



Presolicitation Notice/Advertisement

GSA Public Buildings Service

U.S. GOVERNMENT

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

State:	West Virginia
City:	Charleston
Delineated Area:	Central Business Area (CBA) of Charleston, WV
Minimum Sq. Ft. (ABOA):	90,050 ABOA SF
Maximum Sq. Ft. (ABOA):	90,050 ABOA SF
Space Type:	Office and Related Space
Parking Spaces (Total):	101
Parking Spaces (Surface):	101
Parking Spaces (Structured):	0
Parking Spaces (Reserved):	0
Full Term:	5 years
Firm Term:	5 years
Option Term:	None
Additional Requirements:	<ul style="list-style-type: none">• The Government shall have access to the space 24 hours a day, 7 days a week.• Space should allow for efficient layout and office workflow. Columns must have regular spacing of sufficient distance to support effective design. A test fit may be desired.• Reference project number 1WV2088

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 1-percent-annual chance floodplain (formerly referred to as 100-year floodplain).

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.

The U.S. Government currently occupies office and related space in a building under a lease in Charleston, WV, that will be expiring. The Government is considering alternative space if economically advantageous. In making this determination, the Government will consider, among other things, the availability of alternative space that potentially can satisfy the Government's requirements, as well as costs likely to be incurred through relocating, such as physical move costs, replication of tenant improvements and telecommunication infrastructure, and non-productive agency downtime.

At this time, the Government is only considering existing buildings, and will not consider new construction options.

Expressions of interest must be received no later than February 09, 2023 by 4:00PM Eastern Time, and should include the following information at a minimum:

- Building name and address;
- Location of space in the building and date of availability;
- Rentable Square Feet (RSF) offered and full-service rental rate per RSF;
- ANSI/BOMA Office Area (ABOA) square feet of offered space and full-service rental rate per ABOA SF;
- Floor plans (as-built) identifying offered space and a building elevation plan to scale;
- Site map demonstrating the property lines;
- Name, address, telephone number, and email address of authorized contact.

Owners, brokers, or agents may offer space for consideration. Any properties submitted by brokers or agents must be accompanied by written evidence that they are authorized by the ownership to exclusively represent the building offered.

Projected Dates

Expressions of Interest Due:	February 09, 2023
Occupancy (Estimated):	December 2024

Send Expressions of Interest to:

Name/Title:	Jessica Herring / Lease Contracting Officer
Office Number:	215-307-6889
Email Address:	Jessica.herring@gsa.gov

With a Copy to:

Name/Title	Nick Klein / Leasing Specialist
Office Number	267-253-6038
Email Address	Nicholas.klein@gsa.gov

Please reference Project Number 1WV2088 for submittals sent electronically to the above e-mail addresses.