

**PROSPECTUS – LEASE
NUCLEAR REGULATORY COMMISSION
SUBURBAN MARYLAND**

Prospectus Number: PMD-04-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 348,000 rentable square feet (rsf) for the Nuclear Regulatory Commission (NRC) currently located at Two White Flint, 11545 Rockville Pike in Bethesda, MD. GSA will consider all market based opportunities including an unevaluated renewal option during the procurement.

Description

Occupants:	NRC
Delineated Area:	Suburban Maryland
Lease Type:	Replacement
Justification:	Expiring Lease (12/14/2013)
Expansion Space:	None
Number of Parking Spaces ¹ :	20 official government vehicles
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	348,000 rsf
Current Total Annual Cost:	\$9,756,987
Proposed Total Annual Cost: ²	\$11,832,000
Maximum Proposed Rental Rate ³ :	\$34.00 per rentable square foot

Energy Performance

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 NRC security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2014 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 an interim lease, if necessary, prior to the execution of the new lease.

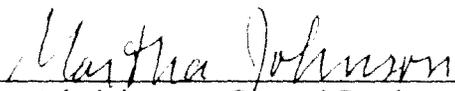
Certification of Need

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

December 21, 2010

Submitted at Washington, DC, on _____

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration