

Tuesday, August 25, 2009

## MEMORANDUM

To: Sawmill Cove Industrial Park Board of Directors (SCIP Board)

From: Garry White, Director

Subject: Administration Building

### Introduction

The SCIP Board at their April 30<sup>th</sup>, 2009 meeting requested to review the lease rates established for the Administration Building. The topic was discussed at the May meeting.

### Building Revenues

<u>Tenant</u>	<u>Month Income</u>	<u>SF</u>	<u>\$/SF</u>
Theobroma			
<Retail space	\$956.63	1,244	\$.77/SF
<Manufacturing space	\$1,655.76	2512	\$.66/SF
Island Fever/Bike & Hike			
<Winter	\$345.50	691	\$.50/SF
<Summer	\$518.25	691	\$.75/SF
CBS Records	\$1,912.50	1530	\$1.25/SF
CBS Police	\$253.50	338	\$.75/SF
USFS	\$1,792.50	1434	\$1.25/SF
Historic Society	\$0.00	480	\$0/SF
Total Annual Lease Income	\$83,860.43	8229	\$.85/SF

### Comparable commercial lease rates

The following rates were determined from open listing in Sitka.

<u>Location</u>	<u>Price</u>	<u>SF</u>	<u>\$/SF</u>
Troutte Center	\$500 + U	519 SF	\$1.03/SF
Sitka Professional Center 2nd FL	\$1100 + U	986 SF	\$1.11/SF

F8	9A,B,C,D	1,290	\$1.00	\$1,290.00	10%	\$129.00	Vacant	Class Room (desirable daily rental) Lead based paint must be removed
F9	10	807	\$0.50	\$403.50	0%	\$0.00	Vacant	Unknown condition (toxic) Lighting needed. Demo equipment
F10	11A,B,C	4,178	\$0.50	\$2,089.00	0%	\$0.00	Vacant	No locking docks, lab equipment & junk Windows and/or ventilation system needed Lighting needed. Asbestos removal needed
F11	13	351	\$0.65	\$228.15	0%	\$0.00	Vacant	Utility Room, rental unlikely
	13A	154	\$0.65	\$100.10	0%	\$0.00	Vacant	Utility Room, rental unlikely
Total F11		505		\$328.25		\$0.00		Major demolition of equipment needed
Total 1st FL		11,629		\$6,948.65		\$1,117.68		
Annual				\$83,383.80		\$13,412.10		
<b>Administration Building Lease Areas</b>								
<b>First Floor</b>								
Area	Room	Room	Lease				Present	
Number	Numbers	Areas SF	Rate				User or	
							Tenant	Comments
F12	3,4,5,6						Common Areas	Restroom complex needs major remodel
Common	12						"	Restroom needs minor remodel and ventilation
Areas	14						"	Electrical vault
	15						"	Hallway
	16						"	Telephone room
	17						"	Mechanical storage room
	18A						"	Boiler room
	18B						"	Mechanical repair room (could go with lease area F1)
	22						"	Restroom needs minor remodel and ventilation
	34						"	Hallway
	35						"	Hallway
	44						"	Hallway



