

# CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



KAREN BASS  
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

September 25, 2025

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, California 90012

Attention: Adam Lid, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A  
LEASE AGREEMENT WITH 1910 SUNSET BLVD. (LA), L.P. FOR OFFICE USE  
AT 1910 SUNSET BLVD. SUITE P2, LOS ANGELES, CA 90026**

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The Department of General Services (GSD) requests authority to negotiate and execute a lease agreement for the Los Angeles Housing Department (LAHD) with 1910 Sunset (LA) LP located at 1910 Sunset Blvd. Suite P2 Los Angeles, CA 90026 to serve as a temporary expansion space at their current location in Council District 13. The current lease (C-145005) expired as of August 30, 2025 with no additional options to extend. GSD is therefore seeking authority for a new lease agreement.

## **BACKGROUND**

LAHD has occupied 19,092 square feet of space on suites 300, 450, and 700 at this location since 2019 (C-136685). Recently, LAHD expanded to suites 800, 705, 420 and 430 under that same lease. The current space accommodates up to 100 staff members and shared space for an estimated additional 80 inspectors, for a total of approximately 180 employees. This lease is set to expire on July 21, 2031.

Suite P2, currently on holdover under C-145005, is 737 square feet (sf) and is utilized by inspectors until a permanent leased or owned location is provided for these employees. This lease serves as a temporary space so the extension is only for the short term that is not in line with the rest of the leases at the project. This proposed lease agreement is for the extended use of this space.



## **TERMS AND CONDITIONS**

The initial lease term is for 18 months with one 12-month renewal option with the base rent not to exceed 5% of then current rent. The proposed monthly rental rate is \$3.71 per sf or \$2,734.27 per month with a 3% annual escalation. The lease term for this proposed lease covers the holdover period which began on September 1, 2025 and runs through February 28, 2027. All other terms and conditions will remain the same.

A complete set of terms and conditions are outlined on the attached term sheet.

## **MARKET ANALYSIS**

Based on recent market analysis for similar type properties and uses in this area, the fair market rental rate ranges from approximately \$3.00 - \$4.75 per sf. The negotiated rate for this proposed lease is \$3.71 per sf per month. The current asking rate for this building is \$3.65 - \$3.85 per sf.

<b>Address</b>	<b>Rental Rate</b>	<b>Rentable Sq. Footage</b>	<b>Lease Type</b>
2112 W. Sunset Blvd.	\$4.75/ sf	1,000 sf	Modified Gross
625 Alvarado	\$3.00/ sf	3,150 sf	Modified Gross
1910 Sunset	\$3.70 - \$3.85/ sf	700-2,2000	Modified Gross


## **FISCAL IMPACT**

There is no impact to the General Fund. LAHD funds 100% of this lease cost through Special Fund F440001 and Code Enforcement Fund F41M001.

	<b>Monthly Proposed Costs</b>	<b>FY 2025-26 Expenses (2 mo. at \$2,653)</b>	<b>FY 2025-26 Expenses (10 mo. at New Rate)</b>	<b>FY 2025-26 Total Expenses</b>
<b>Rent</b>	\$2,734	\$5,306	\$27,343	\$32,649
<b>Parking</b>	\$1,125	\$2,250	\$11,250	\$13,500
<b>TOTAL</b>	\$3,859	\$7,556	\$38,593	\$46,149

**RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a lease agreement with 1910 Sunset Blvd (LA) L.P. at 1910 W. Sunset Boulevard, Suite P2, Los Angeles, CA 90026 under the terms and conditions substantially as outlined in this report.



Tony M Royster  
General Manager

Attachment: Term Sheet

## **LEASING TERM SHEET**

MFC DATE	09/25/2025
LANDLORD	1910 Sunset Blvd. (LA) L.P.
ADDRESS	4700 Wilshire Blvd. LA, CA 90010
TENANT	City of Los Angeles - GSD for LAHD
ADDRESS	111 E. First Street 2nd Floor, LA, CA 90012
LOCATION	1910 Sunset Blvd. - #200 - P2 (737 RSF)
AGREEMENT TYPE	Lease
USE	Office
SQUARE FEET	737 RSF
TERM	18 months
RENT START DATE	09/01/25
LEASE START DATE	City Clerk's Attestation
OPTION TERM	1, 12-month option, option rent Not to Exceed 5% of then current rent
HOLDOVER	150% of then current Base Rent
SUBLET/ ASSIGNMENT	Right to transfer with consent and approval
TERMINATION	None
RENTAL RATE	\$3.71/PSF
ESCALATION	3% escalation annually
RENTAL ABATEMENT	None
ADDITIONAL RENT	None
PROPERTY TAX	None

OPEX	None
CAM	None
OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Landlord shall be responsible for all repairs and maintenance
TENANT IMPROVEMENTS	None
PARKING	3 Unreserved parking spaces, subject to market rate
UTILITIES	Landlord shall be responsible for all utilities
CUSTODIAL	Landlord shall be responsible
SECURITY	Landlord shall be responsible, tenant may have its own security
PROP 13 PROTECTION	None
INSURANCE (City)	See Existing Agreement
OTHER:	
PRINT:	1910 Sunset L.P.
SIGNATURE:	