

EXPO

Uptown Retail Space for Lease



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EWING & CLARK

120 Republican Street, Seattle, WA. 98109

- Prime retail opportunity in lower Queen Anne uptown
- Storefronts from 1,318 sf to 7,794 sf
- Join these new restaurants:



ROARING BOWL

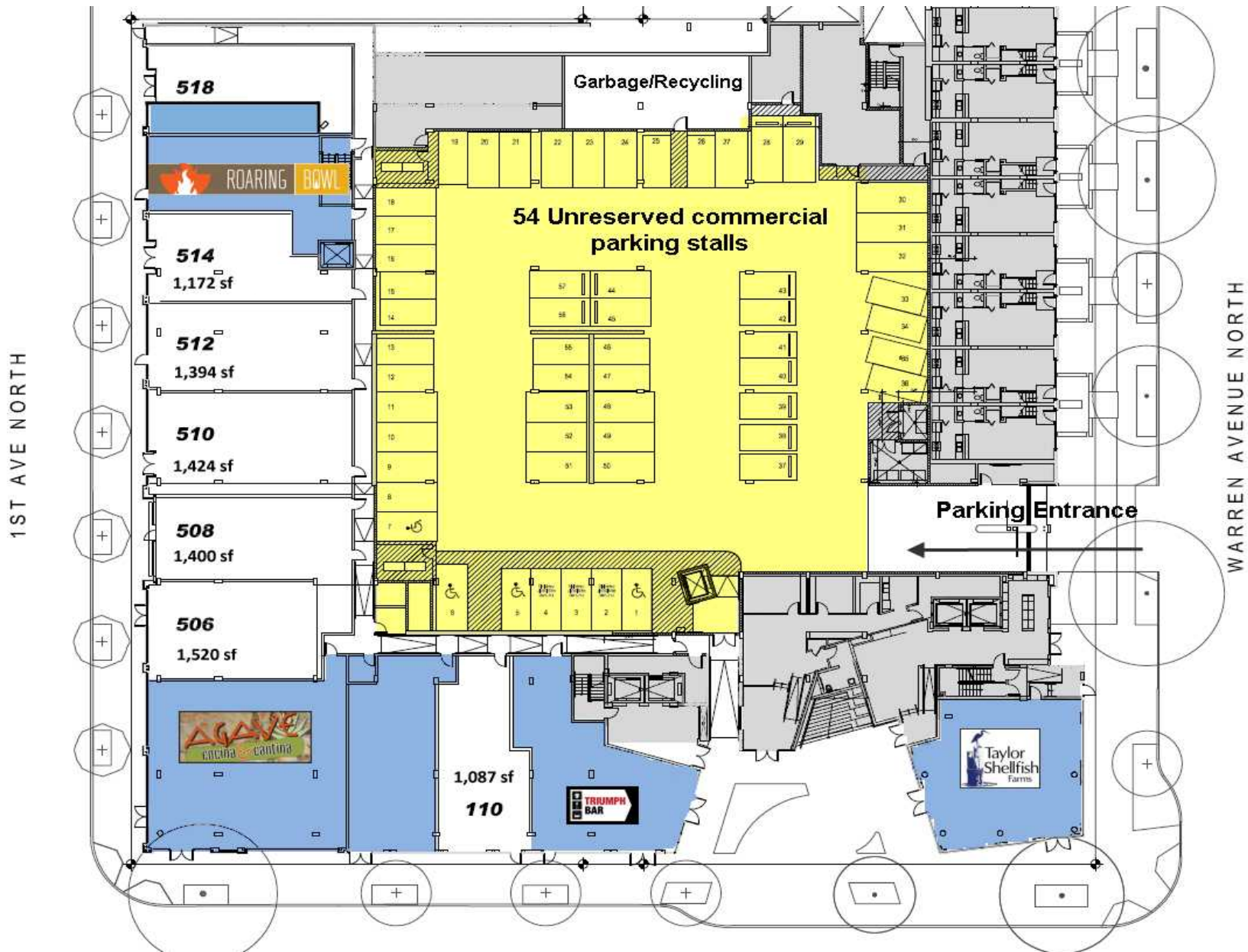


**Taylor
Shellfish
Farms**

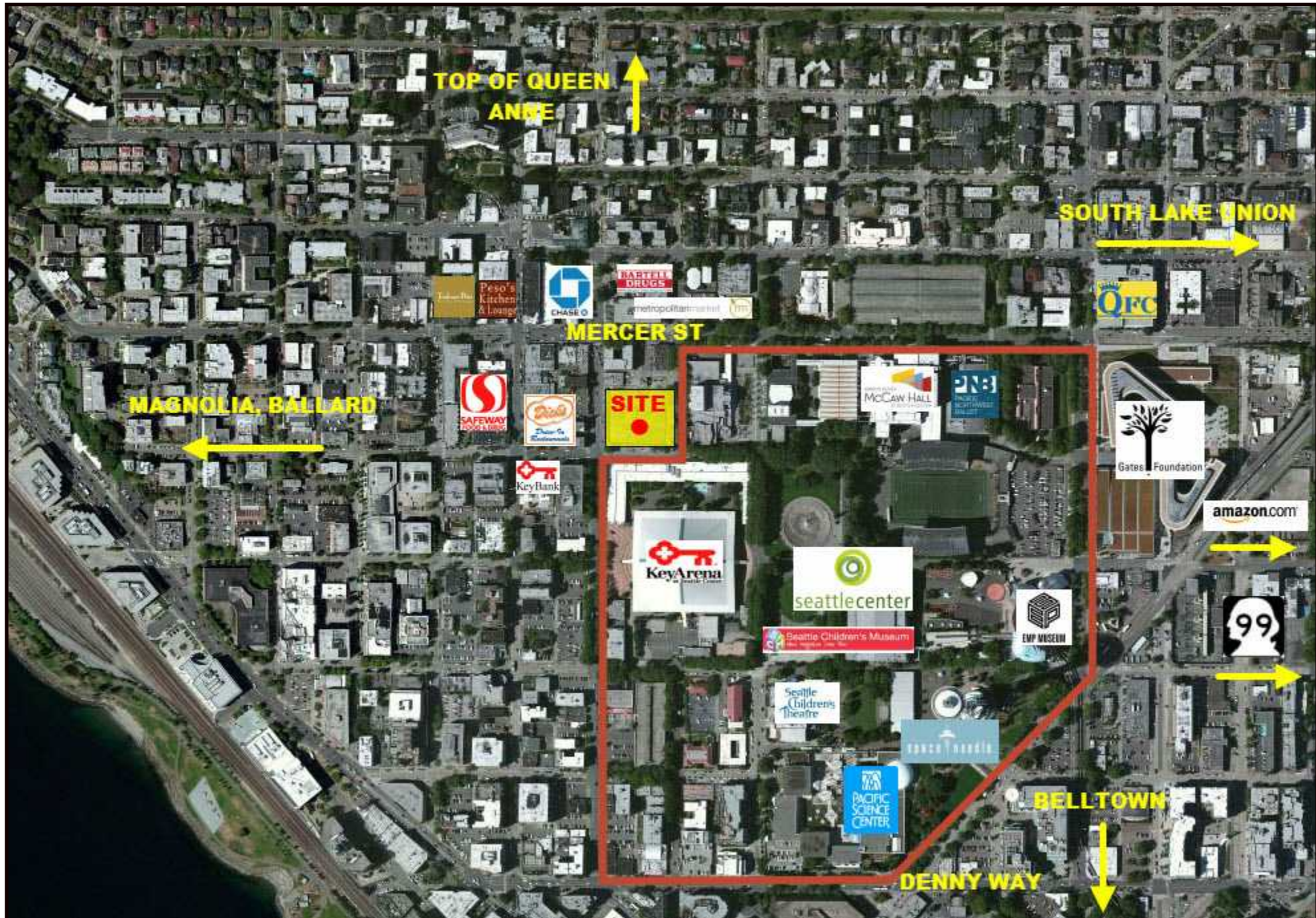


- 54 unreserved parking stalls for retailer's use
- Directly adjacent to Seattle Center with 12 million visitors a year
- Walking distance to Key Arena, McCaw Opera house, Bagley Wright Theatre, SIFF Cinemas, and more.
- Reduced Rate: \$28.00-\$30.00/sf/yr + NNN (\$6.50/sf)
- TI Allowances available

FLOOR PLAN



AERIAL MAP



DELIVERY SHEET

EXPO

Exhibit 'C'

