

July 9, 2003

PLOTS & PLOYS

By **SHEILA MUTO**
Staff Reporter of THE WALL STREET JOURNAL

Artsy Space

California College of the Arts has signed a 10-year lease that would give its students an additional 12,000 square feet of indoor and 10,000 square feet of outdoor workspace next door to its existing campus in a predominantly industrial neighborhood in San Francisco.

At a time when landlords are sprucing up their properties and offering generous allowances for tenants to improve the space to get their buildings leased, the nonprofit visual-arts college was looking for just the opposite: a building with little more than windows and a concrete floor. The college -- which is using an architecture firm, Jensen & Macy Architects, whose principal has taught at the school -- was able to secure cheaper rent by not seeking an improvement allowance from the landlord.

Most of the space available in the area -- remnants of the dot-com era -- was "over-improved" for the college's needs, says **David Polatnick**, a broker with **Newmark & Co. Real Estate Inc.**, who represented the college in the lease deal.

Adds David Meckel, special assistant to the president of the California College of the Arts: If it had taken such space, "we would have ended up putting in more money removing carpeting and network wiring" before moving into the space, which is being built out as studio space for students.

The college is spending about \$750,000 to upgrade the structure and make it handicap accessible. Mr. Meckel is particularly delighted by the bathrooms the college's architecture firm plans to install. 7/9/03
a 40-foot shipping container outfitted with men's and women's facilities. "We're just going to drop it into the courtyard for about one-tenth of the price of putting in bathrooms." The unconventional structure, he adds, "is an advantage to us. Being unusual is actually a recruiting tool" for an art college.

Write to Sheila Muto at sheila.muto@wsj.com

URL for this article:
<http://online.wsj.com/article/0,,SB105770848192358200,00.html>

Hyperlinks in this Article:
(1) <http://RealEstateJournal.com>
(2) <mailto:sheila.muto@wsj.com>

Updated July 9, 2003

http://online.wsj.com/article_print/0,,SB105770848192358200,00.html
Copyright 2003 Dow Jones & Company, Inc. All Rights Reserved.
Printing, distribution, and use of this material is governed by your Subscription agreement and Copyright laws.

7/9/03