



April 1, 2024

Honorable Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

RE: Lease Agreement – San Francisco Law Library, 1145 Market Street

Dear Board Members:

Attached for your consideration is a Resolution authorizing and approving a lease agreement of approximately 20,000 square feet at 1145 Market Street for the San Francisco Law Library.

Pursuant to State Law, the 1870 Act, the City and County of San Francisco is required to provide a Law Library for public use. The 1870 Act established the Law Library as a legal entity, separate from the City and County, and requires the Board of Supervisors to appropriate General Fund monies for "fuel, lights and stationary and all necessary conveniences and care, rooms convenient and accessible to the Courts, sufficient for the use and accommodation of said law library and those who have occasion for its use."

San Francisco Charter Section 8.103 is consistent with the 1870 Act and states that the City must provide "suitable" and "sufficient" accommodations for the Law Library as well as free access to the legal community and the general public.

The Law Library was originally located in City Hall until City Hall closed for seismic renovations in 1995. The Law Library was relocated to the War Memorial Building as part of the City Hall relocations. In 2013, the City leased 20,000 square feet of space for the Law Library at 1145 Market Street pursuant to the Board of Supervisors Resolution 196-13 and did so under the threat of litigation from the Law Library. In 2017, the City and County of San Francisco Board of Supervisors approved Resolution No. 451-17 authorizing the City to exercise the option in the agreement with the former owner, 1145 Market LP, which extends the term of the agreement through June 30, 2023.

The proposed lease agreement is for the term of ten years with two options of five years to extend the term, with the current owner, Trinity Center, LLC, at a base rent of \$599,000 per year (\$29.95 per sq. ft.) with 3% annual rent increases throughout the entire agreement. The lease is fully serviced except for electricity, which is separately metered.

We recommend approval of the proposed lease agreement.

If you have any questions regarding this matter, please get in touch with me of our office at 415-554-9860.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrico Q. Penick".

Andrico Q. Penick  
Director of Real Estate