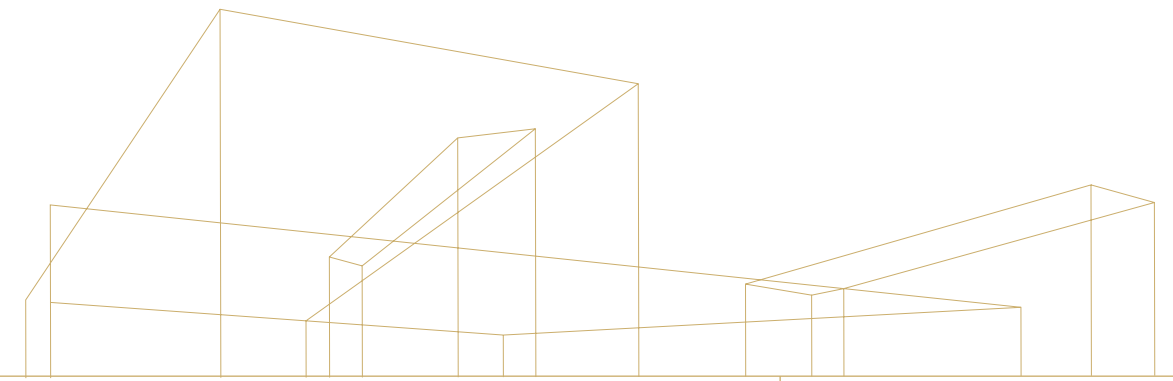


INDUSTRIAL

LEASE COMPARABLES



LEASE COMPARABLES

Sampling of relevant sale comps over the last twelve months include the following:



	PARK 277	PROLOGIS SUMNER 167 LANDING	AIRPORT COMMERCE CENTER	PROLOGIS PARK KENT	BRIDGE POINT LACEY	SEATTLE GATEWAY CENTER #1	PROLOGIS PARK KENT	
ADDRESS	4402 D Street NW, Suite 101	3401 West Valley Hwy East	18318 8th Avenue South	22149 68th Avenue South	3316 Hogum Bay Road NE	14237 Des Moines Way South	21234 West Valley Hwy	
CITY	Auburn	Sumner	Burien	Kent	Lacey	Burien	Kent	
TENANT	Schilling Cider	DSJ Acquisitions (Port Logistics Group)	Jet Expedited Inc	Sunstream Boat Lifts	Reflexion Automotive Parts	Trojan lithograph Corp	Synology	
LANDLORD	RREEF	Prologis	Terreno	Prologis	Bridge	Panatonni	Prologis	
LEASE COMMENCE	08/2021	03/2020	02/2020	02/2020	02/2020	02/2020	10/2019	
TOTAL SQUARE FEET (OFFICE)	29,534 (2,205)	263,168 (9,000)	14,760 (2,869)	28,800 (5,440)	33,476 (1,500)	90,354 (1,000)	17,175 (2,241)	
TERM MOS.	120	100	60	62	66	60	62	
SHELL RATE SF/MO.	\$0.69	\$0.595	\$0.81	\$0.77	\$0.48	\$0.67	\$0.85	
OFFICE RATE PSF	\$0.85	\$1.10	\$0.95	\$0.95	\$1.10	\$1.00	\$0.95	
FREE RENT (MOS.)	0	4	0	2	3	4	2	
ANNUAL RENT INCREASES	3%	3%	3%	3%	3%	3%	3%	
CLEAR HEIGHT	30'	30'	22'	24'	32'	36'	24'	
COMMENTS	Renewal. TI's totaling \$132,065 in allowance to remodel existing office area and increase/replace existing HVAC. Tenant to also increase power and install new water line to tie-into existing service provided to adjacent premises.	New deal - Lease includes 215,000 SF of paved and fenced yard space charged at \$0.18/SF. \$2.50/SF allowance provided for charging stations and dock packages.	No TI's.	Renewal. TI's: New carpet and paint.	TI: 1,500 SF BTS office space (tenant only charged on 1,000 SF); Two (2) 30,000 lbs mechanical pit levelers; Edge of dock levelers on all remaining doors; LED lighting throughout the warehouse.	New Deal. Turnkey office, dock packages.	New deal, Tenant only charged on 1,500 SF Office. TI: New Carpet and Paint	

MATT MCLENNAN
253.722.1458
matt.mclennan@kidder.com

KRAIG HEETER, SIOR
206.248.7313
kraig.heeter@kidder.com@kidder.com

KIDDER.COM

