

**PROSPECTUS - LEASE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ATLANTA, GA**

Prospectus Number: PGA-01-AT10
Congressional District: 05

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 165,000 rentable square feet (rsf) with 24 inside secured parking spaces for the Department of Housing and Urban Development (HUD), currently located at Five Points Plaza, 40 Marietta Street, and the Richard B. Russell Federal Building, 75 Spring Street, in Atlanta, GA.

With the Atlanta HUD offices currently split between two locations, absorption of an anticipated staffing increase of 65 positions is problematic. The existing HUD facilities are incapable of providing the increased square footage necessary to support new functions and do not currently meet HUD's requirement for sufficient meeting and training space. In addition, the current leased location suffers from heating and cooling extremes, offers poor configuration, and does not provide a loading dock, service elevator, or ADA-compliant handicapped parking.

The lease at 40 Marietta Street expires on March 19, 2019 with an early termination date of March 20, 2011. The Russell Federal Building will be backfilled with expiring leases, serve as swing space, or will be used to meet further federal tenant space expansion requests.

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.

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Description

Occupants:	HUD
Delineated Area:	North: 10th Street; East: Boulevard; South: 1-20/Abernathy; West Northside Dr.
Lease Type:	New
Justification:	Consolidation, Expanded Mission
Number of Parking Spaces:	24 inside parking spaces
Expansion Space:	11,118 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	165,000
Current Total Annual Cost:	\$2,446,849
Proposed Total Annual Cost ¹ :	\$5,445,000
Maximum Proposed Rental Rate ² :	\$33.00 per rentable square foot

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.

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 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

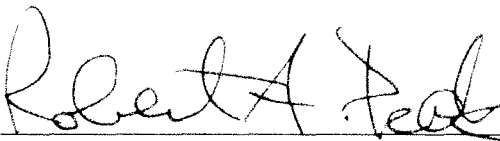
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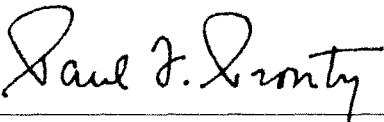
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Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration