

**PROSPECTUS - LEASE  
FEDERAL BUREAU OF INVESTIGATION  
CLEVELAND, OH**

Prospectus Number: POH-05-CL11  
Congressional District: 11

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 122,000 rentable square feet (rsf) with 175 secured inside parking spaces for the Federal Bureau of Investigation (FBI). FBI currently occupies space at 1501 Lakeside Avenue, Cleveland, OH, under a lease that expires January 31, 2012.

**Description**

Occupants:	FBI
Delineated Area:	Cleveland, OH, Central Business District
Lease Type:	Replacement
Justification:	Expiring lease, 1/31/2012
Number of Parking Spaces:	175 secured inside
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	122,000
Current Total Annual Cost:	\$5,149,283
Proposed Total Annual Rental Cost <sup>1</sup> :	\$3,172,000
Proposed Total Annual Parking Cost <sup>2</sup> :	\$587,615
Proposed Total Annual Cost:	\$3,759,615
Maximum Proposed Rental Rate <sup>3</sup> :	\$26.00 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.

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

<sup>2</sup> FBI's security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

<sup>3</sup> This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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**Authorizations**

- 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 area.
- Approval of this prospectus will constitute authority to provide an interim lease, 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.

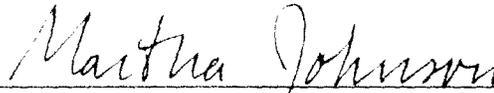
Submitted at Washington, DC, on December 21, 2010

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration