



U.S. GOVERNMENT

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

State:	PA
City:	Slippery Rock
Delineated Area:	N: Forrester Road S: Kelly Boulevard E: Grove City Road W: Kelly Boulevard and Fergus Road
Minimum Sq. Ft. (ABOA):	22,000 ABOA SF
Maximum Sq. Ft. (ABOA):	23,100 ABOA SF
Space Type:	Office and related space
Parking Spaces (Total):	175
Parking Spaces (Surface):	175
Parking Spaces (Structured):	0
Parking Spaces (Reserved):	175
Full Term:	Ten (10) years
Firm Term:	Five (5) years
Option Term:	Five (5) year renewal option
Additional Requirements:	<ul style="list-style-type: none">Interested parties must provide the name of the building, address, location of available space, rentable square feet offered, and contact information of authorized representative.All interested parties must either submit evidence of ownership or written authorization to represent the owner(s). Any submissions received without documentation of ownership and/or written authorization to represent the owner(s) will not be considered until such time the documentation has been received, which must also be submitted prior to the Expression of Interests Due Date.In cases where an agent is representing multiple ownership entities, broker must

	provide written acknowledgement / permission to represent multiple interested parties for the same submission. <ul style="list-style-type: none"> Reference project number: 1PA2246
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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.

The U.S. Government currently occupies office and related space in a building under a lease in Slippery Rock, PA, 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:	December 30, 2022
Occupancy (Estimated):	September 11, 2024

Send Expressions of Interest to:

Name/Title:	Jessica Herring / Lease Contracting Officer
Email Address:	jessica.herring@gsa.gov

With a Copy to:

Name/Title:	Derek Bond / Leasing Specialist
Email Address:	derek.bond@gsa.gov
Name/Title:	Dominic Vedder / Broker Contractor CBRE Inc.
Email Address:	dominic.vedder@gsa.gov
Name:	Carmine DiLucente - CBRE
Phone:	(412) 394-9828
Email Address:	carmine.dilucente@cbre.com