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# District Attorney Lease - 370 17<sup>th</sup> Street

Finance and Governance Committee  
May 16, 2023  
Resolution #23-0589

## Downtown CCD Employees – Current State

- In 2018, Real Estate with DOTI engaged a consultant to begin a workplace study of the Webb Building with the intent of maximizing efficient use of the workspace.
- Due to the pandemic and new hybrid workplace guidelines, we reengaged with our consultants in 2021 to update the workplace study to reflect a hybrid work environment.
- Important assumptions included a plan to bring Denver Post Building employees back into the Webb Building at the expiration of each sublease term beginning in 2025.

## District Attorney – Current State

- Currently the District Attorney occupies approximately 20% of the Webb Building (includes growth).
- The District Attorney has need for new office space construction in the Webb Building to hire approved FTE.
- To accommodate this need would require relocating multiple agencies around the Webb Building and into leased space.
- Webb Building does not have capacity for this expansion request.

# Proposed Lease

- In 2022 an RFP was sent to downtown office buildings which met key District Attorney criteria including location and sufficient available space. Republic Plaza was selected based upon superior economic terms, including one year free rent, turnkey buildout with furniture and options to extend and expand.
- Relocating District Attorney from the Webb Building to Republic Plaza allows for bringing city agencies back into the Webb Building from the Denver Post Building as subleases expire.
- City services are consolidated in the Webb Building.
- It is anticipated the District Attorney will move into new lease space in January 2024, which aligns with the Webb Building Capacity Project timelines.

# Lease Terms

Landlord :	BOP Republic Plaza I LLC 370 17 <sup>TH</sup> Street, Denver
Lease Premises:	Approximately 73,924 square feet
Total Contract Amount:	\$49,919,154.66
Lease Term:	13 years Two (2) options to extend for five (5) years each One year free rent Turnkey improvements including furniture Quick delivery of space Options to expand Proximity to courthouses
Funding Source:	General Fund

# QUESTIONS?