



Commercial **Affordability**  
*Peer Networking Event*



SCIDpda



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**Seattle** Office of  
Economic Development

**onpoint** →  
Real Estate Services  
A GardnerGlobal, Inc. Company

## **Welcome and Introductions**

### **Commercial Affordability Framing**

*Ken Takahashi, Development Finance Advisor, OED*

### **blokable presentation + Q&A**

*Aaron Holm, Co-CEO, blokable*

### **Commercial Lease Education Workshops**

*Jennifer Tam, Restaurant Success Advocate, OED*

*Shanti Breznau, SCIDPDA*

### **Commercial Lease Consultant**

*Yonas Seifu, Small Business Advocate, OED*

*Jaebadiah Gardner, Managing Partner, Onpoint Real Estate Services*

### **Q&A and large group discussion**

*How could you make this work in your district?*

### **Announcements and Networking**

### **Survey and Close**



# Commercial **Affordability**

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# Little Saigon Small Business Owners

FREE Workshop on Commercial Tenant Improvement  
Design and Permitting

**Tuesday, April 17th**

**2:00 - 4:00pm**

Joyale Seafood Restaurant

Pacific Rim Building - 900 S Jackson St.

Free 2-hour parking

**Please attend a free workshop to learn  
how design, permitting, and build-out of  
new commercial space works.**

Interpretation available in Vietnamese,  
Cantonese and Mandarin

**If you have questions, please call:**

Shanti Breznau - 206.465.3800 or stop by Hing Hay  
Coworks at 409B Maynard Ave S

Ateller Drome, a local architecture  
firm experienced in restaurant  
and retail design and permitting,  
will discuss:

- What to look for when evaluating a potential space
- Design, permitting and construction phasing
- Key rules of thumb regarding building code
- Tips on restaurant design
- Construction costs and permitting fees

\*This workshop is part of a commercial lease and re-location education series for small businesses in Chinatown/ID sponsored by Seattle C/ID Preservation and Development Authority and the City of Seattle's Office of Economic Development.



# Commercial Tenant Improvement Design and Permitting

PROVIDED BY |

Seattle Office of Economic Development  
Seattle Chinatown ID Preservation & Development Authority

PRESENTED BY |

Henry Walters and Miriam Hinden  
ATELIER DROME architecture + interior design



City of Seattle,  
Office of Economic  
Development



SCIDpda



ATELIER DROME  
architecture + interior design

# LET'S GET EDUCATED

# COMMERCIAL

# LEASING

## WORKSHOP SERIES

### SESSION #1

**MAY 15, 2018**  
**6:00 PM - 8:00 PM**  
**MONICA'S VILLAGE**  
**140 23RD AVE S, SEATTLE, WA**

ARE YOU A SMALL BUSINESS OWNER IN SEATTLE? NEED HELP BETTER UNDERSTANDING YOUR COMMERCIAL LEASE? LEARN HOW TO STRENGTHEN YOUR POSITION AS A COMMERCIAL TENANT TO MAINTAIN AND GROW YOUR BUSINESS THROUGH WORKSHOPS, SEMINARS, AND PANELS. JOIN US FOR OUR FIRST OF THREE WORKSHOP SESSIONS!

FOR MORE INFORMATION & TO REGISTER:  
[INFO@ONPOINT-PROPERTIES.COM](mailto:INFO@ONPOINT-PROPERTIES.COM)  
(206) 623-1844



**LEASE EDUCATION - AGENDA**  
**MAY 15TH 2018**



- **INTRODUCTION**
- **PARTNERSHIP: CITY OF SEATTLE, OFFICE OF ECONOMIC DEVELOPMENT**
- **PERKINS COIE - LEGAL**
- **IMPORTANCE OF LEASE EDUCATION**
- **LETTER OF INTENT (LOI)**
- **COMMERCIAL LEASE: ESSENTIALS**
- **Q&A/MINGLE**



*Jaebadiah Gardner,  
Managing Partner,  
Onpoint Real Estate Services*



# Thank you



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