

# Autodesk, Inc. Lease Renewal

February 1, 2023

Presented by: Rebecca Benassini, Deputy Director, Real Estate & Development





Autodesk Lease L-15169 in Pier 9 is for an **Autodesk Technology Center** which has a wide range of advanced manufacturing equipment, robotics, and workspaces to explore new ideas around traditional manufacturing.



## Lease L-15169 – Current Terms

**Autodesk, Inc.**

Current Rent Structure under L-15169

Parcel	Description	Sq. Ft	\$ psf/mo	\$ Rent/Mo
Parcel A	1st and 2nd Floor Office	21,330	2.94	62,748.81
Parcel B	1st Floor Office	5,860	1.64	9,593.04
Parcel C	Shed Space	3,400	1.67	5,678.00
Public Access Parcel - Maintenance Fee				3,000.00
<b>Total</b>		<b>30,590</b>	<b>2.65</b>	<b>81,019.85</b>
Less: TI Rent Credits - Parcels A, B, & C				<b>(29,265.88)</b>
<b>Total Monthly Rent</b>				<b>51,753.97</b>

This lease expired January 22, 2023.

There is a Solar Panel License for 6,000 sf of solar panels on Pier 9 roof. There is a Public Access Maintenance Agreement between Port and Autodesk, Inc. where Autodesk, Inc pays the Port \$3,000 per month to clean and maintain the “barnacle” seating area on the marginal wharf between Piers 9 and 15



# Proposed New Lease L-16848

Autodesk, Inc.

Proposed Rent Structure under L-16848

Parcel	Description	Sq. Ft	\$ psf/mo	\$ Rent/Mo
Parcel A	1st and 2nd Floor Office	21,330	4.25	90,652.50
Parcel B	1st Floor Office	5,860	4.25	24,905.00
Parcel C	Shed Space	3,400	1.75	5,950.00
Public Access Parcel - Maintenance Fee		--	--	3,000.00
<b>Total</b>		<b>30,590</b>	<b>4.07</b>	<b>124,507.50</b>

## Notes:

This lease has been approved by Autodesk, Inc and the Port Commission at the terms above.

The new lease incorporates the terms of the Solar Panel License and Public Access Parcel – Maintenance Agreement and both agreements will terminate on the commencement of the new lease