

# PRW LEASES & LICENSE AGREEMENTS

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Aquatic Park	Aquatic Park	BAAQMD Bay Area Air Quality Management District	Active Option	\$ 9,803.40	\$ 134,591.00	5
Aquatic Park	80 Bolivar Drive	BORP Bay Area Outreach Recreation Program	Holdover	\$ 1,680.00	\$ 9,208.33	4
Aquatic Park	2851 West Bolivar Drive	Berkeley Rowing Club	Active Initial	\$ 900.00	\$ 256,284.00	15
Aquatic Park	2925, 2945 Bolivar Dr	Korsa Musical Theater	Active Initial	\$ 1,200.00	\$ 14,500.00	10
West Park	2821 West Bolivar Drive	Berkeley Water Ski Club	Holdover	\$ 4,900.00	\$ 29,400.00	2
Aquatic Park	80, 82, 84, 90 Bolivar Drive	Waterside Workshops	Active Initial	\$ 2,400.00	\$ 24,750.00	10
Berkeley Marina	1 Spinnaker Way	Berkeley Marine Center	Active Initial	\$ 24,480.00	\$ 500,000.00	51
Berkeley Marina	225 University Ave	Berkeley Sportsman Center (Bait Shop)	Holdover	\$ 44,516.16	\$ 118,690.56	3
Berkeley Marina	1 Seawall Drive	Berkeley Yacht Club	Active Initial	\$ 19,696.44	\$ 832,569.00	30
Berkeley Marina	124 University Ave	Cal Adventures (UC Berkeley)	Holdover	\$ 19,350.00	\$ 55,000.00	5
Berkeley Marina	124 University Ave	Cal Sailing Club	Holdover	\$ 12,762.72	\$ 55,256.00	5
Berkeley Marina	200 Marina Boulevard	Doubletree Hotel	Active Initial	\$ 985,379.64	(\$841,591 + CPI)/year	61
Berkeley Marina	235 University Ave	Hana Japan	Active Initial	\$ 94,416.00	\$ 435,114.00	6
Berkeley Marina	Cesar Chavez Park	Highline Kites	Holdover	\$ 2,205.00	\$ 5,400.00	5
Berkeley Marina	100 Seawall Drive	Skates on the Bay	Active Initial	\$ 288,000.00	\$288,000/year	10
Berkeley Marina	125 University Ave	ICRI International Child Resource Institute	Holdover	\$ 36,708.00	\$ 110,124.00	3
Berkeley Marina	125 University Ave	Patpatia & Associates	Active Option	\$ 42,172.32	\$ 111,272.40	3
Berkeley Marina	127 University Ave	Third Plateau	Holdover	\$ 40,866.00	\$ 122,598.00	3
Berkeley Marina	125 University Ave	CoB Traffic Bureau	Active Initial	\$ 196,056.00	\$ 924,804.00	5

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Cedar Rose Park	1300 Rose Street	Ala Costa Center	Holdover	\$ 1.00	\$ 1.00	1
James Kenney Community Center	1718 Eighth Street	Bay Area Hispano Institute for Advancement (BAHIA)	Active Initial	\$ 6,556.36	\$ 111,563.46	15
Berkeley Art Center	1275 Walnut Street	Berkeley Art Center	Active Initial	\$ 1.00	\$ 10.00	10
Virginia-McGee Totland Park	1644 Virginia Street	Jon's School of Music	Holdover	\$ 9,744.00	\$ 42,576.00	1
Live Oak Theater	1301 Shattuck Ave	Korsa Musical Theater	Active Initial	\$ 6,000.00	\$ 18,000.00	3
Berkeley Marina	199 Seawall Drive	TSA Holdings Group	Pre-lease: Option Agreement			
John Hinkel Park	John Hinkel Park	VACANT	Vacant			
Marina	South Cove	Roaming Bean Coffee	Active, In Negotiations		\$ 3,831.60	
Santa Fe ROW	2838 Sacramento Street	Spiral Gardens Community Food Security Project	Active - Holdover	\$ 100.00	\$ 500.00	5

