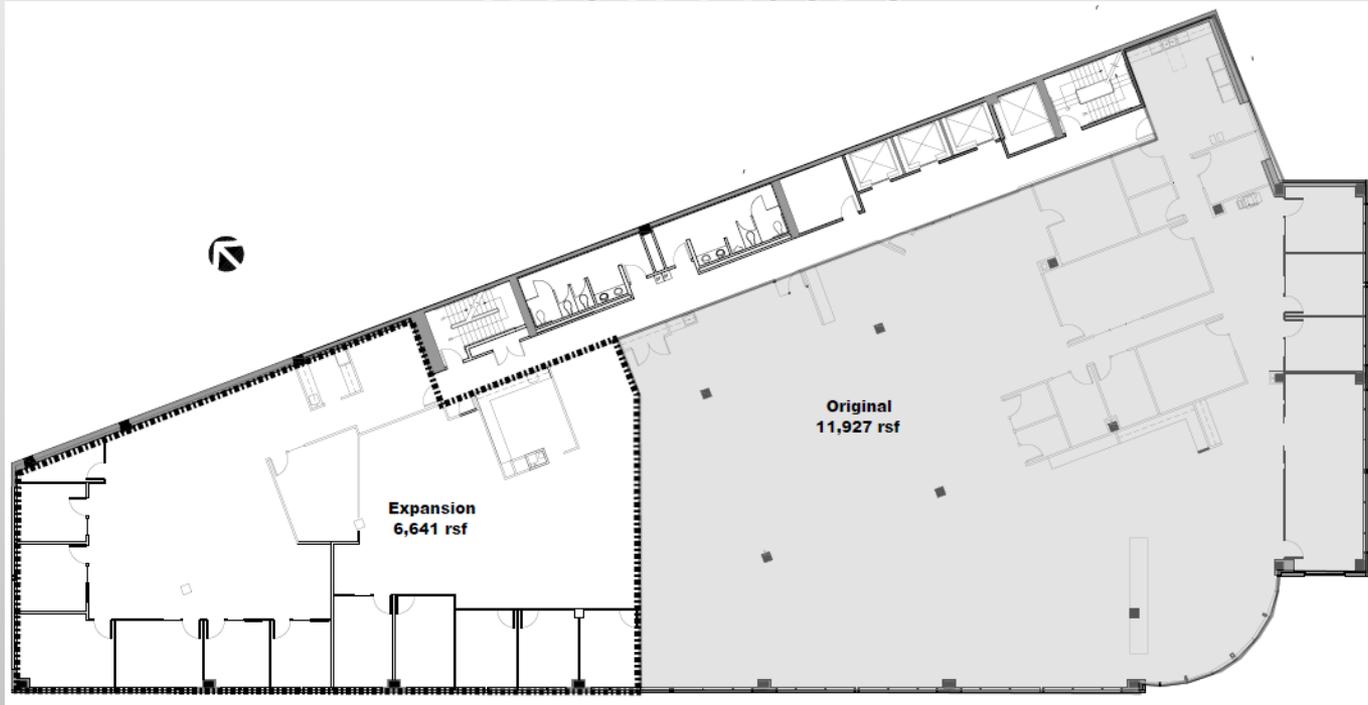
WTCW Building



2200 Alaskan Way, across the street from the Pier 66 complex

Opus Floorplan

WTCW Floor 3



Opus expansion request

First Amendment

Key Terms

		<u>First Amendment</u>
Premises sf		18,568
Original sf	11,927	
Expansion sf	6,641	
Term		76 months
Original	60 months	
Extension	16 months	
Effective date		September 1, 2019
Base Rent Blended Rate (\$/sf/yr)		\$17.96
Original	\$16.82	
Expansion	\$20.00	
Escalation (\$/sf/yr)		\$1.00
Abatement		2 months
Tenant Improvement Allowance		\$66,410
Broker Fees		\$62,168
Inside	\$14,167	
Outside	\$48,001	
Security Deposit (avg 3 months' rent)		\$148,329
Original	\$60,710	
Additional	\$87,619	

Opus Office Expansion at WTCW