Description of Landlord's and Tenant's Work

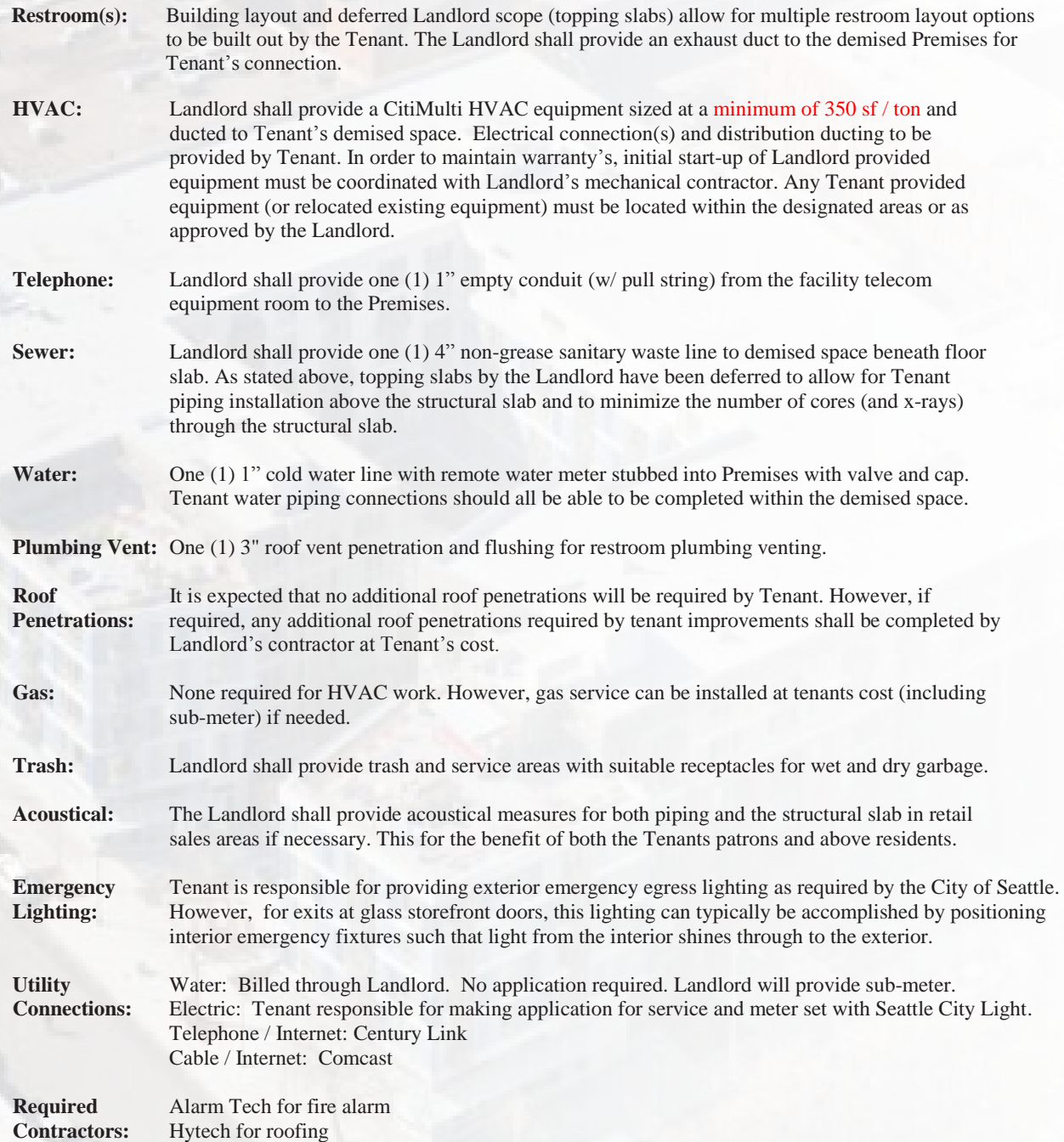
Retail

Landlord agrees that it will, at its sole cost and expense, commence the construction of the demised Premises and pursue the completion (with the exception of delays or conditions beyond the Landlord's control) in accordance with Landlord's designs and plans, which construction shall include the items generally described in Landlord's Work below:

LANDLORD'S WORK:

