

**EXH. DSL-4C
DOCKETS UE-19 ___/UG-19 ___
2019 PSE GENERAL RATE CASE
WITNESS: DOUGLAS S. LOREEN**

**BEFORE THE
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

**WASHINGTON UTILITIES AND
TRANSPORTATION COMMISSION,**

Complainant,

v.

PUGET SOUND ENERGY,

Respondent.

**Docket UE-19 ___
Docket UG-19 ___**

**THIRD EXHIBIT (CONFIDENTIAL) TO THE
PREFILED DIRECT TESTIMONY OF**

DOUGLAS S. LOREEN

ON BEHALF OF PUGET SOUND ENERGY

**REDACTED
VERSION**

JUNE 20, 2019

April 24, 2018

PSE BELLEVUE/BOTHELL LEASING OVERVIEW

Prepared by: Kip Durrell
CBRE, Inc. 425 462 6972

NAME	BELLEVUE MARKET CLASS A OFFICE	BELLEVUE CAMPUS CURRENT	BELLEVUE CAMPUS PSE EAST BUILDING	BOTHELL MARKET	BOTHELL BUILDING O
SQUARE FEET		362,784 RSF	223,820 RSF		Building O 96,350 RSF
TRIPLE NET BASE RENT	█ /RSF	Blended Rate: █ /RSF █	Current: █ /RSF █ 11/1/2020 █	█ /RSF	Year 1: █ /RSF █ /Year*
ANNUAL BASE RENT INCREASES	█	\$ █ /RSF	█ /RSF	\$ █ /RSF - █%	█
ESTIMATED OPERATING COSTS	█ /RSF	\$ █ █ /RSF	±\$ █ /RSF █	±\$ █ /RSF	Building O: ±\$ █ /SF █
TERM	█ Months	PSE East: █ Mos. Remaining PSE Building: █ Mos. Remaining	█ Months	N/A	█ Months
TENANT IMPROVEMENTS	█ /SF For comparable lease renewals	N/A	█ /SF █ *\$ █ /SF █	N/A	\$ █ /RSF
RESTORATION	█ /SF For comparable space	±\$ █ █ /RSF x █	Savings: ±\$ █	N/A	N/A

Benefits

- Reduced total PSE HQ base rent obligation by approximately \$█ over the lease term. Bothell Building O total base rent obligation over same term is approx. \$█ resulting in \$█ in savings to PSE.
- Reduced total PSE HQ footprint by 138,964 rentable square feet (362,784 SF down to 223,820 SF).
- █
- Eliminated restoration obligation for PSE Building and generator removal costs estimated to be █.
- Eliminated risk/liability of hold-over in PSE Building if restoration was not complete by 7/31/18. Estimated savings of █.
- Reduced base rent obligation on existing Bothell Buildings G and H by \$█ from April 2018 through June 2021.
- █ providing PSE flexibility.

REDACTED
VERSION

* All square footage, rents, and other information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has no responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction is dependent on many other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine by you satisfaction of the suitability of the property for your needs. 11 Year - J100 (Cash) PSE Energy Workshop CBRE Summary 485-9782-2307 v1.docx

