

333 Valencia



DEPARTMENT OF PUBLIC HEALTH

15 Year Lease

DPH Programs at 30 Van Ness

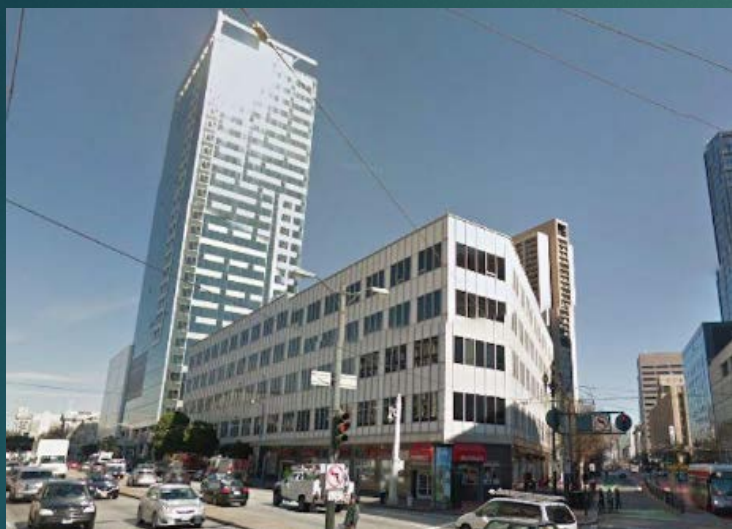
These critical units comprise approximately 223 staff that provide and manage citywide healthcare, family services, emergency response and emergency regulatory services:

- ▶ Maternal Child and Adolescent Health (MCAH)
- ▶ Primary Care
- ▶ Public Health Emergency Preparedness and Response (PHEPR)
- ▶ Emergency Management Services Agency (EMS)

DPH Programs at 333 Valencia

- ▶ DPH has been working with the City's Real Estate Division to secure the relocation of these four units to a new location, 333 Valencia Street.
- ▶ Centrally located, and proximate to Civic Center, 333 Valencia offers DPH a convenient, transit rich location to provide and manage essential services across the City.
- ▶ The estimated date for delivery of the new facility, which will include significant tenant improvements and incorporates social distancing measures, is February 2021.
- ▶ Originally constructed in 1919, the building will have gone through a complete renovation, will meet LEED Gold, and include:
 - Significant seismic upgrades
 - New electrical, plumbing, HVAC, and life safety systems
 - Two new elevators

Deal Background:



Permit related staff



49 S Van Ness

DPH Programs



333 Valencia

Deal Points

▶ Pre-Covid Negotiations

- ▶ Term 15 Years, 10 Year option
- ▶ Rent: \$55.00 psf.
- ▶ Free Rent: 1 Month
- ▶ Elevator: 1
- ▶ Tenant Improvements: \$60 psf
- ▶ Expenses: NNN
- ▶ Purchase Option

▶ Post Covid Deal Points

- ▶ Term 15 Years, 10 Year option
- ▶ Rent: \$49.95 psf.
- ▶ Free Rent: 6 Months
- ▶ Elevators: 2
- ▶ Tenant Improvements: \$60 psf
- ▶ Expenses: NNN
- ▶ Purchase Option

21% Savings over years 1 to 5
16% Savings over years 1 to 10
14% savings over initial term



Questions?