

New City Hall Selection - Existing Inventory

Location	Zoning	SF	Determination	Reason
400 Willoughby	MU2	30,882	Unavailable	CCTH has acquired the building for the purposes of cultural programs.
410 Willoughby Ave	MU2	56,887	Unavailable	CCTH has acquired the building for the purposes of cultural programs.
801 West 10th - APFC	LC	69,738	Unavailable	Multi tenanted with government and non-government leases. APFC currently holding for long term investment.
Capital Office Park (F&G)	WC	41,961	Displace existing use	Single Government tenant under lease 1/31/2028 with 5 1 year options. 100% occupied. (38,759 SF). Owner is interested in selling.
Goldstein Improvements	MU2	44,750	Unavailable	Multi-tenanted government and non-government leases. Not interested in selling. 100% occupied.
Juneau 1, LLC (Labor)	WC	49,977	Unavailable	Single government tenant lease expires 7/24 with two 2 year options. 100% occupied. Not interested in selling
Juneau 1, LLC (DOT)	GC	51,249	Unavailable	Single tenant government lease expires 5/1/2024. 90% likely renewal. 100% occupied. Not interested in selling
Jordan Creek Center	LC	74,744	Unavailable	Multi tenant non-government and government leases. Not interested in selling.
Marine View	MU	91,169	Unavailable	Multi use retail, commercial, and residential. Does not meet parking requirement. Not interested in selling
Mendenhall Mall w annex		145,000	Unavailable	Multi use retail and commercial. 97% occupied with various lease terms running 5 years with options.
Nugget Mall	GC	139,934	Available	Multi Use Retail with roughly 45,000 sf of interior lease spaces on MTM leases. SF does not include anchor tenants Pricing based on 92.00 psf = \$4,140,000. Modifications is estimated at 7 million. Additional subdividing is questionable