

**Health Commission Review of An Office Lease Between  
City and County of San Francisco, as Landlord  
and  
San Francisco General Hospital Foundation, as Tenant  
For The Lease of 2789 25<sup>th</sup> Street, Suite 2028  
San Francisco, CA**

**Lease date 3/15/2022**



**San Francisco  
Health Network**

**SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH**



**ZUCKERBERG  
SAN FRANCISCO GENERAL  
Hospital and Trauma Center**



**SAN FRANCISCO  
GENERAL HOSPITAL  
FOUNDATION**

**Full Health Commission  
November 1, 2022**

# Topics & Presenters

**Lease Background and Overview – Mark Primeau (DPH)**

**Lease Details – Terms and Conditions – Jeff Suess (Real Estate)**

**Partnership Between DPH and San Francisco General Hospital  
Foundation – Kim Meredith, CEO (SFGHF)  
Gerry Chow, CFO (SFGHF)**

**Project Renovations and Photos - Mark Primeau / Jason Zook (DPH)**

**Questions.**

# Lease Background and Overview

In 2014/2015 former Health Director requested that all leases on ZSFG Campus be updated to current market conditions-this partially came about when we were negotiating with UCSF on the Ground lease for the new Research & Academic Facility, and it was noted that many of the leases on Campus needed to be updated.

One of the leases that needed updating was for the San Francisco General Hospital Foundation (SFGHF). A short term lease was executed in April 2018. In 2018/2019, a long term lease ( 20 year base duration with an option for 2 extensions, 10 years each) was being drafted but was knocked off schedule due to the pandemic.

The leased space (Second Floor) at 2789 25<sup>th</sup> St. needed renovation work to accommodate increases in staffing, much needed HVAC work, and an expansion of square footage.

The Foundation kicked in \$2,178,000 and the City put in \$630,000 for the tenant improvements.

# Lease Details – Terms and Conditions

**Lease Reference Date: March 15, 2022**

**Landlord: CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation**

**Tenant: The San Francisco General Hospital Foundation**

**Building (Section 2.1): Office building located at 2789 25th Street, San Francisco, California**

**Premises (Section 2.1): Space on the 2nd floor of the Building, designated as Suite 2028, and shown on the floor plan attached as Exhibit A.**

**Rentable Area of Premises (Section 2.1): Approximately 4,943 leasable/gross square feet**

**Base Rent (Section 4.1): No charge**

**Use (Section 5.1): Office and administrative functions for Tenant in support of ZSFGH.**

# Lease Details – Terms and Conditions

## **Term (Section 3.1)**

**Extension Options (Section 3.4): Twenty (20) years Estimated Commencement Date: TBD Estimated Expiration Date: TBD Tenant shall have the option to extend the Term for two (2) additional periods of ten (10) years (each an “Extension Term”), as set forth in Section 27.1.**

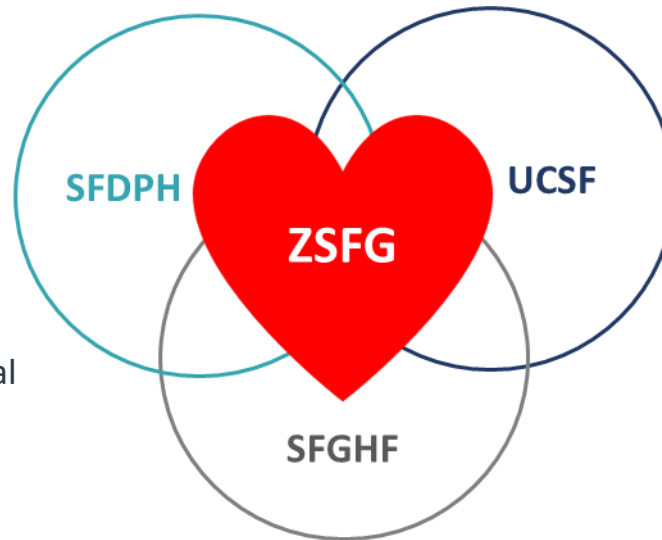
**Base Rent (Section 4.1): No charge**

**Use (Section 5.1): Office and administrative functions for Tenant in support of ZSFGH.**

# Partnership Between DPH and San Francisco General Hospital Foundation

## San Francisco Department of Public Health

- Protecting and promoting the health of all San Francisco
- Leads nationally in public hospital funding



- Top tier medical school in US
- Exceptional faculty and students
- Clinical and research excellence



SAN FRANCISCO  
GENERAL HOSPITAL  
FOUNDATION

- Raised the largest private gift for a public hospital nationally
- Second oldest public hospital foundation
- Committed to health equity

## **Transforming Mental and Behavioral Health**

ZSFG is on the front lines of the mental health crisis in San Francisco, providing a strong safety net and compassionate care, while leading the charge for innovations in mental health care.

