

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council

Item ID:

38215

Agenda Number

59.

Meeting Date:

December 11, 2014

Department:

Office of Real Estate Services

Subject

Authorize negotiation and execution of a 120-month lease for approximately 5,070 square feet of retail space, located at 600 East 4th Street, Space A, to THE ESCAPE GAME AUSTIN, LLC.

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:

Darin Upchurch, Austin Convention Center, (512) 404-4045; Mashell Smith, Office of Real Estate Services, (512) 974-7149; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.

Boards and
Commission
Action:

MBE / WBE:

Related Items:

Additional Backup Information

The Austin Convention Center desires to lease approximately 5,070 square feet of retail space to The Escape Game Austin, LLC. The Escape Game Austin is a unique, interactive, team-building and entertainment concept in which participants attempt to escape from a themed room by solving a series of puzzles and challenges. The Escape Game Austin will enhance the City's already expansive entertainment options, providing a creative and unique experience for conventioners, tourists and local visitors to downtown Austin.

The Office of Real Estate Services had a third party rent survey conducted. The Escape Game Austin, LLC, as tenant, shall design, construct and pay for all tenant improvements. Tenant improvements are estimated to be \$375,000. Rent shall be \$15.00 per square foot per year for the first five years. Rent shall be \$17.25 per square foot per year for the second five years. Tenant shall have an option to renew for two additional five-year periods.

Should the tenant choose to renew the lease, annual rent shall be \$19.83 per square foot for the first five-year extension and \$22.81 for the second five-year extension. All tenant improvements, including design of retail space, design of signage, and construction of retail space shall be approved by the City.