



Advertisement RLP Procurement Summary

GSA Public Buildings Service

**U.S. GOVERNMENT  
Project #0NV2118**

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

State:	Nevada
City:	Las Vegas
Delineated Area:	North: Hwy 95 – Interstate 515 South: Bonneville Avenue East: Las Vegas Boulevard West: Interstate 15
Minimum Sq. Ft. (ABOA):	13,000
Maximum Sq. Ft. (ABOA):	14,000
Space Type:	Office
Parking Spaces (Total):	23 plus DAV space
Parking Spaces (Reserved):	23
Parking Spaces (Structured):	4 DAV
Full Term:	240 months
Firm Term:	180 months
Additional Requirements:	<p>Unrestricted building and parking access required 24/7, 365 days a year. Below are minimum requirements for space but are subject to internal security review prior to acceptance of space.</p> <p>Space shall:</p> <ul style="list-style-type: none"><li>• Be located within a low threat area of the city.</li><li>• Be located no lower than the 3<sup>rd</sup> floor and no higher than the 7<sup>th</sup> floor.</li><li>• Top floor locations will be considered as alternative to lower exposed areas as a last option.</li><li>• MUST be located in contiguous space on one or more floors.</li><li>• Allow for Government CCTV cameras at entrance/exits and/or Government occupied floor hallways.</li></ul>

	<ul style="list-style-type: none"> <li>• Secured HVAC air intakes. Restricted access to roof, fan rooms, and utility rooms.</li> <li>• Shall NOT be located in close proximity to foreign government agencies.</li> <li>• Shall NOT be located in window space adjacent to outside fire escapes, ledges, balconies, public parking, mezzanines, or directly above the loading dock area.</li> <li>• 23 parking spaces to include 4 – level 2/3 charging stations plus 4 spaces for DAVs</li> <li>• DAV space for 4 vehicles is equivalent to a minimum of 8 normal parking spaces – space will be determined based on the maneuverability of the vehicles as well as location</li> <li>• DAVs can weigh up to 12,000 lbs, parking structure MUST be structurally capable of supporting the weight of the vehicles. Ground floor location may be necessary.</li> <li>• Parking ramps (if applicable) must be capable of withstanding normal use by 4 vehicles 10,500 – 12,000 pounds each.</li> <li>• Allow installation of fencing and gates to parking area, if applicable.</li> <li>• Minimum parking ceiling/sign/piping clearance of 6 foot 8 inches.</li> <li>• Turning capability for 18 feet 9 inch long by 6 feet 9 inch wide vehicle.</li> </ul>
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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.***

The U.S. Government currently occupies office and related space in a building under a lease in Las Vegas, Nevada 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.

Expressions of Interest Due:	June 9, 2022
Market Survey (Estimated):	June 2022
Occupancy (Estimated):	November 21, 2023

**Send Expressions of Interest to:**

Name/Title:	Daniel Palmeri / Local Market Broker
Office:	702-688-6909
Email Address:	Daniel.palmeri@gsa.gov

**Government Contact Information**

Lease Contracting Officer	Jason Wills
Project Manager	Sheldon Woodson
Local Market Broker - Cushman & Wakefield	Daniel Palmeri
Transaction Manager – DHC	James Cassidy