

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management (Director) or her designee to sign the Amendment I between Clark County and B.H Rainbow Plaza LLC, for ±7,673 square feet of office space at 2655 S Rainbow Blvd Suite 200, Las Vegas, NV located on Assessor's Parcel Number 163-10-512-001 known as the DJJS Southwest Probation Center and authorize the Director or her designee to sign any other necessary documents related to management of the Lease. (For possible action)

FISCAL IMPACT:

Fund #:	1010.000	Fund Name:	N/A
Fund Center:	1120102000	Funded PGM/Grant:	N/A
Amount:	\$165,736.38		
Description:	First year annual rent		
Additional Comments:	N/A		

BACKGROUND:

On May 5, 2015, Clark County (County) entered into a Lease Agreement with B.H Rainbow Plaza LLC for the use of ±7,673 SF of office space at 2655 S Rainbow Blvd #200 for and on behalf of DJJS (Lease). The Lease is due to expire on July 31, 2023.

This Amendment I will extend the term of the Lease through July 31, 2028 with five (5) one (1) year options to renew thereafter. The monthly rent will be \$1.80 per square foot or \$13,811.40 a month which includes the proportionate share of operating costs and shall increase 3% annually. Lessor to complete tenant improvements at no additional cost.

This was presented to the County Long Range Planning Committee on April 12, 2023.

Cleared for Agenda

05/16/2023

File ID#

23-677