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

Opus Office Expansion

at World Trade Center West Por of Seattle

WTCW Location Map

A CENTRAL WATERFRONT CONSTRUCTION 2018-2023 KEV Waterfront Seattle Adjacent projects 04 SR 99 Connections and Surface Street Connections projects [WSDOT, 2018-2020] Viaduct and ramp demolition WTCW TERMINAL 46 (WSDOT, 2019) Colman Dock [WSDOT/WSF, 2017-2023] Pier 66 (Port of Seattle, 2017-2018) Future site of Waterfront Seattle Aquarium Ocean [2017-2023] Pavilion COLMANDOC PIER 66 SKAN WAY *********** BNSF RAILWAY UN Two-Way Columbia (SDOT, 2017-2018) Center City Connector RapidRide G

Base map is the Seattle Waterfront Construction map

(SDOT, 2017-TBD)

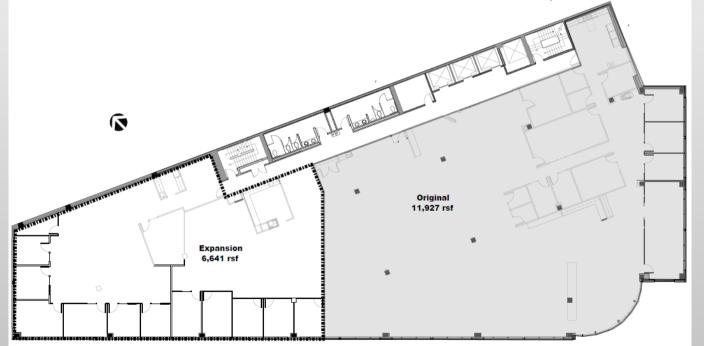
(SDOT, 2019-2021

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

		First Amendment
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 Ra	ite (\$/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		