

# 141 Industrial Street



New Lease

Human Rights Commission

# Background

- The San Francisco Human Rights Commission (HRC) works in service of the City's anti-discrimination laws to further racial solidarity, equity, and healing.
  
- To facilitate this mission, HRC desires to open a community facility and job training location to provide ongoing and expanding implementation of:
  - The Dream Keeper Initiative
  - Opportunities for All
  - Community reading project
  - Seasonal cultural events

## Deal Points

- ▶ Premises: The premises consist of approximately 13,000 square feet portion of 141 Industrial Street with 10 parking spaces.
- ▶ Term: Commencement upon approval by BOS, Mayor and execution of Director of Property; terminating on May 31, 2027.
- ▶ Rent: The annual rent for the for the lease is \$351,000 or **\$27.00** psf; monthly rent is \$29,250 or \$2.25 psf. No escalations, flat for the term on the Lease.
- ▶ Operating Expenses: Landlord pays all utilities, repairs, maintenance, a gross lease.



Questions?