

**PROSPECTUS – LEASE
1800 G STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-11-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease for up to 294,000 rentable square feet (rsf) of space for the Department of State (DOS), Executive Office of the President (EOP), Department of Justice (DOJ), and Department of Veterans Affairs (VA), currently located at 1800 G Street NW, Washington DC. The four leases covered by this prospectus expire at various times in fiscal year 2011.

EOP occupies 50 percent of the government's space and DOS, DOJ and VA occupy the balance of the space under these leases. EOP's occupancy provides swing space for the renovation of the Eisenhower Executive Office Building (EEOB). EOP's mission requires its staff be located close to the EEOB and the White House Complex.

Description

Occupants:	EOP, DOS, DOJ, VA
Delineated Area:	Proximate to the White House Southwest: F Street West: 19 th Street, NW North: K Street, NW East: 14 th Street, NW Southeast: Pennsylvania Avenue
Lease Type:	Replacement
Justification:	Expiring Leases (2011)
Expansion Space:	None
Number of Parking Spaces ¹ :	75 Inside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	294,000
Current Total Annual Cost:	\$9,768,468
Proposed Total Annual Cost: ²	\$14,406,000
Maximum Proposed Rental Rate ³ :	\$49.00

¹ The security requirements of the tenant agencies may necessitate control of the parking at the leased location. This may be accomplished as a lessor furnished service, as a separate operating agreement with the lessor or as part of the Government's leasehold interest in the building.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2011 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

**PROSPECTUS – LEASE
1800 G STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-11-WA11

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.

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.

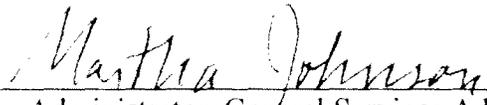
Submitted at Washington, DC, on May 13, 2010

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration