

# City of Philadelphia



(Bill No. 230827)

## AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Municipal Authority, for use by the City, of all or a portion of the premises located at 1000 East Comly Street, Philadelphia, Pennsylvania, under certain terms and conditions.

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City, of all or a portion of the premises located at 1000 East Comly Street, Philadelphia, Pennsylvania, pursuant to terms substantially set forth in the document attached hereto as Exhibit "A".

SECTION 2. The City Solicitor is hereby authorized to review and to approve the sublease and other documents necessary to effectuate this Ordinance, which sublease and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City and to carry out the purpose of this Ordinance.

# City of Philadelphia

BILL NO. 230827 *continued*

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## EXHIBIT "A"

### Terms of Proposed Sublease For 1000 E. Comly Street, Philadelphia, PA

1. Landlord: Comly Street, LLC
2. Tenant: Philadelphia Municipal Authority
3. Subtenant: City of Philadelphia
4. Premises Address: 1000 E. Comly Street, Philadelphia, PA
5. Use of the Premises: Approximately 32,000 square feet of warehouse and office space to be used as vehicle storage by Philadelphia Fire Department or any other government use.
6. Term of Lease: Twenty-nine (29) years and six (6) months
7. Rent: Base rent during Lease Year 1 will be \$7.25 per square foot and shall escalate at a rate of approximately 2% per year over the term. The total base rent for Lease Year 1 will be \$232,000.00.
8. Utilities: The City shall pay directly through City's own accounts, or, if not billed directly shall reimburse the cost of utilities paid on City's behalf.
9. Operating Expenses: The City shall be responsible for its proportionate share of operating expenses.
10. Tenant Improvements: Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance of \$250,000.00.

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*BILL NO. 230827 continued*

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 14, 2023. The Bill was Signed by the Mayor on December 20, 2023.



Michael A. Decker  
Chief Clerk of the City Council