

Item No. 8e supp  
Meeting Date: February 24, 2026

# STOC ALPA Lease Amendment

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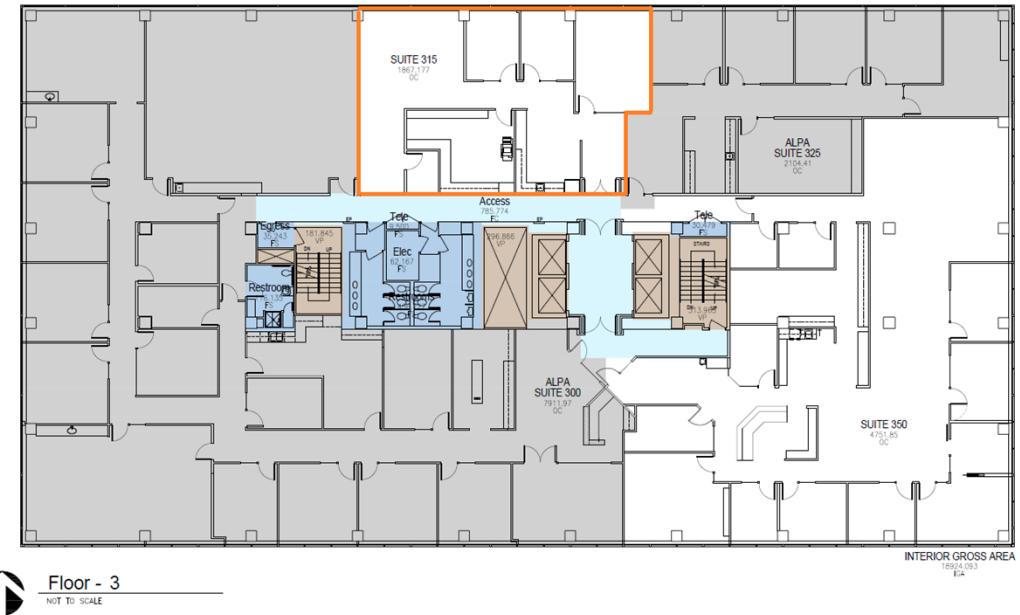


## Action Requested

- 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 3<sup>rd</sup> 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)	
<b>Rent Commencement Date</b>	March 1, 2026
<b>Rental Rate Adjustments</b>	Rent will increase based on the Consumer Price Index (CPI) annually each July 1st through the term of the agreement.
<b>Permitted Use</b>	General office use.
<b>Security Requirement</b>	6 months' base rent