

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
GUAYNABO, PR**

Prospectus Number: PPR-01-GU10
Congressional District: 01

Project Summary

The General Services Administration (GSA) is seeking authority to exercise a renewal option of up to five years for the Internal Revenue Service (IRS), currently located in the San Patricio Office Building, 7 Tabonuco Street, Guaynabo, PR. IRS needs additional time to develop their long-term requirements.

Justification

It is in the Government's best interest to exercise the five-year renewal option to extend IRS's occupancy at the existing location. This location provides special data and security installations that supports IRS' current mission. The renewal rate is below current market rates and is considered fair and reasonable for this market.

Description

Occupants:	Treasury - IRS
Delineated Area:	7 Tabonuco Street Guaynabo, PR
Lease Type:	Renewal Option
Justification:	Expiring Lease (November 5, 2010)
Number of Parking Spaces:	218
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	111,541
Current Total Annual Cost:	\$4,329,930
Proposed Total Annual Cost ¹ :	\$4,433,754
Maximum Proposed Rental Rate ² :	\$40.00 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 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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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.

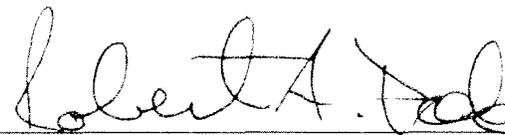
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

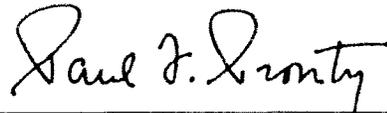
Submitted at Washington, DC, on September 11, 2009

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration