

New Lease for Existing Occupancy

Site:
796 Brannan Street, 2nd Floor

Landlord:
796 Brannan Street, LLC

Real Estate Division
Department of Public Health/Jail Health
Services (DPH/JHS)

[BUDGET & FINANCE
COMMITTEE]

[JUNE 3, 2026]

Background:

- Jail Health Services (JHS) provides care to more than 10,500 patients annually, delivering 24/7 medical, behavioral health, and substance-use treatment services.
- JHS advances the City's public health and public safety objectives by stabilizing acute health conditions, reducing the transmission of communicable diseases, and promoting equitable, evidence-based care.
- Their mission is centered on ensuring continuity of care from custody to community reentry through services such as screening, chronic disease management, medication administration, and crisis intervention.

Lease Terms

- **Premises:** 988 sf Office Space
- **Term:** Five (5) Years
- **Rent:** \$40,675.96/year (\$41.17psf/year), 3% rent escalation per year
- **Operating Expenses:** Landlord responsible for taxes, insurance, major repairs, utilities and all operating expenses except for trash which is \$200/year. Rent includes two parking stalls.
- **Option:** Two (2) options for five (5) years.



Lease Terms Continued

Current vs Proposed Tenancy

	<u>Current</u>	<u>Proposed</u>
RSF:	988 sf	988 sf
RSF/SF/Yr:	\$46.76	\$41.17
Annual Base Rent:	\$46,200.00	\$40,675.96
Term:	Holdover	5 years

Questions?