

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
SKYLINE PLACE
NORTHERN VIRGINIA**

Prospectus Number: PVA-03-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes short term lease extensions for up to 402,822 rentable square feet (rsf) for the Department of Defense (DOD) located at the Skyline Place, 5275 Leesburg Pike, Falls Church, VA.

The 2005 Base Realignment and Closure Act (BRAC) requires that DOD tenants in leased space relocate to DOD owned space by September 2011. The current leases expire September 16 and October 3, 2011 and may need to be extended in the event that DOD is unable to move by September 2011. Since this is a short-term requirement, GSA has determined that it is not practical to consider relocating DOD prior to their BRAC relocation date.

Description

Occupants:	DOD
Delineated Area:	5275 Leesburg Pike Falls Church, VA
Lease Type:	Extension
Justification:	Expiring leases (9/16/11 & 10/03/11)
Expansion Space:	None
Number of Parking Spaces ¹ :	50 Official Government Vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	2 years
Maximum Rentable Square Feet:	402,822 rsf
Current Total Annual Cost:	\$10,265,843
Proposed Total Annual Cost ² :	\$15,307,236
Maximum Proposed Rental Rate ³ :	\$ 38.00 per rsf

¹ The Department of Defense security requirements 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 1.8 percent annually to the effective date of the lease to account for inflation.

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Authorization

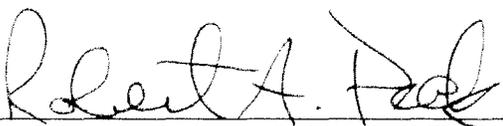
Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

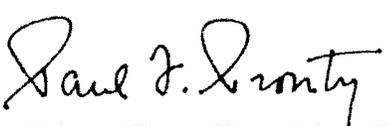
Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration