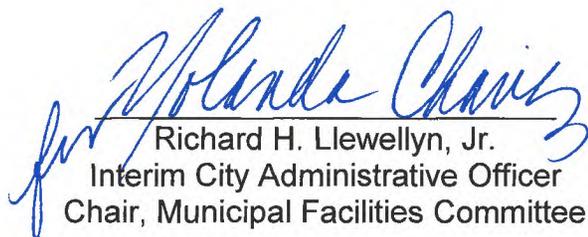


TRANSMITTAL

TO Council	DATE 06-02-17	COUNCIL FILE NO.
FROM Municipal Facilities Committee		COUNCIL DISTRICT 8

At its meeting of May 25, 2017, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize GSD to negotiate and execute a lease amendment with Capri Urban Baldwin, LLC, for office/mall space located at 4125 Crenshaw Blvd, Unit 193.

There is no additional impact on the General Fund, as there is sufficient funding in GSD's leasing account to fund the cost of this lease.


Richard H. Llewellyn, Jr.
Interim City Administrative Officer
Chair, Municipal Facilities Committee

RHL:ACG:05170127

CITY OF LOS ANGELES
CALIFORNIA

Agenda Item No.6

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

May 25, 2017

Honorable City Council
City of Los Angeles
C/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Eric Villanueva, Legislative Assistant

**REQUEST FOR AUTHORIZATION TO NEGOTIATE AND
EXECUTE A LEASE AMENDMENT AT 4125 CRENSHAW
BOULEVARD FOR THE LOS ANGELES POLICE DEPARTMENT**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment for the Los Angeles Police Department, South Traffic Division (LAPD) for mall and office space located at 4125 Crenshaw Blvd, Unit 193, Baldwin Hills Crenshaw Plaza Shopping Center.

BACKGROUND

The LAPD South Traffic Division has occupied the Baldwin Hills Crenshaw Plaza Shopping Center since June 17, 2013. This amendment will be for three years with two one-year options for approximately 21,413 rentable square feet. The term of the lease is currently set to expire on September 30, 2017. This new amendment will extend the term of the lease for a period of 36 months. The extended term will commence on October 1, 2017, and expire on September 30, 2020. The price per square foot (PSF) current market analysis for this type of rental space ranged from \$1.34 to \$3.50. The PSF for this lease amendment is \$1.35. GSD successfully negotiated a Tenant Improvement (TI) allowance of approximately \$10,000 which will be used for paint, carpet and minor upgrades.

The lease amendment will contain the following:



TERMS AND CONDITIONS

LOCATION: 4125 Crenshaw Blvd, Unit 193
Los Angeles, CA 90008

LANDLORD: Capri Urban Baldwin, LLC

USE: Mall & Office space

SQUARE FEET: Approximately 21,413

TERM: Three years (36 months), September 30, 2020

RENTAL RATE: \$29,043.29 (\$1.35 per sq.ft.)

ESCALATIONS: 3% annually

ADDITIONAL RENT: N/A

SECURITY DEPOSIT: N/A

OPTION TERM: N/A

PARKING: Free parking

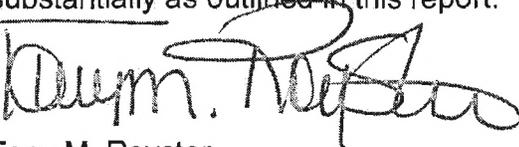
TENANT IMPROVEMENT: TI allowance of approximately (\$10,000).

FISCAL IMPACT

The rent increase for this second amendment is \$846, raising the rent from \$28,197 per month to \$29,043 per month. There is sufficient funding in the 6030 Leasing Account to cover the cost for this lease.

RECOMMENDATION

That the Los Angeles City Council authorizes the Department of General Services to negotiate and execute the amendment with Capri Urban Baldwin, LLC, for office/mail space located at 4125 Crenshaw Blvd, Unit 193, under the terms and conditions substantially as outlined in this report.


Tony M. Royster
General Manager

Attachments

LAPD

SUBJECT:

425 CRENSHAW BLVD, LA

21,413 SQ FT

@ ~~Old~~ \$ 1.17
Current \$ 1.35

Address	City	Property Type	Property Size	Space Avail	Rent/SF/Mo
325 W 23rd St	Los Angeles	Class A Multi-Family/Apartments	1,106,774 SF	27,366 SF	\$2.00-\$3.00
120 E 28th St	Los Angeles	Specialty/Religious Facility	10,000 SF	10,000 SF	\$1.25
229 W 31st St	Los Angeles	Class C Industrial/Manufacturing	8,426 SF	4,750 SF	\$1.70
3808 W 54th St	Los Angeles	Specialty	8,994 SF	4,000 SF	\$1.88
4874 Adams Blvd	Los Angeles	Retail/Storefront Retail/Residential	3,427 SF	625 SF	\$3.00
650 W Adams Blvd	Los Angeles	Class B Office	128,768 SF	57,909 SF	\$2.25
1746-1752 W Adams Blvd	Los Angeles	Retail/Storefront Retail/Office	14,974 SF	2,550 SF	\$1.37-\$1.38
4470-4472 W Adams Blvd	Los Angeles	Retail/Storefront Retail/Office	8,500 SF	1,600 SF	\$2.24
5242 W Adams Blvd	Los Angeles	Class B Office	15,000 SF	15,000 SF	\$2.50-\$3.50
6002 Alviso Ave	Los Angeles	Retail/Storefront Retail/Residential	3,702 SF	1,851 SF	\$1.34
5300-5328 Avalon Blvd	Los Angeles	Class C Industrial/Service	13,735 SF	2,000 SF	\$1.40-\$1.80
5860-5862 Avalon Blvd	Los Angeles	Class C Office	14,000 SF	7,500 SF	\$2.25
1933 S Broadway	Los Angeles	Class B Office	793,158 SF	216,465 SF	\$2.35-\$2.85
2821-2825 Crenshaw Blvd	Los Angeles	Retail/Storefront	4,620 SF	2,500 SF	\$2.45
3870-3876 Crenshaw Blvd	Los Angeles	Retail/Storefront Retail/Office (Neighborhood Center)	29,856 SF	8,000 SF	\$2.00-\$3.00
4064 Crenshaw Blvd	Los Angeles	Retail/Storefront	6,578 SF	6,578 SF	\$2.00
6111 S Gramercy Pl	Los Angeles	Class C Industrial/Warehouse	37,152 SF	5,280 SF	\$1.32-\$1.54
2114 S Hill St	Los Angeles	Class C Office	5,043 SF	800 SF	\$2.50
3501 W Jefferson Blvd	Los Angeles	Class C Office/Strip Center	12,089 SF	5,436 SF	\$2.50
4128 W Jefferson Blvd	Los Angeles	Class C Flex	3,600 SF	3,600 SF	\$2.85
5500 W Jefferson Blvd	Los Angeles	Class B Office/Loft/Creative Space	85,000 SF	85,000 SF	\$3.75
866-808 N La Brea Ave	Inglewood	Class C Flex	32,400 SF	1,450 SF	\$1.43
1406-1410 N La Brea Ave	Inglewood	Class C Office	3,005 SF	658 SF	\$1.60
3431-3499 S Main St	Los Angeles	Class C Industrial/Manufacturing	76,240 SF	16,747 SF	\$0.88-\$2.25
3781 Stocker St	Los Angeles	Class B Office/Medical	19,938 SF	2,708 SF	\$2.50