

### 3.3.3 Physical Space

Renton airport is relatively small in area, with a total of 168 acres:

**Figure 3-3: Lease Area Summary**

| Area                              | Sq. Ft.<br>(in 1,000) | Acres       | Percent of Total<br>Airport | Percent of<br>Leasable Area |
|-----------------------------------|-----------------------|-------------|-----------------------------|-----------------------------|
| Boeing                            | 1,033                 | 23.7        | 14.1%                       | 41.2%                       |
| Other Leases                      | 947                   | 21.7        | 12.5%                       | 37.9%                       |
| City-controlled<br>Leasable Space | 522                   | 12          | 7.2%                        | 20.9%                       |
| <b>TOTAL<br/>LEASABLE</b>         | <b>2,501</b>          | <b>57.4</b> | <b>33.8%</b>                | <b>100.0%</b>               |
| Public Areas*                     | 4,817                 | 111         | 66.2%                       |                             |
| <b>TOTAL AIRPORT</b>              | <b>7,318</b>          | <b>168</b>  |                             |                             |

\* Runways, taxiways, runway protection areas, public ramps, public parking, roadways, etc.

Sources: Leases and subleases, 1997 Airport Master Plan, tenant interviews, and estimates from the base map/aerial photo.

With the exception of the vacant restaurant area and some tie-down spaces, the airport is fully leased; there are no undeveloped areas awaiting future development.

Figure 3-4 summarizes the leasehold information with regard to the space tenants occupy, showing the square footage of hangars, office spaces and other areas (ramp and tie-down spaces) by lessor/sub-lessor. It starts with city-owned and operated property, and is then in order of lease expiration dates.

With over 40 percent of the available leasable area, Boeing is by far the largest tenant on the airport. The City itself currently has control over 21 percent of the leasable airport space. Other tenants currently occupy less than 40 percent of the leasable area on the airport, and their leases expire between now and 2029.

After Boeing, the largest lease is Cedar River Hangars with 6.7 percent (map sites 6a-c), followed by Bruce Leven with 5.7 percent (map sites 14a and b). Both have significant tie-down areas. All other tenants together occupy significantly less than five percent of the leasable area on the airport.

The leases in the southeast corner of the airport expire between 2006 and 2016, while the timeframe on the west side of the airport is from 2003 to 2029. Excluding Boeing, the tenants in the southeast corner occupy less than nine percent of the leasable space on the airport.