**PRW LEASED FACILITIES (CITY IS TENANT)**

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Grove Park	1730 Oregon Street	MLK Youth Services Center/YAP	Active	\$ -	\$ -	30
King Pool	1700 Hopkins Street	King Pool	Active	\$ -	\$ -	30
West Campus Pool	2100 Browning	West Campus Pool	Active	\$ -	\$ -	10
King Park	1700 Hopkins Street	King Park	Active	\$ -	\$ -	25
Thousand Oaks Park	1700-1780 Tacoma Avenue	Thousand Oaks Park	Active	\$ -	\$ -	25
Tom Bates Regional Sports Complex	400 Gilman Street	Tom Bates Regional Sports Complex	Active	\$ 1,000.00		46
Echo Lake Camp	7 Echo Lakes Road, Echo Lakes, CA	Echo Lake Camp	Active	Varies		20
Tuolumne Camp	31585 Hardin Flat Road, Groveland, CA	Tuolumne Camp	Active	Varies		30

**PRW NON-PARK AGREEMENTS**

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Berkeley Lawn Bowling Club	2270 Acton Street	Berkeley Lawn Bowling Club	Holdover	\$ 1,200.00	12/31/2009	15
	1907 Harmon Street	Big Oaks Learning Center (fka Ephesian Children's Center)	Holdover	\$ 1.00	5/31/1997	5
Cazadero Camp	5385 Cazadero Highway	Cazadero Performing Art Camp	Active Initial	\$ 52,167.33	12/31/2045	25

# PW LEASES & LICENSE AGREEMENTS

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Civic Center Annex Office	1947 Center St (5TH FLR)	Berkeley Housing Authority	Active (Terminates FY 2026)	\$ 140,426.35	\$ 1,404,263.52	10
Civic Center Annex Office	1947 Center St (6TH FLR)	VACANT				
Berkeley Recycling	669 Gilman St	Community Conservation Center, Inc.	Active		\$ -	
Center St Garage (Retail Space)	2023 Center St	Bay Area Rapid Transit (BART)	Active	\$ 51,371.89	\$ 770,578.33	15
Center St Garage (Retail Space)	2010 Addison	Lexi's Frozen Custard	Active	\$ 20,590.94	\$ 205,909.36	10
Telegraph-Channing Mall	2439 Channing Way	Framer's Workshop	Active	\$ 77,223.00	\$ 772,230.00	10
Telegraph-Channing Mall	2425-a Channing Way	DDH dba Dorothy's Closet	Active	\$ 22,932.00	\$ 114,660.00	5
Telegraph-Channing Mall	2425-b Channing Way	Postal Annex	Active-Holdover	\$ 24,999.66	\$ 124,998.30	5
Telegraph-Channing Mall	2425-c Channing Way	VACANT				
Telegraph-Channing Mall	2433 Channing Way	Friends of the Berkeley Public Library	Active-Holdover	\$ 14,199.24	\$ 70,996.20	5
Telegraph-Channing Mall	2434 Durant Ave	Plentea Berkeley (dinning/storage)	Active-Holdover	\$ 19,112.89	\$ 95,564.44	5
Telegraph-Channing Mall	2430 Durant Ave	Plentea Berkeley (shop)	Active-Holdover	\$ 19,349.57	\$ 77,398.28	4
Telegraph-Channing Mall	2438 Durant Ave	SoDol Coffee Tasting House	Active-Holdover	\$ 27,376.70	\$ 273,767.00	10
Telegraph-Channing Mall	2440 Durant Ave	We Wield The Hammer	Active	\$ 11,655.00	\$ 58,275.00	5
Telegraph-Channing Mall	2442 Durant Ave	Cheese'n Stuff Deli	Active-Holdover	\$ 16,972.25	\$ 84,861.23	5
Telegraph-Channing Mall	2444 Durant Ave	Revolution Books	Active-Holdover	\$ 20,241.00	\$ 101,205.00	5
Telegraph-Channing Mall	2446 Durant Ave	Moe's Flowers (flower stand & Storage)	Active-Holdover	\$ 3,460.75	\$ 17,303.73	5
Telegraph-Channing Mall	2446 Durant Ave	Moe's Flowers (Flower shop)	Active-Holdover	\$ 17,253.59	\$ 86,267.94	5
Telegraph-Channing Mall	2432 Durant Ave	M & M Threading	Active-Holdover	\$ 15,179.80	\$ 75,899.00	5
Telegraph-Channing Mall	Around Elevator	Egress Hallway for Telegraph Ave Shop	Active-Holdover			

