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

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

Ground Lessee/Facility Landlord Responsibilities

Financing (optional)

Lender