

RESOLUTION NO. 28251

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease LAA-9202 with the University of Southern California, a nonprofit corporation, to extend the term by fifty-eight (58) months, covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; and

WHEREAS, the tenant has been at Skyview Center since 2001 providing aviation and system safety certificate programs, and other aviation-related courses. In 2022, under Resolution 27633, the tenant's current lease (LAA-9202) was established for a thirty-nine (39)-month term covering Suites 920 and 960 at Skyview Center. The lease expires on October 31, 2025; and

LAX

Van Nuys

City of Los Angeles

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Chief Executive Officer

WHEREAS, currently, 117,935 square feet, or 28.6%, of the space at Skyview Center is available to lease. No other parties have expressed interest in the space, and there are no other prospective tenants known to exist for the premises; and

WHEREAS, the terms of the First Amendment include a rental rate of \$2.75 per square foot with 3% annual increases. In accordance with the Los Angeles World Airports (LAWA) leasing incentives, the First Amendment provides a rental abatement of \$42,174, which is the equivalent of three (3) months of free rent that will be applied to the first year of the extension term; and

WHEREAS, the First Amendment will generate \$721,383 in net revenue to LAWA over the extension term after rental abatement, tenant improvements, and broker commissions are deducted; and

WHEREAS, staff requested that funds of \$51,120 for tenant improvements and \$49,308.67 for broker commissions be appropriated and allocated, pursuant to the property management and leasing agreement between Colliers International Real Estate Management Services Inc. and LAWA covering both the Aviation Plaza in Van Nuys and the Skyview Center; and

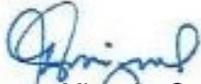
WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the staff report; further adopted staff's determination that the requested action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the First Amendment to Lease LAA-9202 with the University of Southern California, a nonprofit corporation, to extend the term by fifty-eight (58) months, covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; authorized the Chief Executive Officer, or designee, to execute said First Amendment to Lease LAA-9202 with the University of Southern California, a nonprofit corporation, subject to approval by the Los Angeles City Council and approval as to form by the City Attorney; and further approved appropriation and allocation of \$51,120 for tenant improvements and \$49,308.67 for broker commissions.

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I hereby certify that this Resolution No. 28251 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, October 16, 2025.



Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS