

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

When making inquiries relative to
this matter, please refer to the
Council File No.

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

November 6, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-1472,
at its meeting held November 5, 2013.



City Clerk
srb

21
13-1472
CD5
Related CF: 09-2119

11/5/13 NOV 1 2013 16

TO CITY CLERK FOR PLACEMENT ON NEXT
MOTION COUNCIL AGENDA TO BE POSTED #53


Council District 5 (CD 5) currently has a field office located at 822 S. Robertson Boulevard in Los Angeles. The landlord has conveyed to the Council Office that he intends to find an alternate use/tenant for that space and plans on increasing rental rates in his building. In addition, the office suite is not laid out efficiently and does not provide CD 5 with sufficient space.

CD 5 has identified suitable office space at 6380 Wilshire Boulevard that will provide them with a much needed larger and well-organized footprint. CD 5, along with the Department of General Services has been working with the landlord of the proposed new building to develop a draft term sheet for a lease agreement. Following are the key terms and conditions:

- Location: 6380 Wilshire Blvd., Suite 800
- Square Feet: 4,794 rentable square feet
- Term: From date of substantial completion of tenant improvements or date tenant commences business on the premises (the earlier of the two) through June 30, 2017
- Rental Rate: \$1.85 per square foot, per month, full service gross
- Rate Increases: Base rent to increase by 3% annually beginning on the thirteenth month of the term
- Concession: Two months of rent abatement to the tenant
- Operating Expenses: Tenant is responsible for a pro rata share of the operating expenses
- Improvements: Landlord will provide new paint and carpet and ensure that ceiling tiles and lighting are in good working condition
- Option to Renew: One 4-year renewal option
- Parking: Tenant will have option to lease 15 reserved or unreserved spaces (ranging from \$120 to \$260 per space per month)

I THEREFORE MOVE that City Council direct the Department of General Services to negotiate and execute a lease agreement for office space located at 6380 Wilshire Boulevard, Suite 800, Los Angeles, California for a Council District 5 field office, as substantially outlined above, with approval as to form and legality by the City Attorney.

PRESENTED BY: 
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: 

ORIGINAL

ADOPTED

NOV 5 2013

LOS ANGELES CITY COUNCIL

mk

