

# SBCERS

Santa Barbara County Employees' Retirement System

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**DATE:** August 16, 2023

**TO:** SBCERS Real Property Management Committee

**FROM:** Greg Levin, CEO

**RE:** SBCERS Lease for Suite 100 at 130 Robin Hill Road

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**Recommended Action:**

That the Real Property Management Committee recommend the draft lease for approval by the Board of Retirement to authorize a 10-year lease agreement between 130 Robin Hill Road, LLC and SBCERS at \$1.85 NNN per month with a 5-year option to extend the lease.

**Summary:**

The attached proposed lease documents the agreement to lease the new office space occupied by SBCERS in the Robin Hill Road building. The following table illustrates the terms proposed for the new lease, compared to the lease for the space previously occupied in the building.

	<b>Proposed Lease</b>	<b>Current Lease</b>
<b>Leased Square footage</b>	8,818 sq. ft.	5,313 sq. ft.
<b>Cost per square foot</b>	\$1.85	\$2.00
<b>Total Monthly Rent</b>	\$16,313.30	\$10,626
<b>Lease Duration</b>	10 Year / 5 Year Option	Month to Month
<b>Lease Type</b>	NNN*	Modified Gross*
<b>CPI</b>	3 to 5% based on CPI	3 to 5% based on CPI
<b>Common Area Expense Estimate</b>	65 cents / sq. ft.	N/A

\*NNN stands for the term “triple net.” The “three nets” it typically refers to are taxes, insurance, and maintenance. The term modified gross lease means that only electricity, water and sewer are charges are assessed on top of the lease rate.

**Attachments:**

- Draft Proposed Lease