

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
SECRET SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-04-BR18
Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years at the current location for approximately 92,210 rentable square feet (RSF) for the Department of Homeland Security (DHS)–Secret Service (USSS). USSS is currently located in the Renaissance Plaza Building at 335 Adams Street in Brooklyn, New York. This location houses the Regional Headquarters Office for USSS, and USSS has occupied space in the building since October 2001. The lease expires on October 30, 2018.

Description

Occupant:	Secret Service
Current Rentable Square Feet (RSF)	92,210 (Current RSF/USF = 1.37)
Estimated Maximum RSF:	92,210 (Proposed RSF/USF = 1.37)
Expansion/Reduction RSF:	None
Current Usable Square Feet (USF)/Person:	269
Estimated USF/Person:	269
Proposed Maximum Lease Term:	5 Years
Expiration Dates of Current Leases:	10/30/2018
Delineated Area:	Bounded by Tillary Street to the north, Ashland Place to the east, Schermerhorn Street to the south, and Adams Street/Boerun Place to the west
Number of Official Parking Spaces:	0
Scoring:	Operating lease
Current Total Annual Cost:	\$4,965,202 (Lease effective 10/05/2001; includes lease contract and electricity)
Estimated Rental Rate: ¹	\$60.66
Estimated Total Annual Cost: ²	\$5,593,459 (lease contract plus electricity)

¹ This estimate is for fiscal year 2019 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

² The proposed annual rental is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
SECRET SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-04-BR18
Congressional District: 7

Background

The current lease became effective on October 5, 2001—shortly after the September 11, 2001, attacks destroyed USSS’ Regional Headquarters Office located at 7 World Trade Center—and expires on October 30, 2018. The lease was executed under an emergency blanket authorization. GSA pays approximately \$4,726,378 in annual lease contract rent.

Justification

USSS has housed its Regional Headquarters in Brooklyn since 2001. Extension of the current lease will enable USSS to provide continued housing for its personnel and meet its mission requirements. A 5-year lease extension will provide GSA and USSS the opportunity for a coordinated USSS relocation plan. GSA will attempt to negotiate a flexible lease term of 5 years with termination rights after the third year to mitigate vacancy risk in the event a new location for USSS is ready for occupancy in less than 5 years.

It is anticipated that USSS will consolidate the larger USSS footprint throughout the New York City area into a long-term solution.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
SECRET SERVICE
BROOKLYN, NY**


Prospectus Number: PNY-04-BR18
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on August 2, 2018.

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration