



Seattle Housing Authority

190 Queen Anne Ave N
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Seattle, WA 98109

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seattlehousing.org

Commercial Space Available in Seattle Housing Authority Community: NewHolly Family Building - Childcare space

The Seattle Housing Authority (SHA) has one non-residential, commercial space available for lease in the southeast area of Seattle in the NewHolly community. The space is located within the NewHolly Campus where a cluster of other service providers are located. SHA is seeking for-profit or nonprofit organizations that will enhance the area and best serve NewHolly residents. Lease terms and rents may be negotiated to reflect community benefit.

SHA's mission is to enhance the Seattle community by creating and sustaining decent, safe, and affordable living environments that foster stability and self-sufficiency for people with low incomes. SHA seeks commercial tenants that have a committed presence to serving SHA residents and the surrounding area and/or offer services that complement the mission. SHA is also committed to providing affordable opportunities for Black, Indigenous and People of Color (BIPOC) businesses and organizations that have been historically under-represented or displaced.

*The space referred to in this solicitation has historically been used to operate a preschool. SHA seeks a provider that offers preschool and/or childcare services to the NewHolly community. Licensed Childcare and Early Learning Providers that accept WA State Child Care Subsidies are encouraged to submit a proposal.

SHA seeks proposals that showcase how the provider would best serve the NewHolly community.

NewHolly serves approximately 2,200 residents, average household income is \$23,205, 76% of residents identify as Black, 16% as Asian and 4% as White. The community serves approximately 375 children ages 0-8 and the recorded most prevalent non-English languages consist of Somali, Oromo and Vietnamese.

This space has potential to house a co-op childcare program. New or smaller childcare operations are encouraged to explore <https://imaginewa.org/> for support in developing your program.

See a description of the property and photos as well as instructions on how to apply on the next pages.

NewHolly Family Building
7054 32nd AVE S
Seattle, WA 98118

Within NewHolly Campus, adjacent to a Seattle Public Library branch and many more community amenities. The space has several rooms, office space and exclusive restroom. The selected tenant will also have access to a shared kitchen in the building.

3,538 exclusive rentable sq. ft.

Base Rent: \$21.00 to \$24.00 per rentable sq. ft.

Common Area Maintenance cost (CAMS): \$20.38 per sq. ft.

Leasehold Excise Tax (LHET): (.1284 of base rent subject to business eligibility for exemption)

Monthly Base Rent Range –\$6,192.00 to \$7,076

SHA will host an open house on Wednesday, August 10, 2022, 1 p.m. - 3 p.m.

If you are interested and would like to learn more, apply to be considered, please contact commercialworkorders@seattlehousing.org with any questions or provide the following information by August 31, 2022.

1. Name of your business or organization, contact name and full contact information
2. Year your business or organization was founded
3. Other current operating locations, if any
4. Please describe experience working in multi-lingual settings and with other childcare providers
5. A brief statement on how your business or organization will benefit the community, the BIPOC community or SHA low-income residents.
6. Anticipated date of occupancy for the space

IF your business is selected to interview, you must promptly provide the following documents to proceed the application.

1. Business Plan
2. Valid and current business license
3. Bank statement in the name of the business showing income/expenses for the last two years
4. Name of individual that will provide personal guaranty
5. License and accreditation to operate childcare facility
6. Complete the [SHA Corporate Rental Application](#) for background screening and pay fee of \$25 via check or money order.

AND IF Business is a non-profit, please also submit the following

1. A copy of the 501(c)(3) approval letter

2. Copy of the last IRS charity status filing
3. Statement regarding the last audit – and a copy of that audit
4. Identify the nature and the amount of various grants that have been received, those that have been applied for, those that are pending
5. Name, contact information and salaries of Board members, Accountant(s)
6. Description of target population for goods/services, quantity and demographic data of individuals served in the last 2 years

Site photos:





