

1 [Real Property Lease - Retroactive - Autodesk Inc. - Pier 9, Suite 116, and Bays 1-3 - Monthly
2 Rent \$147,018.12]

3 **Resolution retroactively approving Port Commission Lease No. L-17256 with Autodesk,
4 Inc., a Delaware corporation, located at Pier 9, Suite 116, and Bays 1-3 for a 36-month
5 lease with one 12-month option to extend the term from February 1, 2025, through
6 January 31, 2028, for approximately 33,282 square feet of shed space, approximately
7 1,688 square feet of shed space for storage, approximately 6,622 licensed square feet
8 of roof space and approximately 6,594 licensed square feet on the marginal wharf
9 located between Pier 9 and Pier 15 for use as office, research and development,
10 workshop space and public access, for a monthly rent of \$147,018.12; and to authorize
11 the Executive Director of the Port to enter into any additions, amendments or other
12 modifications to the Lease that do not materially increase the obligations or liabilities
13 of the City or Port and are necessary or advisable to complete the transactions which
14 this Resolution contemplates and effectuate the purpose and intent of this Resolution.**

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16 WHEREAS, California Statutes of 1968, Chapter 1333 (as amended, the "Burton Act")
17 and Charter Sections 4.114 and B3.581 empower the San Francisco Port Commission ("Port"
18 or "Port Commission") with the power and duty to use, conduct, operate, maintain, manage,
19 regulate and control the lands within Port Commission jurisdiction in the City and County of
20 San Francisco; and

21 WHEREAS, Autodesk, Inc. is a tenant in good standing under its current leases located
22 at Piers 9 and 19, in the City and County of San Francisco; and

23 WHEREAS, Autodesk has been a Port tenant in Pier 9 since 2012 and spent more
24 than \$3 million on improvements to its Premises; and

1 WHEREAS, Port Staff has negotiated the terms of a new 36-month lease with one 12-
2 month option to extend the term for space at Pier 9 consisting of approximately 33,282 square
3 feet of office, research and development, and workshop space; approximately 1,688 square
4 feet of shed space, and including a license for approximately 6,622 square feet of roof space
5 and a license for approximately 6,594 square feet on the marginal wharf located between Pier
6 9 and Pier 15, for collective use as office, research and development, and workshop space
7 and public art display and public access; and

8 WHEREAS, The proposed use is a continuation of existing and related uses and is
9 therefore not a project subject to review under the California Environmental Quality Act; and

10 WHEREAS, At its June 10, 2025, meeting, the Port Commission approved Port
11 Resolution No. 25-32 authorizing the Executive Director to enter into Lease L-17256 with
12 Autodesk, Inc. for a 36-month lease with one 12-month option to extend the term for
13 approximately 33,282 square feet of shed space, approximately 1,688 square feet of shed
14 space for storage, approximately 6,622 licensed square feet of roof space and approximately
15 6,594 licensed square feet on the marginal wharf located between Pier 9 and Pier 15 for use
16 as office, research and development, workshop space and public access; and

17 WHEREAS, Charter, Section 9.118 requires Board of Supervisors' approval of certain
18 leases that either have a term of 10 years or more or have anticipated revenue to the City of
19 \$1,000,000 or more; and

20 WHEREAS, The Port anticipates revenues from Lease No. L-17256 to exceed
21 \$1,000,000 over the term of Lease No. L 17256; and

22 WHEREAS, Other key terms of Lease No. L-17256 are described in the Port staff
23 report to the Port Commission dated June 6, 2025, and the draft Lease No. L-17256, both of
24 which are on file with the Clerk of the Board of Supervisors in File No. 250673; and

1 WHEREAS, The proposed rent under the Lease, along with other negotiated terms, is
2 not less than Market Rent as defined in Administrative Code, Section 23.2; and now,
3 therefore, be it

4 RESOLVED, That the Board of Supervisors hereby approves Lease No. L-17256 and
5 authorizes the Executive Director of the Port, or her designee, to execute such Lease No. L-
6 17256 in a form approved by the City Attorney and in substantially the same form on file with
7 the Clerk of the Board of Supervisors in File No. 250673; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors authorizes the Port Executive
9 Director to enter into any additions, amendments, or other modifications to Lease No. L-17256
10 that the Port Executive Director, in consultation with the City Attorney, determines, when
11 taken as a whole, to be in the best interest of the Port, do not materially increase the
12 obligations or liabilities of the City or the Port or materially reduce the benefits to the City or
13 the Port, and are necessary or advisable to complete the transactions which this Resolution
14 contemplates and effectuate the purpose and intent of this Resolution, such determination to
15 be conclusively evidenced by the execution and delivery by the Port Executive Director of
16 such documents; and, be it

17 FURTHER RESOLVED, That within 30 days of Lease No. L-17256 being fully
18 executed by all parties, the Port shall provide a copy of the lease to the Clerk of the Board for
19 inclusion into the official file.

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