

**U.S. GOVERNMENT**

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

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
<b>Additional Requirements:</b>	
<ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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</li><li>• Two or more public bus shall be located within a walkable 2,640 feet from the principal building entrance.</li><li>• Space must be able to accommodate two (2) points of entry/exit for staff and visitors.</li></ul>	

- 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.***

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:**

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.*