## **Trauma**

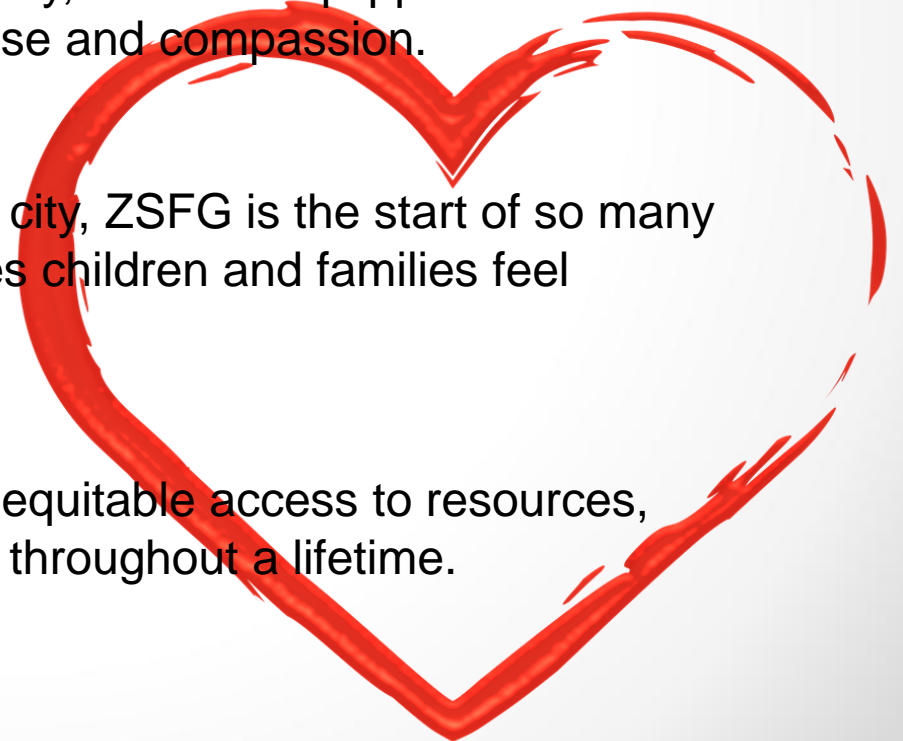
As the Level 1 trauma center for our city, ZSFG is equipped to handle trauma and emergencies with expertise and compassion.

## **Healthy Families**

With the largest birthing center in the city, ZSFG is the start of so many healthy lives. Connected care ensures children and families feel supported as they grow.

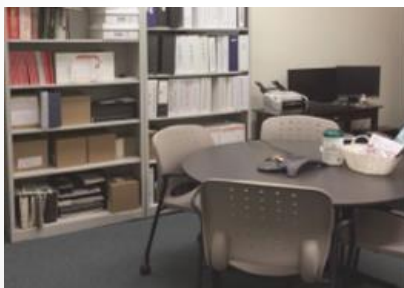
## **Wellness**

Health as a human right depends on equitable access to resources, education, prevention, and treatment throughout a lifetime.

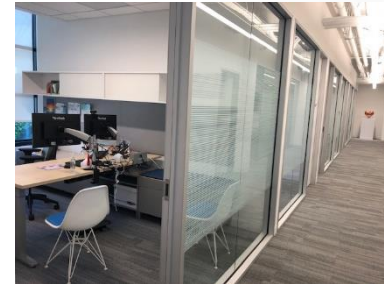


# Project Renovation and Photos

**Before**



**Offices**



**Reception**



**Conference room**





# Project Renovation and Photos

Before

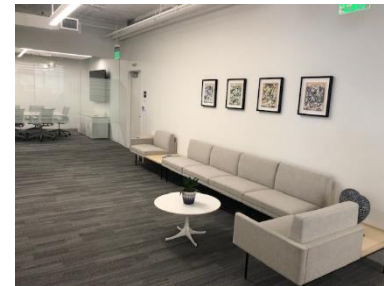


Windows

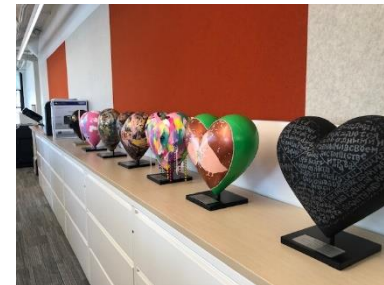
After



Floor leveling



Support



# Questions