



8 BOARDMAN PLACE

REAL PROPERTY LEASE
PUBLIC DEFENDER'S OFFICE

BUDGET AND FINANCE COMMITTEE | SEPTEMBER 3, 2025

REAL ESTATE DIVISION

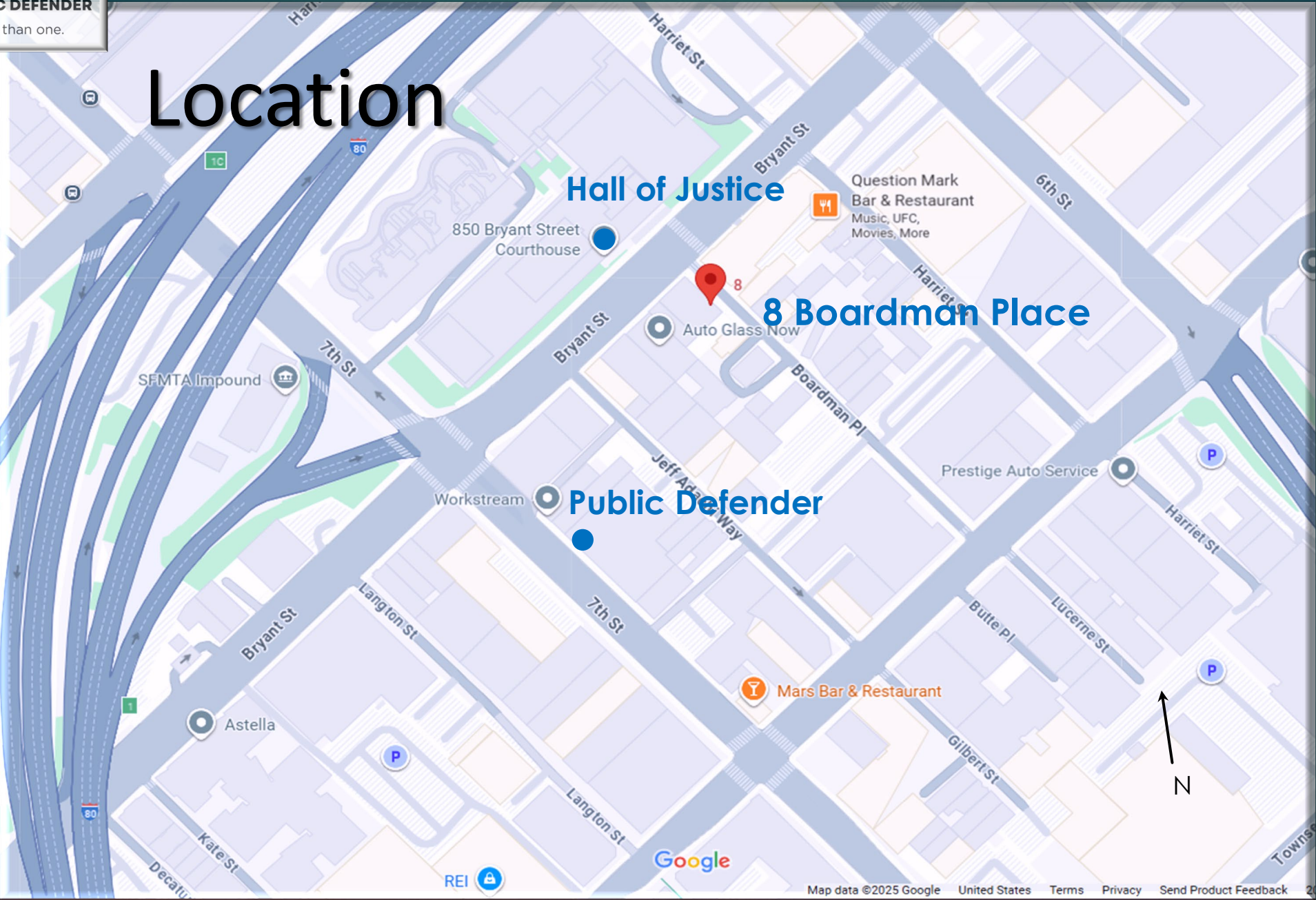
Background

- In 2014, the Public Defender's office (PDR) had 150 employees in the City owned building at 555 7th Street, which has since increased to a staff count of 245. The current ratio of usable square feet to employee is 195.
- Overcrowding at the office has required placing 4 attorneys in a private office, and another 3 employees sharing a converted janitor's closet. Consequences have impacted to ability to conduct confidential phone calls, recruit staff and support employee well-being.
- The new office at 8 Boardman will accommodate up to 30 employees, relieving some of the congestion, and reducing density to 136 square feet per person.

Terms of Agreement

- Premises: 4,009 square feet, located across the street from the Hall of Justice, and approximately one block from the existing PDR office at 555 7th Street.
- Lease Term: 5-years, with two options to extend by 5 years each at 95% of fair market value.
- Annual Base Rent: \$144,000 per year (\$35.92 per square foot) with annual increases of \$6,000 (\$1.50 per square foot); rent is abated for the first 3 months of the term.
- Tenant Improvements include construction of two private offices at landlord's cost, and use of the previous tenant's furniture, in very good condition, at no cost to the City.

Location





**SAN FRANCISCO
PUBLIC DEFENDER**

Greater than one.

QUESTIONS?

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