



U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

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| State: | Tennessee |
| City: | Memphis |
| Delineated Area: | North: Auction Avenue to N Parkway East: N Manassas Street South: Beale Street West: S Front Street to N Front Street |
| Minimum Sq. Ft. Requirement: | 10,600 ABOA |
| Maximum Sq. Ft. Requirement: | 11,500 ABOA |
| Space Type: | Office |
| Parking Spaces (Total): | 28 Total |
| Parking Spaces (Surface/Structured): | 16 Spaces |
| Full Term: | 10 Years |
| Firm Term: | 8 Years |
| Option Term: | N/A |
| Additional Requirements: | |
| <ul style="list-style-type: none">• Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the GSA Lease Contracting Officer. If not a new Building, the Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences.• Ceilings shall be at a minimum 8 feet and 0 inches from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring.• The following space configurations will not be considered: extremely long or narrow runs of space irregularly shaped space configurations or other unusual building features adversely affecting usage• Two or more public bus shall be located within a walkable 2,640 feet from the principal building entrance.• Space must be able to accommodate two (2) points of entry/exit for staff and visitors. | |

- Twelve (12) parking spaces must be commercially available to the public and within a walkable 660 feet of the primary building entrance.
- Other typical and special requirements as called for in the Request for Lease Proposal package.

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease **is** required. Offered space shall not be in the **100** year flood plain.

Entities are advised to familiarize themselves with the telecommunications prohibitions outlined under Section 889 of the FY19 National Defense Authorization Act (NDAA), as implemented by the Federal Acquisition Regulation (FAR). . For more information, visit: <https://acquisition.gov/FAR-Case-2019-009/889> **Part B.**

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| Offers Due: | 5/3/2023 |
| Occupancy (Estimated): | 4/2024 |

Electronic Offer Submission:

Offers must be submitted electronically through the Requirement Specific Acquisition Platform (RSAP), located at <https://lop.gsa.gov/rsap/>.

Interested parties must go to the RSAP website, select the “Registration” link and follow the instructions to register. Instructional guides and video tutorials are offered on the RSAP homepage and in the “HELP” tab on the RSAP website.

Solicitation Number:

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|---------------------------|---------|
| Solicitation (RLP) Number | 0TN2125 |
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Government Contact Information (Not for Offer Submission)

| Role | Name |
|---------------------------|-----------------|
| Lease Contracting Officer | Elaine Peters |
| Leasing Specialist | Robyn Lajevardi |
| Broker | Teddy Seifer |

Note: Entities not currently registered in the System for Award Management (SAM) are advised to start the registration process as soon as possible.