## PW CO-MANAGED AGREEMENTS

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Old City Hall Annex Building	1835 Allston Way	Options Recovery	Holdover	\$ 100.00	\$ 500.00	5
Ann Chandler Public Health Center	830 University Ave.	Berkeley Free Clinic	Active	\$ 24,000.00	\$ 120,000.00	5
Ann Chandler Public Health Center	830 University Ave.	Lifelong Medical	Active	\$ 24,000.00	\$ 120,000.00	5
Maudelle Shirek Building	2134 Martin Luther King Jr. Way	Berkeley Community Media	Active	\$ 1.00	\$ 1.00	
Maudelle Shirek Building	2134 Martin Luther King Jr. Way	Dorothy Day House	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - West 1st flr and 2nd flr	Berkeley Historical Society	Active - Month-to-Month	\$ 1.00	\$ 1.00	
Veteran's Memorial Hall	1931 Center - Rm on 1st flr	Berkeley Place Hearing Impaired (1997)	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Basement	Dorothy Day House	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Basement	Dorothy Day House	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Auditorium and Stage	Options Recovery	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Restrooms	The Ecology Center	Active - Month-to-Month	\$ 100.00	\$ 100.00	
University Avenue Cntr - Warehouse	1001 University Ave	Berkeley Food Network	Holdover	\$ 12.00	\$ 36.00	3
University Avenue Cntr - Community Center	1007 University Ave	(Temporary-Fire/HHCS)	City Use	N/A	\$ -	N/A
University Avenue Cntr - Retail/Office	1011 University Ave	Meals On Wheels/Vacant	City Use/Vacant	N/A	\$ -	N/A
University Avenue Cntr - Parking	1925 Ninth Street	Parking Lot	City Use	N/A	\$ -	N/A
Cultural Arts Center and Theater	3201 Adeline St	Black Repertory Group (Operator)	Holdover	\$ 1.00	\$ 24.00	50
Alameda County Berkeley Courthouse	2120 MLK	Alameda County	Active	\$ 1.00	\$ 18,500.00	50
Animal Shelter (roof)	1 Bolivar	AT&T Lease at Animal Shelter (2000)	Unknown	\$ 25,885.32	\$ 388,279.80	15

**PW LEASES (CITY IS TENANT)**

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Fire Headquarters	933 Gilman (6 Buildings)	Fire Headquarter and EOC - City	Active	\$ 1,376,004.00	\$ 44,200,819.00	20
Police Accountability Board	1900 Addison, 3rd Floor	Police Accountability - City	Active	\$ 150,122.50	\$ 1,779,588.34	10

