



Advertisement

GSA Public Buildings Service

**U.S. GOVERNMENT**

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

State:	Florida
City:	Venice
Required Sq. Ft. (ABOA):	5,551
Space Type:	Office
Total Parking Spaces (Surface/Structured):	Per applicable code
Full Term:	15 Years
Firm Term:	10 Years
<b>Additional Requirements:</b>	
<b>Building/Space Layout:</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>• Space should allow for an efficient layout and office workflow. Space must provide maximum flexibility for systems furniture placement with few or no columns or other building or architectural obstructions. Space should have few curves or major offsets and must have large open areas to allow maximum design flexibility. Architectural features should not cause an inefficient use of space.</li><li>• ABOA SF does <u>not</u> include areas such as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules, public corridors and public toilets required by local code.</li><li>• Offered building must allow roof top rights for antennas.</li><li>• Security Standard Level II and ALL security requirements and approvals are to be determined by GSA.</li><li>• A fully serviced lease is required.</li></ul>	

- Normal Hours of Operation: 7:00 AM – 5:00 PM M-F; offered space must be accessible 24/7.
- Offered space shall not be collocated in buildings or areas that handle, store or ship hazardous materials.
- Offered space shall be contiguous in one (1) single block located on one floor, and all space must be contiguous.
- All services, supplies, utilities, and tenant alterations are to be provided as part of the rental consideration.
- Building must be able to accommodate heavy visitor access.
- Space must meet the Government requirements for Security, Fire Life Safety, and Handicapped Accessibility.
- The building must be able to comply with the Architectural Barriers Act Accessibility Standards (ABAAS) and meet certain security requirements as set forth in the Interagency Security Committee Standards and the Department of Justice Security Standards.
- Offered buildings and offered space will be evaluated by agency security team.
- If space offered is above the ground floor, a minimum of two accessible elevators must serve the proposed floor. One of the accessible elevators may be a freight elevator.
- Daytime cleaning is required.

**Location:**

- Building should have no history of prior heavy industrial use such as large dry-cleaning operations, gas stations, and industrial facilities. The space should not be located immediately adjacent to railroad tracks. Buildings containing warehouse, residential, or manufacturing facilities or buildings located in or near industrial or manufacturing zones or complexes will not be acceptable.
- The space shall be located not more than the equivalent of ¼ mile from a primary or secondary street serving the office.
- The route from the primary or secondary street shall be direct. Locations which have obscure, difficult access or which require multiple turns will not be considered.
- Buildings located near bars, nightclubs, and liquor stores will not be considered.
- Locations near dry cleaners, beauty salons, bingo parlors or other business that produce large fluctuations in traffic or smells detectable within the officer space will not be considered.

**Other:**

- Entities must comply 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](https://acquisition.gov/FAR-Case-2019-009/889_Part_B).

*Not all minimum requirements are reflected in this advertisement. Offered space must meet all Government requirements contained in the RLP/Lease to be issued, including, but no limited to, the Agency Specific Requirements and Facility Security Level II requirements by the occupancy date per the terms of the Lease.*

**Expression of Interest Submission Instructions/Requirements:**

Please provide the following basic information and descriptions pertaining to the building you propose for consideration.

All submissions should include the following information:

- (1) Name of owner;
- (2) Age of building;
- (3) Total existing gross square feet, and gross square feet per floor;
- (4) Site plan depicting the building and parking;
- (5) Floor plan and gross square footage of proposed space;
- (6) Identification of on-site parking;
- (7) Address or described location of building;
- (8) Location on map demonstrating the building lies within the delineated area;
- (9) FEMA map evidencing that the property lies outside the 100-year floodplain;
- (10) A narrative and map describing proximity of the building to the nearest bus and/or train stop, and major transportation routes;
- (11) Evidence of ownership, if building submitted by owner. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property; and
- (12) Any information related to title issues, easements, or restrictions on the use of the building.
- (13) Confirmation that the property offered meets the requirements outlined under section 889 of the National Defense Authorization Act (NDAA).

**Delineated Area:**

Submitted properties must be located within the delineated area, which is bounded by the following roads. (Properties fronting any of the below roads are considered to be within the delineated area.)

