

RESOLUTION NO. 28218

WHEREAS, on recommendation of Management, there was presented for approval, the Second Amendment to Office Lease LAA-9039 with Frankfurt-Short-Bruza Associates, PC, an Oklahoma professional dba Frankfurt-Short-Bruza Associates, Inc. to extend the term by 38-months for office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard, which will generate approximately \$159,230 in net revenue over the extended term; and to appropriate funds in the amount of \$10,154 for broker commissions; and

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Karen Bass
Mayor

**Board of Airport
Commissioners**

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Chief Executive Officer

WHEREAS, Los Angeles World Airports (LAWA) purchased the Skyview office complex in 2013. Currently, 114,081 square feet, or 27.3 % of the space, is available to lease. Frankfurt-Short-Bruza Associates, Inc. is an architects and engineers firm that has been at Skyview since 2017; and

WHEREAS, the terms of the Second Amendment include a rental rate of \$2.80 per square foot with 3% annual increases. In accordance with LAWA's leasing incentives, the proposed amendment provides a rental abatement of \$9,089, which is the equivalent of two (2) months of free rent that will be applied to the first year of the extended term; and

WHEREAS, staff requested that the Board appropriate funds in the amount of \$10,163.89 for broker commissions as approved in the Property Management and Leasing Agreement with Colliers at Aviation Plaza and Skyview Center; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the staff report; further adopted staff's determination that this item, involving issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the Second Amendment to Office Lease LAA-9039 with Frankfurt-Short-Bruza Associates, PC, an Oklahoma professional corporation dba Frankfurt-Short-Bruza Associates, Inc. to extend the term by thirty-eight (38)-months for office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard, which will generate approximately \$159,230 in net revenue over the extended term; and to appropriate funds in the amount of \$10,164 for broker commissions; and authorized the Chief Executive Officer, or designee, to execute said Second Amendment to Office Lease with Frankfurt-Short-Bruza Associates, PC subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 28218 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, August 21, 2025.





Esther N. Alailima Semeatu – Assistant Secretary
BOARD OF AIRPORT COMMISSIONERS