City & County of San Francisco
Daniel Lurie, Mayor

Office of the City Administrator
Carmen Chu, City Administrator
Sally Oerth, Director of Real Estate

September 22, 2025

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 – 845 Jackson Street
San Francisco Department of Public Health, Tenant
Chinese Hospital Association, Landlord

Dear Board Members:

Attached for your consideration is a proposed Resolution authorizing and approving a lease agreement of approximately 11,894 square feet at Chinese Hospital, located at 845 Jackson Street for the San Francisco Department of Public Health ("DPH").

DPH is seeking to lease a temporary relocation space while their existing space at Chinatown Public Health Center undergoes a full renovation and seismic retrofit under the 2024 Healthy, Safe & Vibrant General Obligation Bond Program. DPH's goal is to continue to provide services as the primary care clinic for approximately 4,400 San Franciscans who are mainly low-income, elderly, or new immigrants residing in the Chinatown area.

The proposed lease agreement with Chinese Hospital Association provides for DHP's use of 11,581 square feet on the fourth floor of the facility, with an allocation of 313 square feet of common area spaces on the first and second floors. The term of the lease is three years with one option to extend the lease for one-year at an annual base rent of $499,548 (or $42 per square foot), escalating by 3% annually.

DPH will be responsible for reimbursement of up to $300,000 for tenant improvements necessary to obtain temporary change of use permits as required by the State. Additionally, DPH will be responsible for its pro-rata share of increases in the building's common area maintenance expenses, escalating

annually at actual building costs but not to exceed 3%. DPH will be responsible for providing its own janitorial services for the leased space.

Should you have any questions regarding the transaction please contact the Real Estate Division at (415) 554-9850.

Respectfully,

Sally Oerth
Director of Property