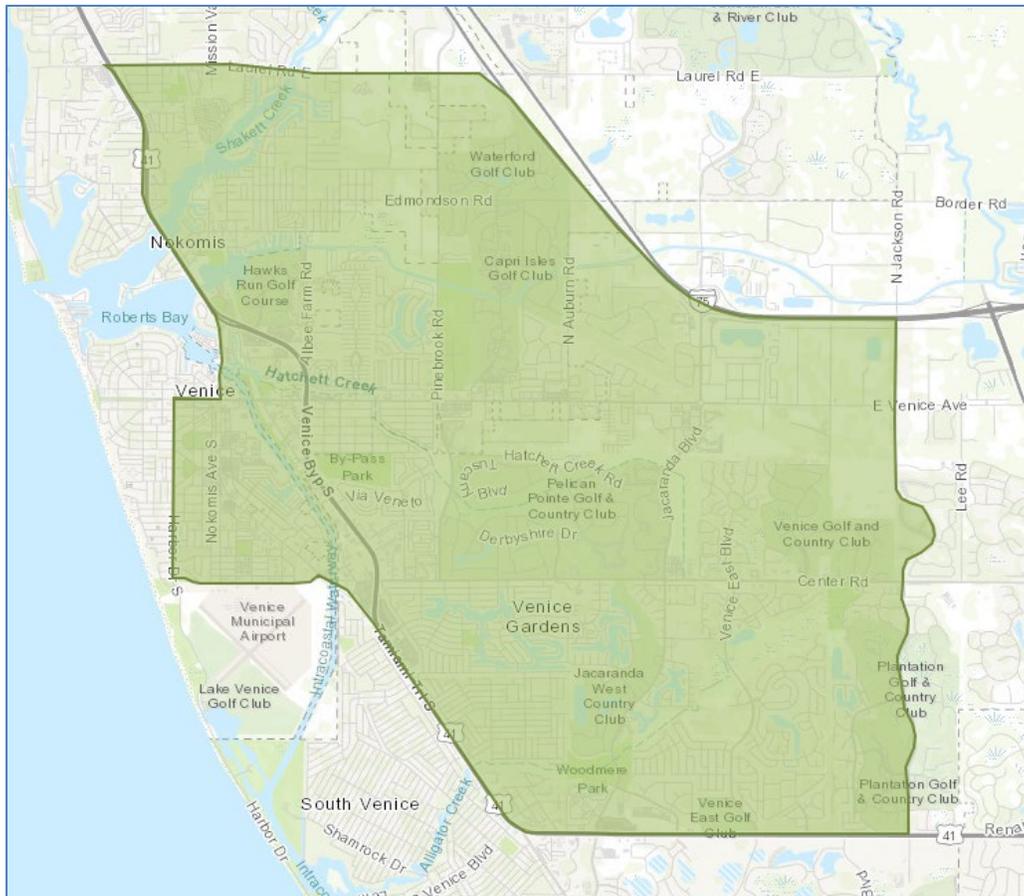
**North:** Laurel Rd East to I-75

**South:** S. Tamiami Trail

**East:** Jackson Rd to Rockley Blvd

**West:** S. Tamiami Trail to Airport Ave to Harbor Dr S. to W. Venice Ave to Tamiami Trail

A map of the delineated area is provided for further clarification of the boundaries:



Expressions of Interest Due:	February 21, 2023
Market Survey (Estimated):	March 2023
Occupancy (Estimated):	August, 2024

**Send Expressions of Interest to:**

Name/Title:	Ed Brennan, GSA Broker Representative
	Sam Dyson, GSA Broker Representative
Address:	2445 M St NW, Suite 510 Washington, D.C. 20037
Office/Fax:	202-253-4100/571-289-3915
Email Address:	<a href="mailto:edward.brennan@gsa.gov">edward.brennan@gsa.gov</a> <a href="mailto:samuel.dyson@gsa.gov">samuel.dyson@gsa.gov</a>

**Government Contact Information:**

Lease Contracting Officer	Keitra Harris, General Services Administration
Broker	Ed Brennan, Public Properties