

**PROSPECTUS – LEASE
NATIONAL TRANSPORTATION SAFETY BOARD
WASHINGTON, DC**

Prospectus Number: PDC-08-WA10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 183,157 rentable square feet (rsf) for the National Transportation Safety Board (NTSB), currently located at 490 and 429 L'Enfant Plaza East in the Southwest quadrant of Washington, DC. NTSB occupies 150,740 rsf at 490 L'Enfant Plaza and 12,518 rsf at 429 L'Enfant Plaza. Approval of this prospectus will allow GSA to replace the leases acquired previously by NTSB under its own authority.

Description

Occupants:	NTSB
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue and Southwest Waterfront
Lease Type:	Replacement
Justification:	Leases expire on 6/30/10 & 10/22/10.
Expansion Space:	19,899 rsf
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	183,157 rsf
Current Total Annual Cost:	\$6,238,713 (NTSB leases)
Proposed Total Annual Cost: ¹	\$8,974,693
Maximum Proposed Rental Rate: ²	\$49.00

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.

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

² This 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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Authorization

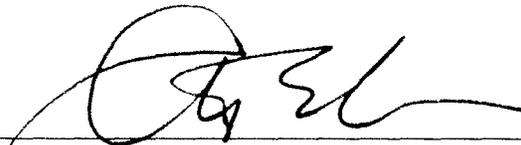
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, 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.

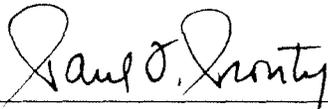
Submitted at Washington, DC, on June 11, 2009

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration