

Item No.	8c supp
Date of Meeting	July 28, 2026

ALSAC Office Lease

At World Trade Center West

Approval Request

Execute the ALSAC/St Jude lease agreement at the World Trade Center West for a term of 64-months with one 60-month option.

WTCW Location Map

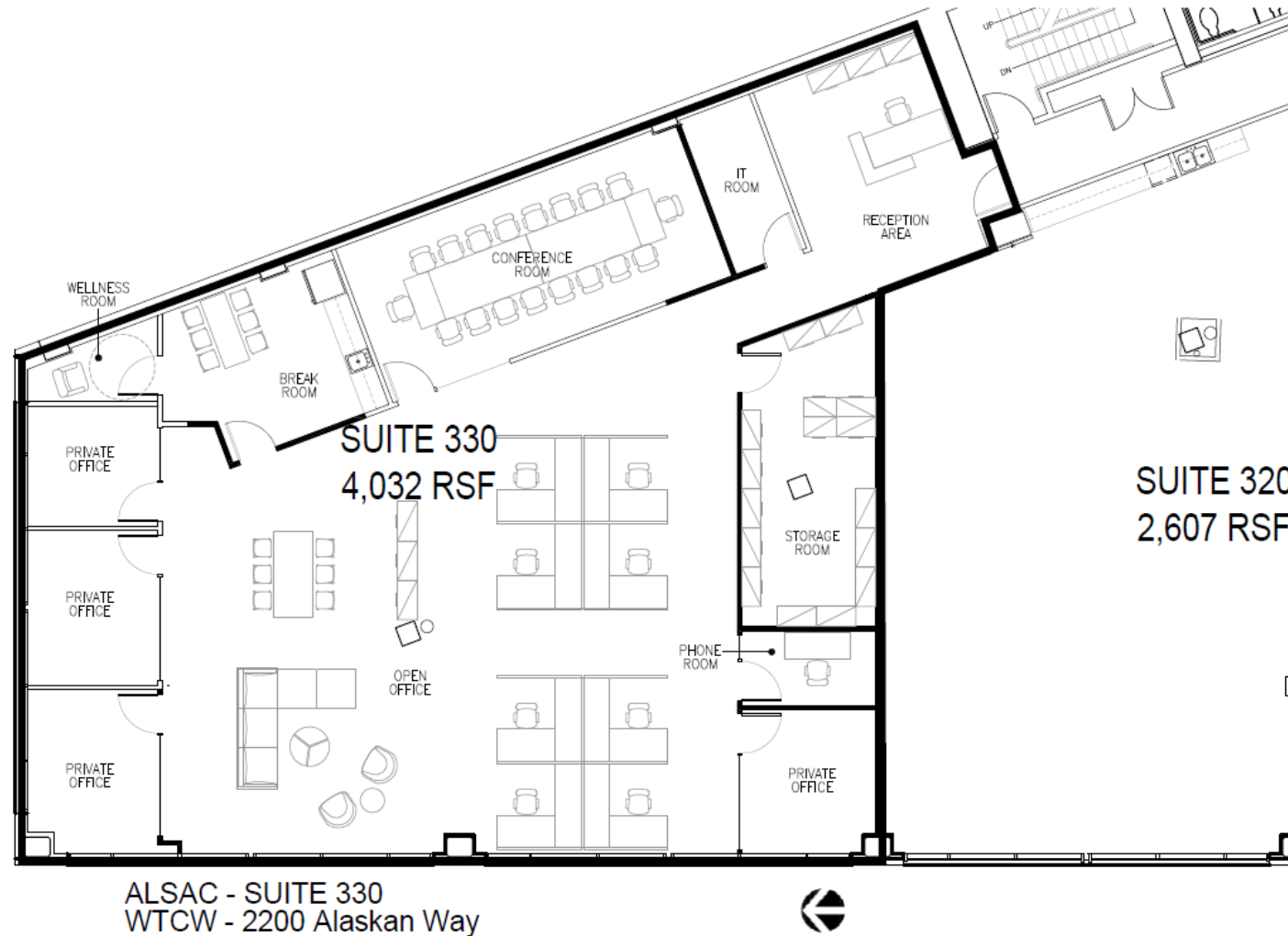


Base map is the Elliott Bay Connections map.

WTCW Building



ALSAC WTCW Premises



ALSAC Key Lease Terms

Premises	4,032 sf
Term	
Initial	64 months
One (1) Option	60 months
Effective date	Later of September 1, 2026 or construction permit date
Base Rent Rate	\$21.00/sf/yr NNN
Escalation	3.25%/yr
Abatement	6 months
Tenant Improvement Allowance	\$250,000
Broker Fees	\$22,128
Security Deposit (3 months' rent)	\$31,884