



Lease for continued
occupancy of
755 and 759 South Van
Ness Avenue

Department of
Public Health

3 outpatient mental
health programs

Term commences following Board adoption and Mayoral approval, through December 31, 2027; with one 5 year extension option

Background:

DPH has occupied premises since 2001, providing community serving, outpatient, mental health programs. Current programs are:

Mission Family Center – individual, family, parent and group therapy to children and adolescents with serious mental or emotional problems.

South Van Ness Adult Health – supportive mental health services to adults.

Transitional Age Youth – mental health case management, linkage and coordination of services to young adults, aged 16-22, with a history of emotional problems and difficulties in school, home, and the community, including involvement with the legal system and/or substance abuse.

Lease Summary

- 13,545 square feet of clinic and office space, with an adjacent fenced parking lot of approximately 3,673 square feet
- Initial term begins following Board and Mayoral approval and terminates on December 31, 2027
- Prior lease terminated December 31, 2022, without extension option and annual base rent at \$596,329/80 (\$44.03/square foot; utilities, trash and telecom paid by City).
- RED negotiated continued occupancy on month to month basis at annual Holdover Rate of \$626,146.29 (\$46.23/square foot, a 5% increase from prior rental rate)
- Upon commencement of new lease, annual base rent shall be \$644,930.68 (\$47.61/square foot, a 3% increase from Holdover Rate) as of January 1, 2024, with future January 1st CPI increases between 3 and 5 %.
- One 5-year Extension Option with initial rental rate of 95% of Fair Market Rent for similar space and location.



Questions?