



Re: Proposal to Lease Space at the future Lealman Community Campus (LCC)

Dear Community Partners:

In its effort to foster economic growth and vitality, the Pinellas County Community Redevelopment Agency (CRA) is seeking community-minded tenants to lease space at the future Lealman Community Campus. The CRA will offer high-quality facilities for rent at reasonable rates to community-based organizations and small businesses who wish to positively impact Lealman and the broader community. Facilities are slated to be ready for occupancy by spring 2018.

A place-based project that is people-focused, the Campus will take a collaborative, citizen-centric approach to delivering services and programs aimed at increasing citizen engagement, building broader social networks, developing pathways to employment, improving school readiness and success and creating a sense of place for all citizens. A selection of County services will also be offered at the Campus.

Comprised of two multi-faceted classroom and office buildings and a shared-use gymnasium, the facilities are estimated to be a combined 77,000 square feet. The Campus will also have a full-time County presence, shared meeting rooms, co-working and touchdown space, connectivity, outdoor space, self-serve café space, elevator, secured access and surface parking. The CRA is seeking partner tenants to provide programs and services that will help build on existing community assets to revitalize and strengthen the Lealman area. More specifically, we seek a variety of partners that fit one or more of the categories below:

- Nonprofit or for-profit organizations focused on services important to Lealman residents (e.g., childcare, education, healthcare services, job creation, healthy foods access, safety, social services);
- Small business, entrepreneurship training or co-working space;
- Adult, senior, youth and family wellness/recreation programs;
- Café food vendor – pop-up coffee shop, grab & go, healthy foods alternatives, etc. (self-contained operations preferred); or
- Other community development-oriented use similar to the above.

Preference will be given to tenants that fit within the above categories and demonstrate that they:

- Will provide meaningful access to education and workforce development, and opportunities to apply for and secure jobs;
- Provide critically needed goods or services currently lacking in the neighborhood;
- Ability to draw a diverse range of staff and customers/clients that fosters collaborating with other tenants;
- Have a track record of service to the neighborhood or its residents, or to neighborhoods with similar demographics, and can demonstrate community support; and
- Have the ability and sustainable business plan—e.g., via sharing financial statements, financial projections, etc.—to pay rents in the range of those required.

We encourage organizations and small businesses interested in leasing space to send a proposal along with the completed questionnaire to the Pinellas County CRA. Proposal should be limited to two pages.

Staff will review the submittals and initiate further discussions with prospective tenants as appropriate. Selected organizations and small businesses whose space needs can be met, and who have the financial ability to meet lease commitments, will be asked to sign a pre-lease Letter of Intent (LOI). Please note: By submitting a LOI, an applicant acquires no rights to future tenancy at the Campus. By accepting an applicant's LOI, the CRA makes no promise that it will enter into a landlord-tenant lease or use agreement relationship with the applicant.

For questions please contact us at (727) 464-8200 or via email at lealmancra@pinellascounty.org.

Sincerely,

Rachel M. Booth
CRA & Redevelopment Planning Manager

1. Briefly describe your organization's mission and work
2. Type of organization/business (i.e. nonprofit, state agency, small business, start up or expansion)
3. Legal Status (nonprofit, LLC, etc.)
4. If this is a business expansion please list location(s)
5. Years of operation
6. Annual budget (include funding sources shown as percentage of total)
7. Describe your proposed use of space leased at the Lealman Community Campus
8. Current square footage
9. Anticipated Square footage at the LCC in 2018
10. Expected 'target' lease rate budget (\$/SF)