



# ARC Package

## Abstract of Recommended Property

### License/Lease Abstract

ANTS NO.: 96-1346 DATE: July 11, 1997  
 NEGOTIATOR: Jeff Kondrat (CB Commercial) LEASE-IN NO.: 2767  
 ATTORNEY: Jason Cutler

**AGENCY:** Mayor's Office of Emergency Management  
 Program Need: Provide the on-scene coordination at all emergency incidents that require a multi-agency response. Coordinate all planning efforts for threats to New York City, natural, technological or man made.  
 # of Employees: 45

**PROPOSED LOCATION:** 7 World Trade Center Block & Lot: 84/36  
 Borough: Manhattan Floor: 23  
 Neighborhood: Downtown

**TERM:**  
 License Term: Open ended. Landlord to contract necessary consultant to begin alterations and improvements of space. Lease is scheduled to be executed by the City on or about October 15, 1997. As such there will be no license fee.

Lease Term: 20 years. Commencement upon substantial completion of alterations and improvements of the office and technical areas.

Termination of License: Mutual right to cancel on 30 days notice.

Termination of Lease: City has the right to cancel after ten (10) years upon nineteen (19) months' notice.

Penalty: If license is terminated by tenant, tenant shall pay the landlord the cost of architectural and consultant services. In addition, if tenant terminates lease, tenant shall pay the landlord the unamortized portion of landlord's contribution towards alt. & imp. and brokerage commission.

**SPACE:** 45,815 rentable square feet of space on the 23rd floor plus additional space for back-up systems. Rentable, Usable, and Carpetable not yet calculated. Landlord has agreed to use the City's rentable but the aggregate rental will not change.

| <b><u>BASE RENT PROPOSED:</u></b>   | <u>Negotiated</u> | <u>Asking</u> |
|-------------------------------------|-------------------|---------------|
| <b><u>23<sup>rd</sup> FLOOR</u></b> | Gross Per Annum   | PSF Per Annum |
| Years 1 - 5                         | \$1,282,820.00 +  | \$28.00       |
| Years 6 - 10                        | \$1,603,525.00    | \$35.00       |
| Years 11 - 15                       | \$1,695,155.00    | \$37.00       |
| Years 16 - 20                       | \$1,924,230.00    | \$42.00       |
| <b><u>Free Rent:</u></b>            | 12 Months*        | 12 Months     |

\*Provided final plans are completed on lease execution.

+ **NOTE:** Approximately 14,400 RSF could be needed to support back up systems.  
 Additional Rent - \$403,200 per annum (initially)

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**TOTAL FIRST YEAR COST/SF**

|                   |         |
|-------------------|---------|
| Base Rent:        | \$28.00 |
| Real Estate Taxes | 0.00    |
| Heating Fuel      | 0.00    |
| Operating:        | 0.00    |
| SUBTOTAL          | \$28.00 |
| Sprinkler:        | 0.00    |
| Electricity:      | 1.50    |
| TOTAL             | \$29.50 |

**Alterations and Improvements:**

The Landlord shall contract consulting services during the license period which will allow the City to fast-track project and take occupancy ASAP. The Landlord will prepare final architectural and engineering plans and make the alterations and improvements in accordance with preliminary architectural plans and specifications prepared by the Division of Real Estate Services and approved by the agency. Landlord shall contribute \$45.00 psf to the cost of plans and improvements. Tenant to reimburse landlord for the balance of the Tenant work, up to a total cost not to exceed \$\_\_\_\_\_.

**Market Justification:**

Alternative Sites: See attached  
Market Comparable: See attached

**Landlord:**

Address: Silverstein Properties  
120 Broadway  
New York, New York 10271  
Telephone Number: (212) 732-9700

**Real Estate Taxes:**

Escalated above base year 1997/98-based on review of PILOT\*

**Operating Expenses:**

Escalated above base year-1998

**Cleaning:**

Included

**Asbestos:**

If found, landlord will remove

**City Sites:**

No City-owned sites found suitable for this requirement

**Status 195 Approval:**

Agency is preparing

\*NOTE: Landlord will request the elimination of the PILOT payment due to the City's occupancy. If approved, that would result in a \$3.70 tp \$4.00 psf reduction in base rent.



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| <u>Services:</u>   | <u>Landlord</u> | <u>Tenant</u> |             | <u>Landlord</u> | <u>Tenant</u> |
|--------------------|-----------------|---------------|-------------|-----------------|---------------|
| Heating Fuels:     | X               |               | Cleaning:   | X               |               |
| A/C Power:         |                 | X             | Rubbish:    | X               |               |
| Elevator:          | X               |               | Water:      | X               |               |
| Electric:          | X               |               |             |                 |               |
| <u>Repairs:</u>    |                 |               |             |                 |               |
| Heating Equipment: | X               |               | Windows:    | X               |               |
| A/C Equipment:     |                 | X             | Sidewalks:  | X               |               |
| Elevators:         | X               |               | Interiors:  |                 | X             |
| Plumbing:          | X               |               | Exteriors:  | X               |               |
| Electrical:        | X               |               | Structural: | X               |               |



**ARC Package  
Rental Comparables**

Date: 07/14/97  
Agency: OEM

Borough: Manhattan Project: 96-1346

|                                | Subject              | Comp # 1                               | Comp #2             | #Variable Spaces  | Available Space  |
|--------------------------------|----------------------|----------------------------------------|---------------------|-------------------|------------------|
| Address                        | 7 World Trade Center | 1 Liberty Plaza                        | 17 State Street     | 100 Church Street | 195 Broadway     |
| Block/Lot                      | 84/36                | 62/1                                   | 9/14                | 125/20            | 80/1             |
| Year Built/<br># of Stories    | 1987, 47 Stories     | 1973, 33 Stories                       | 1988, 42 Stories    | 1958, 21 stories  | 1916, 29 stories |
| Floor (s)                      | 23                   | 2-5                                    | 40-42               | 7-9               | 15-17            |
| SF Per Floor                   | 49,254-46,856        | 35-40,000                              | 13,300-13,700       | 60,000-43,000     | 34,000-36,000    |
| Leased Area                    | 45,815               | 140,000                                | 40,500              | 163,215           | 175,000          |
| Lease Term/Type                | 20 yrs.              | 10 yrs.                                | 10 yrs.             |                   |                  |
| Adding Rent                    | \$33.00-\$41.00      | \$31.00                                | \$37.00             | \$28.00           | \$26.00          |
| Negotiated Rent                | \$28.00-\$42.00      | \$26.50/-5, \$30.50/-10, \$34.50/11-15 | \$31.00-\$33.00     |                   |                  |
| Electricity                    | Direct               | Direct                                 | Direct              | Direct            | Direct           |
| Operating Expenses<br>& RE Tax | \$5.01/KIP-\$3.79/T  | \$7.40/OP-\$5.80/T                     | \$7.00/OP-\$5.33/T  |                   |                  |
| Cleaning                       | Included             | Included                               | Included            | Included          | Included         |
| Air-Conditioning               | Included             | Included                               | Included            | Included          | Included         |
| Condition                      | Raw                  | Raw                                    | Raw                 | Unfinished        | Unfinished       |
| Landlord Work                  | \$45.00              | \$50.00                                | \$50.00             |                   |                  |
| Comments                       | 12 Months Free Rent  | 14 Months Free Rent                    | 12 Months Free Rent |                   |                  |

