

SPACE FOR LEASE

(UC as ground lessor & facility tenant)

Ground Lessor
On campus,
research or teaching,
joint use facility

- Design, construction and use of the facility is governed by UC through the ground lease
- Disposition of the facility at end of the ground lease is determined by UC
- Space leaseback outlines UC's occupancy rights in a portion of the facility
- Value of the space leaseback should equal or exceed the FMV of ground lease
- The Regents approve
 - Ground lease
 - Space leaseback
 - Design
 - CEQA findings

University Responsibilities

Ground Lessee/ Facility Landlord Responsibilities

Ground Lessee
(private corporation,
department of government,
or non-profit institution)

Lender

Free space in facility in lieu of ground lease rent (space leaseback)

Ground Lease

Financing
(optional)

- Responsible to design, finance, construct, own and operate the facility (at risk), consistent with the ground lease terms