

**LeaseMatrix**  
**Headquarters**  
**City Centre**  
**TENANT COUNTER**  
 1420 5th Avenue  
 Seattle, WA 98101



<b>Rentable Area</b> 105,000 SF	<b>Useable Area</b> 91,305 SF	<b>Load Factor</b> 15%	<b>Lease Term</b> 84 months
<b>Commencement Date</b> 06/13/2013	<b>Expiration Date</b> 06/12/2020	<b>TI Allowance</b> \$50.00 per RSF	<b>Landlord</b> Bentall Kennedy
<b>Building Class</b> Class A	<b>Floor / Suite</b> Floors 14-18	<b>Parking ratio</b> 2 per 1,000	<b>Security Deposit</b> \$100,000
<b>Lease Structure</b> Full Service	<b>Renewal options</b> Two (2) Five (5) Year Options	<b>Expansion rights</b> ROFO on Suite 1130	<b>Total Deal Cost</b> \$23,913,790
<b>NPV of Total Cost @ 8.0%</b> \$18,323,793			



