



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#26-0639**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** July 2, 2026

**TITLE:** Motion Approving a Third Amendment to the Lease Agreement between 1 East Broward Owner, LLC and the City of Fort Lauderdale – Annual Total Rent of \$115,203 - **(Commission District 2)**

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**Recommendation**

Staff recommends that the City Commission approve a Third Amendment to the Office Lease Agreement between the City of Fort Lauderdale (City) and 1 East Broward Owner, LLC (Landlord), in substantially the form attached, to expand the City's leased space at 1 East Broward Boulevard (1 E Broward) by approximately 3,811 square feet on the 13th floor, directly adjacent to space the City currently leases.

**Background**

The City Attorney's Office currently operates from two (2) separate leased locations. The primary office is located at 1 E Broward, Suite 1320, while the City's prosecutors are located at 600 South Andrews Avenue, Suite 503, consisting of approximately 2,246 square feet and a current annual lease amount of \$74,971.46.

The lease for the 600 South Andrews Avenue office expired on May 31, 2026. Rather than extend the lease or enter into a new lease at a separate location, staff evaluated opportunities to consolidate the City Attorney's Office into a single facility. Consolidation will enhance collaboration among legal staff and eliminate the need to maintain multiple leases.

The City has maintained a leasehold presence at 1 E Broward since 2017. The City's occupancy has evolved over time to accommodate changing operational needs, as summarized below:

- Original Lease (2017) – Suite 1605, approximately 3,575 rentable square feet.
- First Amendment (2023) – Added Suite 444 on the 4th floor, consisting of approximately 12,603 rentable square feet, to accommodate staff displaced from City Hall. Total leased area increased to 16,178 rentable square feet.
- Second Amendment (2024) – Added Suite 1320 on the 13th floor, consisting of

approximately 7,234 rentable square feet, and surrendered Suite 1605. The City's current leased premises total at 1 E Broward is 19,837 rentable square feet and extend through July 31, 2028.

- The proposed Third Amendment would add approximately 3,811 rentable square feet from a portion of Suite 1300 on the 13th floor (Expansion Premises), which is directly adjacent to the City's existing Suite 1320.

Upon completion of the Landlord's tenant improvements, the Expansion Premises and Suite 1320 will function as a single contiguous office suite totaling approximately 11,045 rentable square feet. The City's overall leased footprint at 1 E Broward would increase from approximately 19,837 rentable square feet to approximately 23,648 rentable square feet.

The additional space will facilitate the consolidation of office space, achieve the dual goals of centralizing legal services and enabling cost-savings by:

- Relocating the City prosecutors' office (two (2) attorneys with two (2) full-time and one (1) part-time support staff) from 600 South Andrews Avenue into the same building as the remainder of the City Attorney's Office, creating a centralized legal operations center.
- Accommodating the expansion of the in-house litigation team to reduce outside counsel fees.
- Accommodating the need for a small conference room and a large conference room capable of seating approximately twenty-five (25) individuals. The City Attorney's Office currently has access to one (1) conference room that accommodates approximately twelve (12) individuals, which has become insufficient for many internal and external meetings.
- The proximity of 1 E Broward to the City Hall garage allows staff to utilize existing City parking resources, avoiding additional parking expenses that may be required at alternative office locations.

Prior to negotiating the proposed expansion, staff evaluated available office space alternatives within the downtown Fort Lauderdale market that could accommodate the prosecutor division.

Address	Building	SF	Base Rent/SF	Starting Annual Rent	Parking
633 S Andrews Ave.	Litigation Building	1,885	\$36.00	\$67,860	\$35-\$150/mo
		2,125	\$36.00	\$76,500	

Address	Building	SF	Base Rent/SF	Starting Annual Rent	Parking
550 S Andrews Ave.	550 Building	1,589	\$51.50	\$81,834	\$80/mo
		1,723	\$51.50	\$88,735	
110 SE 6th St.	110 Tower	1,739	\$51.18	\$89,002	\$100/mo
		2,978	\$51.18	\$152,414	
12 SE 7th St.	Courthouse Place	2,500	\$41.00	\$102,500	\$85/mo
		2,517	\$41.00	\$103,197	

While several office alternatives were available, none provided the operational advantages associated with consolidating the City Attorney's Office into a single location. Several spaces were undersized, presented parking constraints, or would have required the City to enter into a new lease while continuing to operate from multiple facilities.

In addition, the alternative spaces carried asking rental rates ranging from \$36.00 to \$51.50 per square foot in base rent, exclusive of operating expenses.

The office at 600 South Andrews Avenue currently operates under a gross lease structure at an effective rental rate of \$32.46 per square foot, inclusive of operating expenses.

The proposed Expansion Premises at 1 E Broward carries an initial base rental rate of \$29.71 per square foot, with estimated operating expenses of \$17.17 per square foot, resulting in a combined occupancy cost of approximately \$46.88 per square foot.

Although the effective occupancy cost is higher than the expiring 600 South Andrews lease, several factors support the proposed transaction:

- The City will gain approximately 1,565 additional rentable square feet beyond the size of the existing prosecutors office, providing sufficient space to accommodate both relocated personnel, additional personnel, and an appropriately sized conference room.
- The City will eliminate the need to maintain two (2) separate office locations for the City Attorney's Office.
- The Expansion Premises will be delivered fully renovated at the Landlord's sole cost and expense, resulting in no tenant improvement costs to the City.
- The expansion term will be coterminous with the existing lease expiration date of July 31, 2028, thereby maintaining a single lease administration and renewal schedule for all City Attorney's Office space at 1 E Broward.

As part of the proposed Third Amendment, the Landlord will complete all improvements including, but not limited to:

- Demolition and reconfiguration of interior walls to create a single contiguous office suite;
- Removal of existing tenant branding and signage;
- Interior painting;
- New carpet and window blinds;
- Replacement of ceiling tiles and lighting; and
- Associated patching, sanding, and restoration work.

Key Lease Terms.

- Expansion Premises – 3,811 rentable square feet located within Suite 1300 on the 13th floor of 1 East Broward Boulevard.
- Combined 13th Floor Premises – 11,045 rentable square feet.
- Total City Premises Following Expansion – 23,648 rentable square feet.
- Lease Term – Expansion Commencement Date through July 31, 2028.
- Base Rent –
  - Year 1: \$29.71 per square foot
  - Year 2: \$30.60 per square foot
  - Year 3: \$31.52 per square foot (prorated through July 31, 2028)
- Operating Expenses – Tenant’s proportionate share increases from 5.77% to 6.76%.
- Renewal Options – The two (2) existing one (1)-year renewal options established under the Second Amendment will apply to the Expansion Premises under the same terms and conditions.

Resource Impact

The lease commencement will result in an impact for base rent and an operating expense obligation for the Expansion Premises of \$29,777 in Fiscal Year (FY) 2026. The annual total rent is \$115,203.

***Funds available as of June 5, 2026***

ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-1202-514-30-3319	City Attorney	Services/ Materials/ Office Space Rent	\$1,382,778	\$276,164	\$ 29,777
<b>TOTAL AMOUNT ►</b>					<b>\$ 29,777</b>

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are United.

**Attachments**

Exhibit 1 – Lease Agreement and Amendments

Exhibit 2 – Proposed Third Amendment

Prepared by: Angela Salmon, Real Estate Program Manager,  
City Manager’s Office

Charter Officer: Rickelle Williams, City Manager