

**PROSPECTUS - LEASE  
GENERAL SERVICES ADMINISTRATION  
PHILADELPHIA, PA**

Prospectus Number: PPA-01-PH11  
Congressional District: 1, 2

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 231,000 rentable square feet (rsf) and 49 parking spaces for the GSA regional office. GSA is currently located in the Strawbridge's Building at 20 North Eighth Street in Philadelphia, PA.

Throughout the term of the existing lease, GSA's regional office experienced an unanticipated growth in personnel of approximately 30 percent due in large part to an increase in workload and organizational changes. GSA has accommodated the increased personnel without increasing the amount of space under the current lease. This prospectus proposes an increase of approximately 33,000 rsf to house GSA's current personnel and to accommodate GSA's Federal Acquisition Service (FAS) workload realignment of employees from Crystal City, VA to Philadelphia.

**Description**

Occupants:	GSA
Delineated Area:	Central Business District
Lease Type:	Replacement with expansion
Justification:	Expiring Lease 12/15/12
Number of Parking Spaces:	49 structured
Expansion Space:	33,000 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	231,000
Current Total Annual Cost:	\$4,064,372
Proposed Total Annual Cost <sup>1</sup> :	\$7,854,000
Maximum Proposed Rental Rate <sup>2</sup> :	\$34.00 per rentable square foot

<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 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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**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.

**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 December 21, 2010

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration