



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 230354**

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**Introduced May 4, 2023**

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**Councilmember Jones  
for  
Council President Clarke**

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**Referred to the  
Committee on Public Property and Public Works**

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## **AN ORDINANCE**

Authorizing the Commissioner of Public Property to enter into a sublease agreement with The Magee Hospital for Convalescents d/b/a Magee Rehabilitation Hospital – Jefferson Health for use by the City of all or a portion of the premises located at 1617 John F. Kennedy Boulevard, under certain terms and conditions.

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

SECTION 1. The Commissioner of Public Property is hereby authorized to enter into a lease, on behalf of the City of Philadelphia, with The Magee Hospital for Convalescents d/b/a Magee Rehabilitation Hospital – Jefferson Health, with the City as subtenant, for use by the City, of all or a portion of the premises located at 1617 John F. Kennedy Boulevard pursuant to terms substantially set forth in Exhibit "A".

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

# City of Philadelphia

BILL NO. 230354 continued

## EXHIBIT "A"

Terms of Proposed Lease  
For 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103

1. **Sublandlord:** The Magee Hospital for Convalescents d/b/a Magee Rehabilitation Hospital – Jefferson Health
2. **Subtenant:** City of Philadelphia
3. **Premises Address:** 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103
4. **Use of the Premises:** Approximately 12,500 square feet, to be used for office space and accessory uses by the Office of Community Empowerment and Opportunity with the option to increase the square footage to a total of 19,099 square feet, with the additional 6,599 square feet to be utilized as necessary by the Department of Public Property to provide space for the operations of the City of Philadelphia, under the same terms and conditions.
5. **Term of Lease:** 7 years 6 months provided, however, the City (in accordance with Section 8-200(3) of the Philadelphia Charter) shall have the right to terminate the lease, at the City's sole option, at any time after the expiration of four years without liability to the Sublandlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Rent:** The annual base rent will be \$22.50 per square foot with an annual escalation of 2.5%. At approximately 12,500 square feet, the first year's annual base rent will be approximately \$281,250.00.
7. **Operating Expenses:** The City shall be responsible for contributing \$1.50 per square foot for operating expenses.
8. **Utilities:** The City shall be responsible for contributing \$1.50 per square foot for utilities.