

1 [Real Property Lease - Bayview Plaza, LLC - 3801 Third Street, Suite 400 - \$489,225 Initial  
2 Base Year Rent]

3 **Resolution approving and authorizing the Director of Property, on behalf of the**  
4 **Department of Public Health, to execute a Lease Agreement for the term of five years,**  
5 **to commence upon approval of this Resolution through November 30, 2029, with two**  
6 **five-year options with Bayview Plaza, LLC located at 3801 Third Street, Suite 400, at a**  
7 **base rent of \$489,225 per year (approximately \$33.00 per square foot) with no annual**  
8 **rent increases; and authorizing the Director of Property to execute any amendments or**  
9 **modifications to the Lease including exercising options to extend the agreement term,**  
10 **make certain modifications and take certain actions that do not materially increase the**  
11 **obligations or liabilities to the City, do not materially decrease the benefits to the City**  
12 **and are necessary to effectuate the purposes of the Lease or this Resolution.**

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14 WHEREAS, The Department of Public Health has occupied the 14,825 square foot  
15 premises at 3801 Third Street, Suite 400, since 1998, and currently operates its Foster Care,  
16 Child Crisis and Crisis Response Team programs at the site; and

17 WHEREAS, The Real Estate Division (“RED”), on behalf of the Department of Public  
18 Health in consultation with the City Attorney has negotiated a new fully serviced Lease  
19 Agreement with a five-year term with two options to extend the term for five-years with each  
20 option term at 95% of the prevailing market rent; and

21 WHEREAS, The proposed annual rent of \$489,225 or \$33.00 per square foot full  
22 service with no escalations was determined to be equal or below fair market rent by the  
23 Director of Property and that no appraisal was required by Administrative Code, Chapter 23;  
24 and

1           WHEREAS, A copy of the proposed Lease Agreement is on file with the Clerk of the  
2 Board in File No. 250324; now, therefore, be it

3           RESOLVED, That in accordance with the recommendation of the Director of Property,  
4 on behalf of the Department of Public Health, the Board of Supervisors approves the Lease  
5 Agreement and authorizes the Director of Property to take all actions on behalf of the City  
6 necessary or advisable to effectuate the Lease Agreement with Bayview Plaza, LLC as the  
7 Landlord, for 3801 Third Street, Suite 400, San Francisco, substantially in the form on file with  
8 the Clerk of the Board of Supervisors in File No. 250324; and, be it

9           FURTHER RESOLVED, That commencing upon the approval by the Board of  
10 Supervisors and Mayor, the base rent shall be \$489,225 per year (approximately \$33.00 per  
11 square foot); and, be it

12           FURTHER RESOVLED, Authorizing the Director of Property to execute any  
13 amendments to the Lease, options to extend to the Lease term, and make certain  
14 modifications and take certain actions that do not materially increase the obligations or  
15 liabilities to the City, do not materially decrease the benefits to the City and are necessary or  
16 advisable to effectuate the purposes of the Lease Agreement or this Resolution; and, be it

17           FURTHER RESOLVED, That within 30 days of the Lease Agreement being fully-  
18 executed by all parties, the Director of Property shall provide the final Lease Agreement to the  
19 Clerk of the Board for inclusion into the official file.

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