



MAGNUSON PARK BUILDING 30 ARTIST STUDIOS

Rental Procedures

WAITLIST

Artists interested in renting art studio space at Magnuson Park must follow the Building 30 Art Studio Waitlist procedure:

- Complete an application to be on the waitlist.
- When studios become available, we notify all artists currently on the waitlist.
- If you decline a studio, your application is voided. To get back on the waitlist, you must submit a new application.
- When the waitlist exceeds 75 names, we will temporarily stop accepting applications.

STUDIO TOURS

Tours of vacant studios are available to artists currently on the waitlist and to artists currently licensing studios within the building at the following times by appointment only:

- 1st and 3rd Wednesday of each month, from 1:00 PM – 2:00 PM
- Tours will be canceled if no appointments are scheduled in advance.
- To schedule a tour, please email Ben Burtzos: benjamin.burtzos@seattle.gov

TENANCY

- Artist studios are licensed for an initial period of three (3) years.
- Common areas (including restrooms, utility rooms, hallways, etc.) are not available for additional storage, display or decor.
- Door mats and rugs or other trip hazards are not allowed.
- Tenant may install wall-mounted or wall-braced shelving, plug-in lighting, and fixtures to display art. Any other improvements must not impact the building envelope or building systems. Tenant may be billed for removal of items and/or damage to studio upon termination of agreement.
- First month's license fee required for security deposit (returned upon termination of agreement, subject to cleaning & repair fees).

STUDIO TRANSFERS

Effective 10/1/2025, tenants currently occupying an artist studio in Building 30 West at Magnuson Park will have the opportunity to request a transfer to a vacant studio in the building. The following procedure(s) will apply for these requests:

- This opportunity is only available for tenants currently under contract for three (3) years or longer.
- Requests for transfer must be received in writing by SPR staff at least sixty (60) days prior to the original Expiration Date of tenant's current License Agreement.
- If multiple requests are received for the same studio, priority will be granted in the order that the request is received. This priority begins 10/1/2025.
- A one-time, nonrefundable transfer fee of \$300.00 will be invoiced to tenant along with the first month's fees for the new premises.
- Incomplete applications will not be considered. Please ensure that all information is filled out before submitting your application.
- Only one art studio will be rented to any one tenant unless the waitlist is currently vacant. Additional studios will be licensed on one-year agreements and returned to inventory when a waitlist has formed.

TERMINATION

- Prior to termination of agreement and moveout, tenant is responsible for returning studio to as-is condition when occupancy began.
- Tenant is responsible for removal of all furniture, materials, and installations on wall, floor, and ceiling.
- SPR is responsible for drywall repair and repainting. If repairs exceed normal wear and tear, tenant will be billed for wall repair costs. Some or all of tenant's security deposit may be applied to cure damages.