

Item No.	10a_supp
Date of Meeting	September 22, 2026

A Concourse Non-Aeronautical Lounge

Jeff Wolf, Director, Aviation Commercial Management

Khalia Moore-Parkes, Assistant Director, ADR

Scott Van Horn, Manager, Business Development, ADR



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Request

Request Commission authorization for the Executive Director or his delegates to execute the Lease and Concessions Agreement for the non-aeronautical airport lounge on A Concourse.

Brief History

- Previous Aviation lounge plans were to provide a Port-controlled premium lounge product to the traveling public.
 - As part of the Delta Lounge buildout, a secondary lounge was built to support A Concourse Shared-Use Lounge operations.
- In April 2025, Commission approved the completion of the new A Concourse Shared-Use Lounge Project for \$24,360,000.
- After additional financial review of the project, the Port determined that this space was better fit for a non-aero revenue opportunity.
 - A Shared-Use Lounge on A Concourse is currently being planned for a lounge location set to be vacated by United in 2027 with reduced Port investment.

Location Map



CHASE SAPPHIRE LOUNGE BY AIRPORT DIMENSIONS

A Concourse Non-Aeronautical Lounge



Lease Terms

- 15-year lease term
- \$500/SF per year
- 10% rent step in years 6 and 11
- Total tenant investment (Initial Capital Investment and Midterm Refurbishment): \$70M
- Rent to the Port over the 15-year lease term: \$135.6M
- No additional Port of Seattle investment
- 15-year NPV of over \$36M with a four (4)-year payback period

Lounge Amenities Offering



Luxury shower
suites



Pop-up activations with
local partners



Comfortable
lounge seating



High-speed Wi-Fi
and outlets throughout
the lounge



Digital media, including
newspapers and
magazines



Digital
food ordering



Well-designed,
all-gender restrooms



Curated menus with
locally inspired dishes



Locally inspired
beverages



Unique artwork
from emerging local artists



Nursing
room



Family
room

Baggage Claim



SAPPHIRE LOUNGE
BY THE CLUB

SAPPHIRE LOUNGE
BY THE CLUB

Base Building
Finishes

DELTA ONE LOUNGE

CRUISE SKY CLUBS



Entrance View



Main Bar View



Collector's Lounge



Main Seating View



Main Dining View

QUESTIONS?