

City of Philadelphia



(Bill No. 260339)

AN ORDINANCE

Amending Bill No. 241031 (approved January 15, 2025), entitled “Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 1 S. Broad Street, Philadelphia, Pennsylvania, under certain terms and conditions,” to authorize the lease of additional space within the premises, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Section 1. Exhibit “A” to Bill No. 241031 (approved January 15, 2025), entitled “Terms of Proposed Sublease For 1 S. Broad Street, Philadelphia, Pennsylvania, 19107” is hereby amended as set forth in the attached version of Exhibit A (additions to the Bill in **Bold**; deletions in ~~Strikethrough~~):

City of Philadelphia

BILL NO. 260339 continued

Certified Copy

EXHIBIT "A"
Terms of Proposed Sublease
For 1 S. Broad Street, Philadelphia, Pennsylvania, 19107

1. Landlord: ~~Broad One L.P.~~ **CBRE, Inc.**
2. Tenant/Sublandlord: Philadelphia Municipal Authority
3. Subtenant: City of Philadelphia
4. Premises Address: 1 S. Broad Street, Philadelphia, Pennsylvania, 19107
5. Use of the Premises: Approximately ~~18,439~~ **30,894** rentable square feet for office use, consisting of **18,439 square feet on the 3rd floor and an additional 12,455 square feet on the 7th floor.**
6. Term of Lease: Fifteen (15) years
7. Renewal Term: The City shall have one (1) five (5) year renewal option.
8. Rent: Base rent for Lease Year 1 will be \$15.75 per square foot and ~~shall escalate at a rate of approximately 6% after Lease Year 3, Lease Year 6, Lease Year 9, and Lease Year 12. Should the City exercise its renewal term option, the base rent will be escalated at a rate of approximately 10% after Lease Year 15 and remain at the same base rent rate for the remaining years of the renewal term. The total base rent for Lease Year 1 will be \$290,414.25.~~ **shall escalate in accordance with the Master Lease.**
9. Utilities: The City ~~is not responsible for utilities~~ **shall pay Landlord \$1.50 per square foot of the Premises for all utilities. This utility rate shall escalate in accordance with the Master Lease.**
10. Operating Expenses: The City shall be responsible for its proportionate share of operating expenses.
11. Tenant Improvements: Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance of ~~\$737,560.00.~~ **\$1,235,760.**

City of Philadelphia

BILL NO. 260339 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 7, 2026. The Bill was Signed by the Mayor on May 12, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is written in a cursive style with a large, looping initial "E".

Elizabeth McCollum
Chief Clerk of the City Council