

**PROSPECTUS – LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND**

Prospectus Number: PMD-07-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease extension for 101,000 rentable square feet (RSF) of space for the Food and Drug Administration (FDA) at 1401 Rockville Pike, Rockville, Maryland. The FDA is planning to move to its White Oak Maryland headquarters facility that is currently in construction. GSA will attempt to structure the lease term for the extension to be consistent with the construction schedule.

Description

Occupants:	FDA
Delineated Area:	Suburban Maryland
Lease Type:	Extension
Justification:	Expiring Lease (9/30/2012)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	3 years
Maximum Rentable Square Feet:	101,000
Current Total Annual Cost:	\$3,065,578
Proposed Total Annual Cost: ¹	\$3,434,000
Maximum Proposed Rental Rate: ²	\$34 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration