

Item: 7D
Date: 11/18/21

Evergreen Shipping Agency (America) Corp. Lease 3600 Port of Tacoma Road, Suite 303

Presenter:

Annika Bjorkman
Real Estate Property Manager
Port of Tacoma

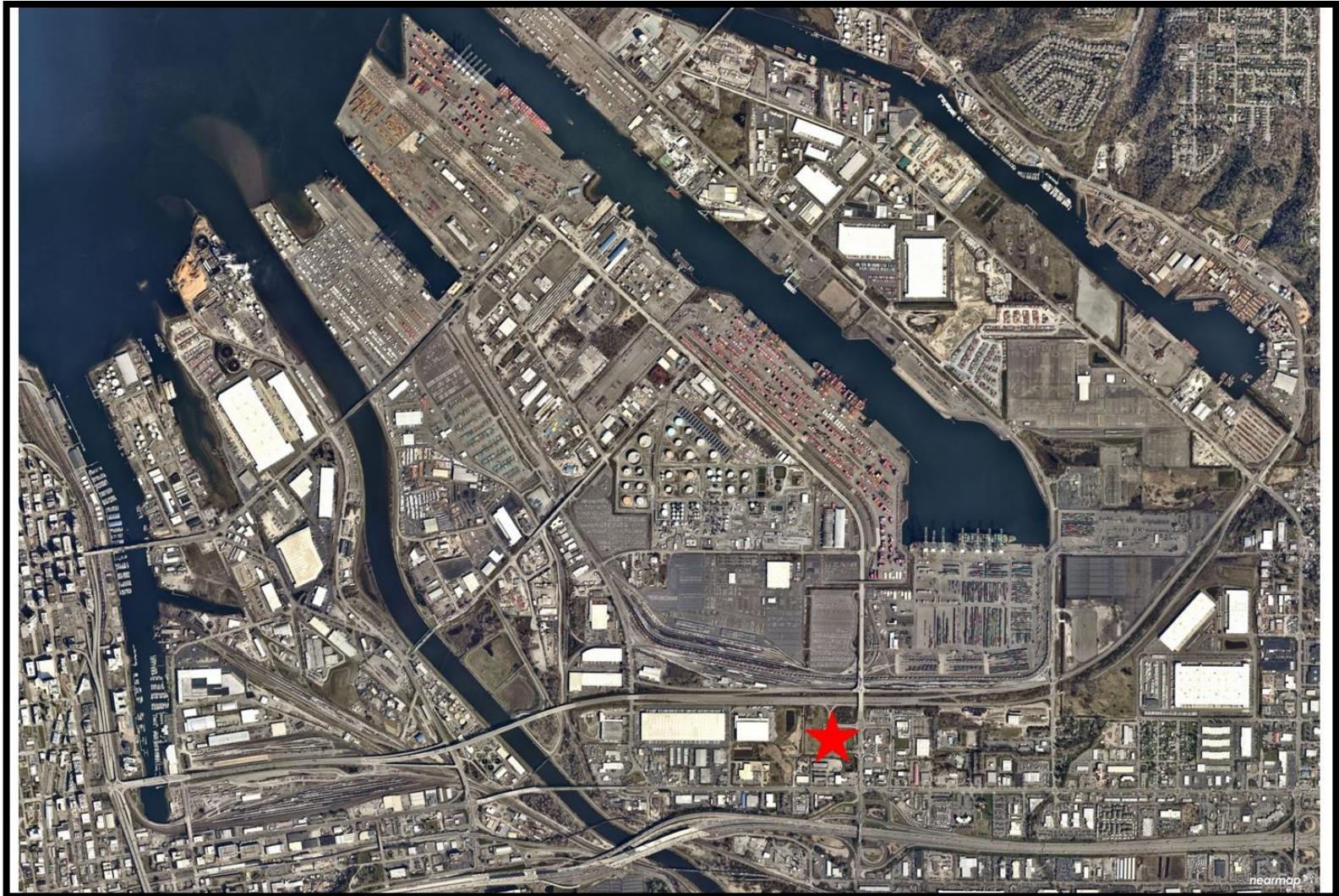


Action Request




Authorization for the Executive Director or his designee to enter into a three-year lease with Evergreen Shipping Agency (America) Corporation for the premises located at 3600 Port of Tacoma Road, Suite 303.

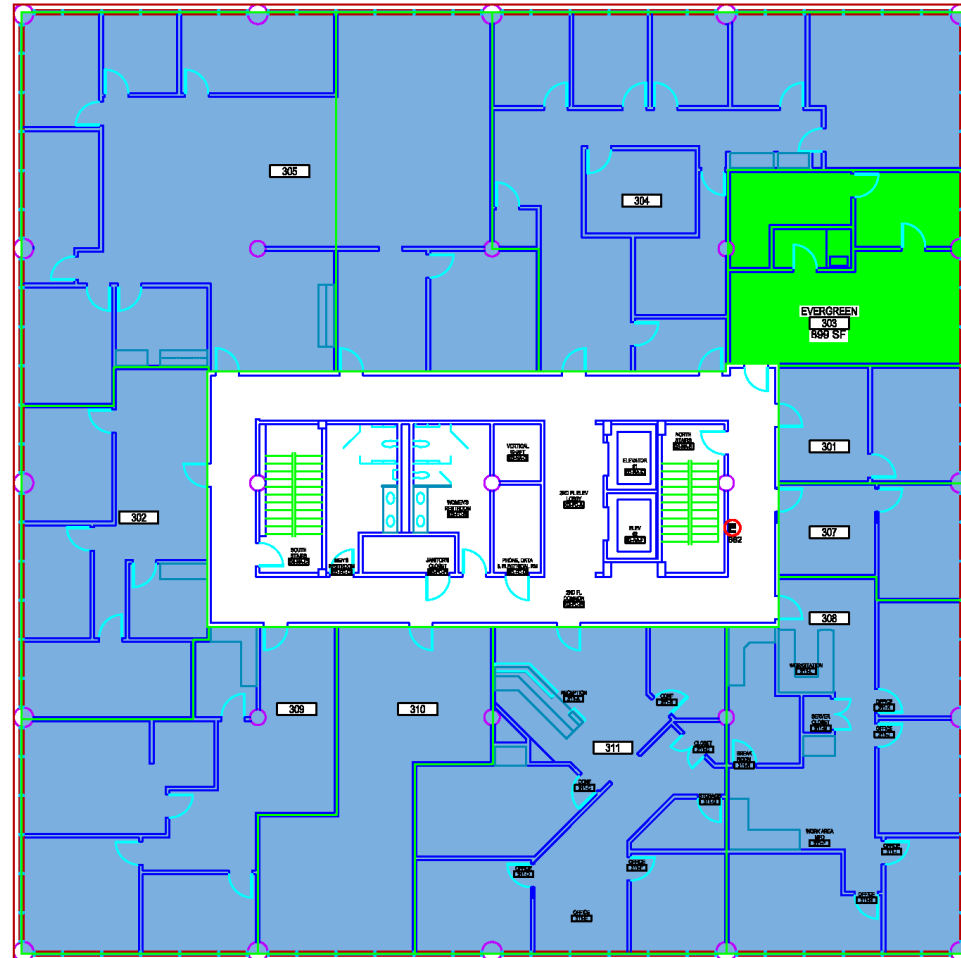
Lease Location



Lease Premises – 3rd Floor Fabulich Center



 Suite 303 (899 Rentable Square Feet)



Background



- Everport Terminal Services is a subsidiary of Evergreen Shipping Agency.
- Everport Terminal Services has operated the Pierce County Terminal since February 1, 2005.
- Everport's terminal lease at Pierce County Terminal includes approximately 158 acres.
- Everport handled about 355,555 TEU's in 2020 and had about 100 vessel port calls.
- Evergreen has been a tenant at the Fabulich Center since January 1, 2009.
- The current lease terminates December 31, 2021.
- Evergreen wishes to execute a new lease for Suite 303 at the Fabulich Center.

Evergreen – Lease Terms



- Use: Professional offices.
- Premises: Approximately 899 rentable square feet.
- Lease Term: Three (3) years with three one-year extensions with mutual approval.
- Rent: \$1,562/mo. (\$18,750/yr.)
 - \$20.88/per square foot annually(to be escalated by CPI-U on 01/01/22).
- Rent Commencement Date: January 1, 2022.
- Rent Escalation: Annual escalation based on CPI-U Seattle-Tacoma-Bellevue.
- Utility Expenses: Lessor responsibility.

Evergreen – Lease Terms Continued



- Security Deposit: \$21,158 (one year's rent + leasehold tax)
- Insurance Requirements: \$2 Million General Liability.
- All normal building maintenance and repair responsibilities are Lessor's.

Evergreen – Lease Benefits



- This lease retains 2 jobs in Tacoma.
- Continued utilization of office space in the Fabulich Center.
- Evergreen provides marine transportation services that support the Port's core business of moving international containerized cargo.

Action Requested

Authorization for the Executive Director or his designee to enter into a three-year lease with Evergreen Shipping Agency (America) Corporation for office space located in the Fabulich Center at 3600 Port of Tacoma Road, Tacoma, WA.