

Item No. 8e supp

Meeting Date: February 24, 2026

STOC ALPA Lease Amendment

Brad Erger

Manager, Aviation & Business
Properties Assets



Action Requested

- Request Commission authorization for the Executive Director to execute a term Lease Amendment with Air Line Pilots Association (ALPA) at SeaTac Office Center (STOC) to lease an additional 2,195 square feet of office space for a term of 99 months.

Overview

- ALPA has been a tenant at STOC since 2012. They currently lease 11,772 square feet of office space on a portion of the 3rd floor (see area highlighted in grey)
- The Port has tentatively agreed to amend its lease with ALPA to add an additional 2,195 square feet (Suite 315 - outlined in orange) into their existing premises. This amendment will apply for the remaining 99-month lease term at the current rental rate of \$23.34 per square foot per year, plus operating expenses. This lease amendment would be effective 3/1/2026.
- ALPA will be responsible for any improvements to Suite 315



Amendment Details

	Air Line Pilot's Association (ALPA)
Rent Commencement Date	March 1, 2026
Rental Rate Adjustments	Rent will increase based on the Consumer Price Index (CPI) annually each July 1st through the term of the agreement.
Permitted Use	General office use.
Security Requirement	6 months' base rent