

**PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL BUSINESS CENTER
LAKEWOOD, CO**

Prospectus Number: PCO-01-LA11
Congressional District: 07

Project Summary

The General Service Administration (GSA) proposes a lease extension of up to 142,000 rentable square feet (RSF) and 27 outside surface parking spaces for the National Business Center (NBC) in Lakewood, CO.

The current lease for space located at 7201/7301 West Mansfield Avenue, will expire June 30, 2012. NBC is planning for a long-term lease to satisfy their future requirements in the Denver Metropolitan area, a prospectus for which will be submitted in a future fiscal year program. The lease extension proposed in this prospectus will give NBC time to work out the details of their requirements and budget for associated costs.

Description

Occupants:	DOI-NBC
Delineated Area:	7201 & 7301 W Mansfield Ave., Lakewood, CO
Lease Type:	Lease Extension
Justification:	Expiring Leases 6/30/2012
Number of Parking Spaces:	27 (outside surface)
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	5 years, 2 years firm term
Maximum Rentable Square Feet:	142,000
Current Total Annual Cost:	\$3,611,000
Proposed Total Annual Cost ¹ :	\$3,692,000
Maximum Proposed Rental Rate ² :	\$26.00 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 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Authorizations

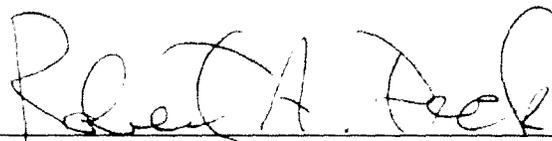
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.
- In the event that negotiations with the current lessor are unsuccessful, this prospectus will constitute authority to procure a competitive lease within the city of Lakewood, CO.

Certification of Need

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

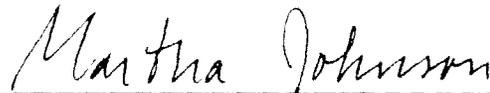
Submitted at Washington, DC, on December 21, 2010

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration