

**PROSPECTUS - LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
LOS ANGELES, CA**

Prospectus Number:           PCA-01-LA11  
Congressional District:           33

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**Project Summary**

The General Services Administration (GSA) proposes a new lease of up to 78,000 rentable square feet of space for the Department of Veterans Affairs (VA), Veterans Benefits Administration (VBA), currently located in the Federal Building, 11000 Wilshire Boulevard, Los Angeles, CA.

VBA is housed in 148,777 rentable square feet of space at 11000 Wilshire Boulevard under an occupancy agreement that expires June 15, 2013. The major tenant in the building, the Federal Bureau of Investigation (FBI), is realigning its national program with a resulting Los Angeles space expansion planned for 11000 Wilshire Boulevard. The building is slated for a full, multi-phase renovation commencing in a future fiscal year, which will require VBA to relocate to leased space under the authority of this prospectus as well as to other existing VA locations in the Los Angeles area. FBI is expected to remain in the building during the renovation.

Prior to the decision to meet FBI's expansion requirements at 11000 Wilshire Boulevard, VBA had planned to reduce its occupancy in the building by 82,219 square feet of space through a space realignment project. To accommodate FBI's proposed expansion, GSA now plans to relocate VBA by the end of 2012. FBI will utilize all space vacated by VBA to meet immediate growth requirements and also for internal swing space during the planned renovation of the building.

The delineated area identified in this prospectus is central to where most of the VBA's clients live and work, is accessible by public transit and privately owned vehicles, and has a sufficient supply of available and affordable leased space to meet VBA's requirements through a competitive procurement.

**Summary of Energy Compliance**

GSA will incorporate energy efficient requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages landlords to work with energy service providers to exceed minimum requirements set forth in the procurement.

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**Description**

Occupants:	VA
Delineated Area:	North: 10 Fwy to 405 Fwy/ North on 405 Fwy to Santa Monica Blvd. to Wilshire Blvd./East on Wilshire Blvd. to 110 Fwy. East: 110 Fwy. South: Hwy 42. West: Hwy 1 to Hwy 42
Lease Type:	New
Justification:	To address VBA space reduction and FBI expansion requirements
Number of Parking Spaces:	200 outside
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	78,000
Current Total Annual Cost:	\$1,005,732
Proposed Total Annual Rental Cost:	\$3,120,000
Proposed Total Annual Parking Cost:	\$240,000 (\$100 per space per month)
Proposed Total Annual Cost <sup>1</sup> :	\$3,360,000
Maximum Proposed Rental Rate <sup>2</sup> :	\$40 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.

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

<sup>2</sup>This 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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**Certification of Need**

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

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck  
Commissioner, Public Buildings Service

Approved: Martha Johnson  
Administrator, General Services Administration