

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council

Item ID:

10152

Agenda Number

15.

Meeting Date:

October 6, 2011

Department:

Office of Real Estate Services

Subject

Authorize the negotiation and execution of a 43-month lease for approximately 1,435 square feet of retail space, located at 301 West 2nd Street (City Hall), Austin, Texas to WILD ABOUT MUSIC, INC. Tenant shall pay \$103,320 over a 36 month term and shall have rent abated for approximately 7 months equal to but not exceeding \$18,500 to recoup the expenditure for tenant improvements.

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing
Language:

Prior Council
Action:

For More
Information:

Mashell Smith 974-7149; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.

Boards and
Commission
Action:

MBE / WBE:

Related Items:

Additional Backup Information

The proposed lease of 1,435 square feet is at an initial base rate of \$22 per square foot or \$31,570 annually, second year base rate of \$24 per square foot or \$34,440 annually, and third year base rate of \$26 per square foot or \$37,310 annually. The tenant shall hire a reputable glass company to change out the current glass to clear, commercial grade, silver LEED glass. The tenant shall, at its sole expense, pay for the glass change, and the City of Austin shall abate the first approximately 7 months of rent for tenant to recoup the expenditure for tenant improvements. Some other minor interior work shall be completed by tenant at tenants' sole expense. It is anticipated that the lease will commence on or about November 1, 2011.