

**U.S. GOVERNMENT**

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

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| State: | Arkansas |
| City: | Little Rock |
| Delineated Area: | North: Highway 89 to West Republican Road to W. Maddox Road East: Highway 167 to I-40 South: I-630 West: I-430 to I-40 |
| Minimum Sq. Ft. (ABOA): | 36,288 SF |
| Maximum Sq. Ft. (ABOA): | 36,288 SF |
| Space Type: | Office |
| Parking Spaces (Total): | 3 GOV spaces plus 30 visitor spaces |
| Parking Spaces (Surface or Structured): | 3 GOV spaces plus 30 visitor spaces |
| Parking Spaces (Reserved): | 3 GOV spaces plus 30 visitor spaces |
| Full Term: | 17 years |
| Firm Term: | 15 years |
| Option Term: | N/A |
| Additional Requirements: | <ul style="list-style-type: none">• Ceilings shall be at a minimum 8 feet and 6 inches and no more than 12 feet and 0 inches measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring.• Surface Parking shall not be more than 500 feet from the building, measured from building main entrance to interior face of parking lot curb. If offered parking is a parking garage, the garage must be attached through a covered walkway to the offered building.• Building shall offer at least two (2) elevators if offered space is on 2nd floor or higher.• Offered space must meet all Government requirements contained in the RLP/Lease to be issued, including, but not limited to, |

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| | <p>Agency Specific Requirements and Facility Security Level III Requirements by the occupancy date per the terms of the Lease.</p> <ul style="list-style-type: none"> • Offered building must be able to accommodate blast film if offered space is on the 3rd floor or lower. • If offered space is on the first/ground floor, the offered building must accommodate bollards or security planters. • Offered space must be able to accommodate magnetometers and guards and space entrance. |
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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 **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.

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| Offers Due: | July 25, 2023 |
| Occupancy (Estimated): | Spring 2026 or earlier |

Send Offers to:

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:

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| Solicitation (RLP) Number | 2AR0294 |
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Government Contact Information (Not for Offer Submission)

| Role | Phone | Email |
|--|------------------------------|--|
| Lease Contracting Officer, Patrick Staley | | patrick.staley@gsa.gov |
| Brokers, Megan Shulin and Lindsey Stegall | 202-652-4188 864-650-8562 | Megan.shulin@gsa.gov Lindsey.stegall@gsa.gov |

Note: Entities not currently registered in the System for Award Management (SAM.gov) are advised to start the registration process as soon as possible.