DEPARTMENT OF HEALTH, HOUSING AND COMMUNITY SERVICES

TENANT and PROJECT NAME	LOCATION ADDRESS	LEASE TERM & OPTIONS				MIN RENT		OTHER NOTES
		START	END	YRS	OPTIONS	YEARLY AMT		
Building Opportunities for Self Sufficiency (BOSS) - McKinley House	2111 McKinley Avenue	12/17/1987	12/31/1997	10.0	Mo-to-Mo	\$1	This is BMH permanent housing program.	
Building Opportunities for Self Sufficiency (BOSS) - Harrison House	711 Harrison Street	02/11/2008	10/31/2013	5.7	1 - 17yr opt	\$1	Use for purpose of providing supportive services to homeless men, women, children	
Building Opportunities for Self Sufficiency (BOSS) - Rear Parcel	near 4th & Harrison (was part of 711 & subdivided)	11/08/2008	10/31/2013	5.0	1 - 5yr opt	\$1	Part of the Ursula Sherman village and includes the rehabilitation and a two new developments - Sankofa House and Ubuntu Center	
Women's Daytime Drop In Center	2218 Acton Street	02/19/2013	02/18/2018	5.0	1 - 5yr opt	\$1	Drop-in center for homeless women and children	
Building Opportunities for Self Sufficiency (BOSS) - Sankofa House	711 Harrison Street	10/01/2004	10/01/2019	15.0		\$1		
Women's Daytime Drop In Center - Bridget House	2213 Byron Street	12/25/2003	12/24/2023	20.0	1 - 10yr opt	\$1	Transitional housing for women and children	
Nia House Learning Center	2234 - 2240 9th Street Berkeley CA	07/05/2013	08/01/2053	40.1		\$2,500	For operation as child care. Requires provision of subsidized childcare slots for low income families.	
E&I Development Asoc and Ocean View Garden LLC - Oceanview Gardens	813 Delaware Street	09/30/1982	09/28/2059	77.0			Redevelopment Agency For the purpose of operation of a low and moderate income housing development.	
South Berkeley Cmty Housing Dev Corp - William Byron Rumford Sr. Plaza (Resources for Community Development)	3016 Sacramento Street	11/15/1989	11/15/2080	91.0	none	\$1	For the development of the William Byron Rumford, Sr. Plaza. Shall use the property only for residential rental and equity cooperative housing purposes.	
University Avenue Cooperative Homes (UACH) Apartments LP - (Resources for Community Development)	1450 University Ave.	11/15/2013	02/01/2084	67.0		\$1	New lease in 2013 for the substantial rehab of the property by Resources for Community Development using tax credits.	
Berkeley 75 Housing Partners LP - c/o Related California	1521 Alcatraz, 1812 Fairview, 3016 Harper, 1605 Stuart, 2231 Eighth	02/01/2014	10/16/2051	70.0		\$1	City originally leased land to BHA for development of public housing. When BHA disposed of public housing portfolio to Related CA, City entered into a new lease with BHA then Berkeley 75 Housing Partners LP assumed the lease. Berkeley 75 owns all 75 units. The 5 City parcels hold only 14 of the units.	

DEPARTMENT OF HEALTH, HOUSING AND COMMUNITY SERVICES

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		START	END	YRS	OPTIONS	YEARLY AMT	
Abrams, Milliken & Kent	(1809-1815?) 1815-1819 Fourth Street (commercial building containing Builders Booksource and other stores)	10/16/1986		65.0	Extend to 99 years at tenant's option		RDA commercial building project.
Dorothy Day House (Vets Bldg)	1931 Center Street Berkeley CA 94704	10/15/2020			Mo-to-Mo	\$100	Year-round shelter for adults, kitchen operations for community meal program, and daytime respite with shower and laundry services.
Option Recovery Services (Vets Bldg)	1931 Center Street Berkeley CA 94704	10/15/2013	07/31/2095		Mo-to-Mo	\$100	As of 5/6/25 HCS no longer has a services contract with Options.
Berkeley Way - BRIDGE Affordable Housing	2012 Berkeley Way	07/02/2020	07/31/2095	75.0	none		one time \$500 pmt - paid 7/2/2020
Berkeley Way - Hope Center Permanent Supportive Housing (PSH)	2012 Berkeley Way	07/02/2020	07/31/2095	75.0	none		one time \$500 pmt - paid 7/2/2020
Berkeley Way - Hope Center Temporary Housing (TH)	2012 Berkeley Way	07/02/2020		75.0	none		one time \$500 pmt - paid 7/2/2020
Berkeley Place (Vets Bldg)	1936 Center Street Berkeley CA 94704	10/15/2013			Mo-to-Mo	\$100	
Dorothy Day House (Old City Hall)	2134 MLK Way	11/29/2021	06/24/2029				Annual Winter Shelter for adults Mid Nov-Mid April
Berkeley Free Clinic	830 University	06/24/2024	01/18/2029				Medical Offices and Clinic Operations shared with LLMC
Lifelong Medical Care	830 University	01/18/2024					Medical Offices and Clinic Operations shared with BFC
Insight Housing	1654 5th Street						Insight Housing operates an interim housing project at this site. Maintenance and repair obligations are included in the services contract.
BACS	2nd and Cedar - Closed Street		07/31/2028				BACS operates an interim shelter at this location. Shelter was built in the public right of way.