



Advertisement

GSA Public Buildings Service

U.S. GOVERNMENT

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

State:	District of Columbia
City:	Washington
Delineated Area:	Washington, DC – Central Employment Area
	 <p>Boundaries: West: Rock Creek & Potomac Parkway NW to Ohio Drive SW; South: Independence Avenue SW to east Basin Drive SW (along Potomac River) to Maine Street SW (continuing along the Potomac River) to Water Street SW to 1st Avenue SW to D Street SW to 2nd Avenue SW to E Street SW to 4th Avenue SW to D Street SW to 5th Avenue SW (along the Anacostia River); East: To 2nd Street SW to Q Street SW to Half Street SW to I Street SW to South Capitol Street SW to Independence Avenue SW & SE to 1st Street SE to Constitution Avenue NE & NW to 3rd</p>

	Street NW to Massachusetts Avenue NE around Columbus Circle, continuing onto Massachusetts Avenue NE to 2 nd Street NE to K Street NE to 3 rd Street NE to M Street NE to Florida Avenue crossing and along the B & O railroad tracks; North: R Street NE & NW to New Jersey Avenue NW to P Street NW to ending at Rock Creek & Potomac Parkway NW.
Minimum Sq. Ft. (ABOA):	7,522 ABOA SF
Maximum Sq. Ft. (ABOA):	7,522 ABOA SF
Space Type:	Office and Related Space
Parking Spaces (Total):	0
Parking Spaces (Surface/Structure d):	0
Parking Spaces (Reserved):	N/A
Full Term:	15 Years
Firm Term:	10 Years
Option Term:	N/A
Additional Requirements:	<p>Building must be within one half (1/2) walkable mile of a Metro Station.</p> <p>Above ground, contiguous space, is required. Space on the second (2nd) floor or higher is required.</p> <p>Ceiling height of minimum 8'0" clear is required.</p> <p>Column spacing must be 20' minimum.</p> <p>Offered building must have a loading dock or other loading area that meets agency requirements. Multistory buildings must have a freight elevator.</p>

The U.S. Government currently occupies office and related space in a building under an expiring lease in Washington, DC. The Government is considering alternative space within the specified delineated area if economically advantageous. In making this determination, the Government will consider, among other things, the availability of alternative space that can potentially 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 furniture and specialized equipment relocation. Offered space must meet Government requirements for fire safety,

accessibility, 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.

This procurement will be subject to all the rules, regulations, conditions, and specifications stated in the Request for Lease Proposal (RLP) package that will be sent out pursuant to this advertisement.

The Government reserves the right to disregard as inadequate any responses to this notification that fail to include the property-specific information listed below as being mandatory submissions in responding to this notification.

Not all minimum requirements are reflected in this advertisement.

At this time, the Government is only considering existing buildings. New construction options may be considered only if the building can meet the required delivery date for occupancy.

Expressions of Interest must be received in writing no later than January 10, 2023, by 5:00 PM 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;
- Date the building will be ready to begin constructing tenant improvements;
- Scaled floor plans (as-built) identifying offered space;
- Information on building ownership;
- Estimated rental rate per rentable square foot (RSF), inclusive of a standard GSA 'warm-lit shell', for non-incumbent buildings include a tenant improvement allowance (TIA) of \$58.956/ABOASF, and a BSAC allowance of \$12.00/ABOASF; and
- 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.

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.

Expressions of Interest Due:	January 10, 2023
Market Survey (Estimated):	Late January 2023
Occupancy (Estimated):	February 1, 2025

Send Expressions of Interest to:

Name/Title:	Brad Seifert
Address:	2445 M Street, NW, Suite 550 Washington, DC 20037
Office:	(202) 652-4192
Email Address:	Bradford.Seifert@gsa.gov

And to:

Name/Title:	Eddie Trujillo
Address:	2445 M Street NW Suite 550 Washington, DC 20037
Office:	(202) 531-4616
Email Address:	Eduardo.Trujillo@gsa.gov

Government Contact Information

Lease Contracting Officer	Kevin Terry
Leasing Specialist	Barry Schintler
Broker	Public Properties