

Second Reading: Federal Maritime Commission Lease Amendment at 3600 Port of Tacoma Rd.

Presenter:

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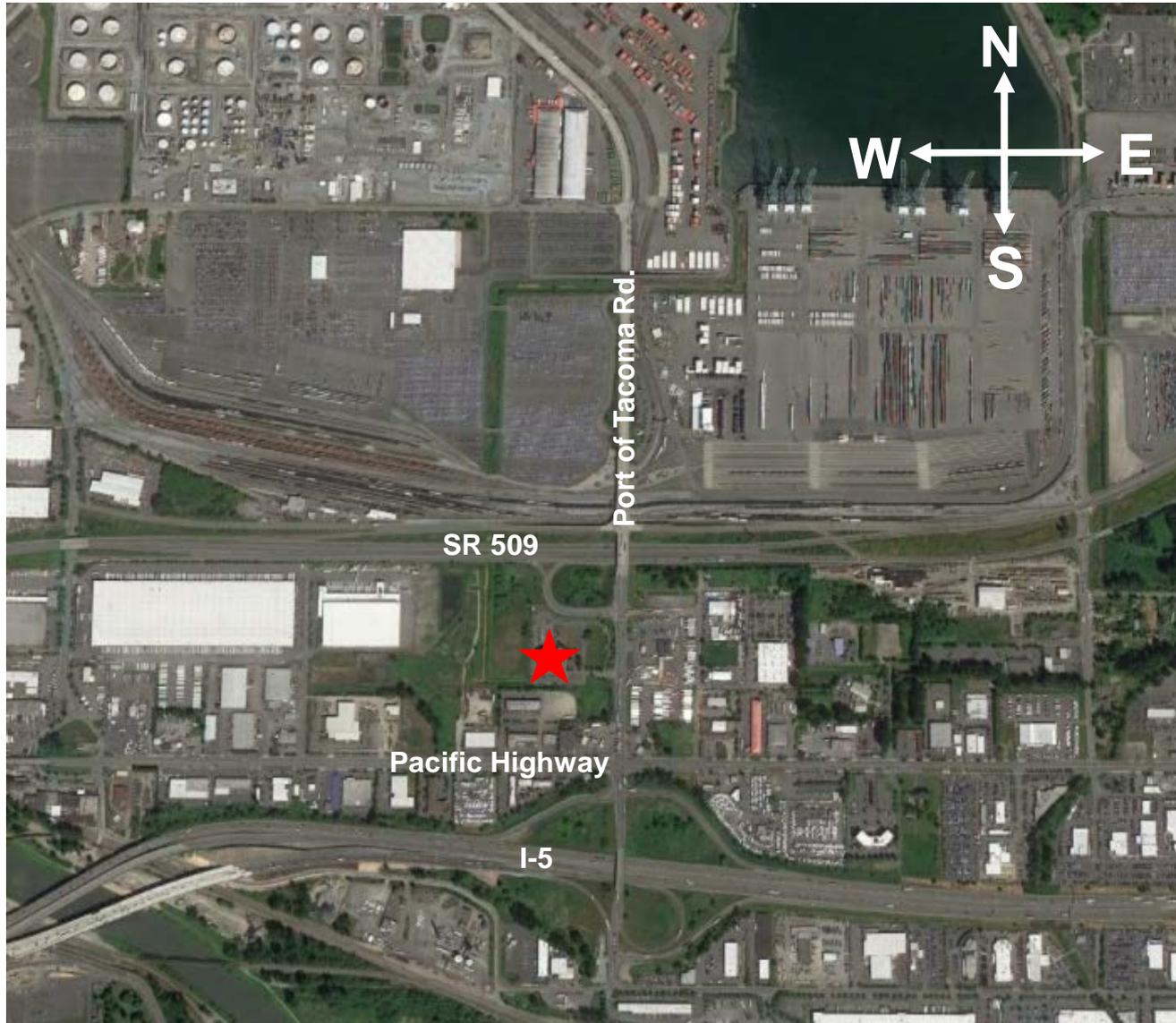


