

**PROSPECTUS - LEASE
DRUG ENFORCEMENT ADMINISTRATION
HOUSTON, TX**

Prospectus Number: PTX-01-HO11
Congressional Districts: 2, 7, 9, 18 & 29

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 136,000 rentable square feet (RSF) with 504 secured parking spaces for the Drug Enforcement Administration (DEA) in Houston, Texas. The DEA is currently located at the Post Oak Center, 1433 W Loop South, Houston, TX.

Description

Occupants:	DEA
Delineated Area:	Northwest Houston—bounded on the north and west by the Sam Houston Tollway, on the east by I-45 and I-610, and on the south by U.S. 59 and the Westpark Tollway.
Lease Type:	Replacement
Justification:	Expiring Lease (5-31-12)
Number of Parking Spaces:	504 secure parking spaces
Expansion Space:	219 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	136,000
Current Total Annual Cost:	\$2,037,038
Proposed Total Annual Cost ¹ :	\$4,760,000
Maximum Proposed Rental Rate ² :	\$35.00 per rentable square foot

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

²This 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.

**PROSPECTUS - LEASE
DRUG ENFORCEMENT ADMINISTRATION
HOUSTON, TX**

Prospectus Number: PTX-01-HO11
Congressional Districts: 2, 7, 9, 18 & 29

Justification

The Houston Division Office of the DEA is considered one of the most important locations in the continuing drug war that is concentrated along the Mexican States adjacent to the Southwest border of the United States. DEA resources (new Special Agents graduating from the DEA Academy) are being sent to the many Resident Offices, District Offices and Division Offices along this border to join and fight this war. Other personnel such as Intelligence Analysts and support personnel are increasing to support these Special Agents. Improved technologies in office systems allow DEA to increase staffing without significant increase in space.

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.

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.

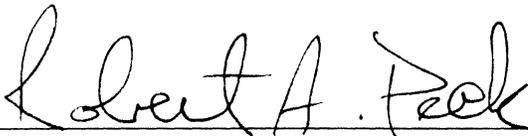
**PROSPECTUS - LEASE
DRUG ENFORCEMENT ADMINISTRATION
HOUSTON, TX**

Prospectus Number: PTX-01-HO11
Congressional Districts: 2, 7, 9, 18 & 29

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: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration