

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 23-208

APPROVAL OF LEASE FOR THE OFFICE OF THE COURT APPOINTED SPECIAL
ADVOCATE (CASA) AT 3306 WETMORE AVENUE, EVERETT, WA 98201

WHEREAS, the Snohomish County Department of Human Services needs additional space for its Office of the Court Appointed Special Advocate (CASA) to accommodate additional staff; and

WHEREAS, lease space of 4,000 square feet is available at 3306 Wetmore Avenue in Everett, WA to accommodate expansion of CASA's staff and

WHEREAS, an office building lease ("Lease") was negotiated by Pacific Commercial Brokers, representing the landlords Rajinder and Parminder Rai with the County's Property Management Division; and

WHEREAS, the proposed lease starts June 1, 2023 and end at midnight May 31, 2026 and the County shall have the option to extend the term for two (2) one year (1 year) terms; and

WHEREAS, the proposed contract is a triple net lease with a starting base rent of \$6,333.33 a month for the first year of the lease; and

WHEREAS, in addition to the base rent, the County as tenant will pay the landlord estimated operating costs of \$1,522.88 a month for the first year of the lease; and

WHEREAS, at the end of each year, landlord will provide the County a statement of actual operating costs incurred which will be reconciled with County estimated operating cost payments for the preceding year;

WHEREAS, upon reconciliation of annual operating costs, the County may pay additional costs if actual costs exceed estimated payments or receive a credit towards future operating expenses if estimated payments exceed actual cost for the preceding year ; and

WHEREAS, the base lease rent will increase by 3% after the initial annual term;

NOW, THEREFORE, ON MOTION:

Section 1. The Snohomish County Council approves of the Lease between Investors Management Company and Snohomish County for an initial term to commence

Section 2. The Snohomish County Council authorizes the Director of the Department of Facilities and Fleet to sign the Lease on behalf of Snohomish County and any other documents necessary to carry out the terms and conditions of the Lease.

PASSED this _____ day of _____, 2023.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council