Action Request

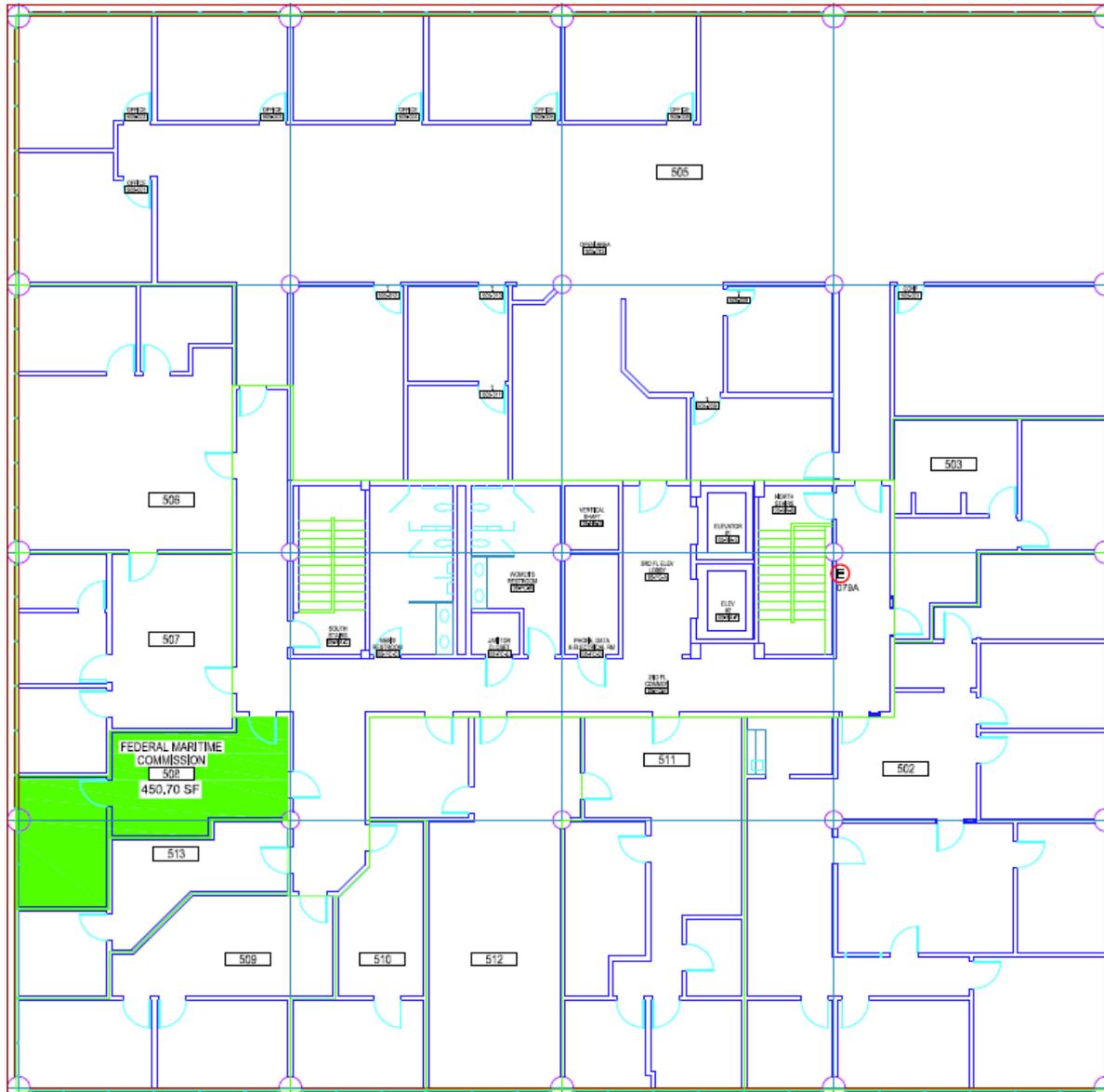


Authorization for the Executive Director or his designee to enter into a three-year lease amendment with Federal Maritime Commission for office space located in the Fabulich Center at 3600 Port of Tacoma Road, Tacoma, WA.

Federal Maritime – Lease Location



Federal Maritime – Lease Premises



Background



- The Federal Maritime Commission (FMC) is an independent federal agency responsible for regulating the U.S. international ocean transportation system for the benefit of U.S. exporters, importers, and the U.S. consumer.
- FMC has leased 451 sq. ft. of office space at the Fabulich Center since July 1, 2009.
- The FMC's current lease terminates June 30, 2019.
- The FMC now wishes to extend their lease for three additional years.

Federal Maritime – Lease Terms



- Use: Professional offices.
- Premises: Approximately 451 rentable square feet.
- Lease Term: three (3) years. FMC may terminate with 90-days' advance notice after July 1, 2020.
- Rent: \$853.75/mo. (\$10,245/yr. at \$22.72/sf.)
- Rent Commencement Date: July 1, 2019.
- Rent Escalation: 3% annually.
- Utility Expenses: Lessor's responsibility.
- Building maintenance and repair: Lessor's responsibility.
- Security Deposit: State Law allows the Port to sign a lease with the Government without a security deposit requirement.

Federal Maritime – Lease Benefits



- This lease retains 2 job in Tacoma.
- Continued utilization of Fabulich Building office space.
- The FMC supports the Port's core business of moving international marine cargo.
- The annual rent of \$10,245 is an increase over the budgeted 2019 Fabulich Building operating revenue.

Action Requested

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