- Floor:** Landlord shall provide a topping slab with a smooth troweled finish. Efforts will be made to allow the Tenant to install under-slab plumbing / electrical work (between structural and topping slab) prior to concrete pour.
- Demising Walls:** Shall be framed with metal studs and insulated to the underside of structure above. Gypsum wallboard (gwb) has been held out of the Landlord's scope to allow for the Tenant wall rough-in. Building construction type also does not require rated demising walls (except at common corridors).
- Perimeter Exterior Walls:** Shall be either concrete block, concrete, or metal stud with insulation to underside of structure. Gypsum wallboard (gwb) on the interior side has been held out of the Landlord's scope to allow for Tenant wall rough-in. Exterior finishes vary and are according to the Landlord's current core / shell design drawings.
- Ceiling:** An open / exposed ceiling with varied clear height.
- Columns:** Existing interior columns shall be exposed concrete and / or steel. Furring-out of interior columns and / or plumbing within the Premises to be provided by Tenant.
- Storefront/ Canopies:** The storefront and canopies are provided according to the Owner's current core / shell design drawings. The Landlord shall also provide a building standard wood trim package at wood storefronts for installation by Tenant's contractor.
- Electrical:** Landlord shall provide and install:
- Individual metered panel in the Premises sized at 100 amp, 277/480V, 3 phase, service panel and also a 125 amp 120/208 panel including step down transformer. Installation of Landlord provided panels and transformers have been deferred to allow Tenant input on location and / or avoid additional costs to relocate due to layout.
 - Exterior conduit and J-box at exterior storefront location for sign electrical circuit. Tenant is responsible for routing (including timer / photocell) to electrical panel.
- Fire Protection:** Landlord shall provide the shell space with upright sprinklers and piping as required by applicable codes for core / shell construction. Tenant is responsible for drops to accommodate final layout.
- Fire Alarm:** Landlord shall provide an addressable fire alarm system for the Project and to Tenant's demised space. Tenant shall be responsible for modifications to accommodate their build-out. Tenant shall also use Landlord's required fire alarm contractor for all modifications.

DELIVERY SHEET



Restroom(s):	Building layout and deferred Landlord scope (topping slabs) allow for multiple restroom layout options to be built out by the Tenant. The Landlord shall provide an exhaust duct to the demised Premises for Tenant's connection.
HVAC:	Landlord shall provide a CitiMulti HVAC equipment sized at a minimum of 350 sf / ton and ducted to Tenant's demised space. Electrical connection(s) and distribution ducting to be provided by Tenant. In order to maintain warranty's, initial start-up of Landlord provided equipment must be coordinated with Landlord's mechanical contractor. Any Tenant provided equipment (or relocated existing equipment) must be located within the designated areas or as approved by the Landlord.
Telephone:	Landlord shall provide one (1) 1" empty conduit (w/ pull string) from the facility telecom equipment room to the Premises.
Sewer:	Landlord shall provide one (1) 4" non-grease sanitary waste line to demised space beneath floor slab. As stated above, topping slabs by the Landlord have been deferred to allow for Tenant piping installation above the structural slab and to minimize the number of cores (and x-rays) through the structural slab.
Water:	One (1) 1" cold water line with remote water meter stubbed into Premises with valve and cap. Tenant water piping connections should all be able to be completed within the demised space.
Plumbing Vent:	One (1) 3" roof vent penetration and flushing for restroom plumbing venting.
Roof Penetrations:	It is expected that no additional roof penetrations will be required by Tenant. However, if required, any additional roof penetrations required by tenant improvements shall be completed by Landlord's contractor at Tenant's cost.
Gas:	None required for HVAC work. However, gas service can be installed at tenants cost (including sub-meter) if needed.
Trash:	Landlord shall provide trash and service areas with suitable receptacles for wet and dry garbage.
Acoustical:	The Landlord shall provide acoustical measures for both piping and the structural slab in retail sales areas if necessary. This for the benefit of both the Tenants patrons and above residents.
Emergency Lighting:	Tenant is responsible for providing exterior emergency egress lighting as required by the City of Seattle. However, for exits at glass storefront doors, this lighting can typically be accomplished by positioning interior emergency fixtures such that light from the interior shines through to the exterior.
Utility Connections:	Water: Billed through Landlord. No application required. Landlord will provide sub-meter. Electric: Tenant responsible for making application for service and meter set with Seattle City Light. Telephone / Internet: Century Link Cable / Internet: Comcast
Required Contractors:	Alarm Tech for fire alarm Hytech for roofing