

**PROSPECTUS – LEASE  
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION  
WASHINGTON, DC**

Prospectus Number: PDC-12-WA10

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 605,000 rentable square feet (rsf) for the National Aeronautics and Space Administration (NASA), currently located in the 2 Independence Square Building at 300 E Street, SW in Washington, DC. The current lease expires on July 19, 2012.

**Acquisition Strategy**

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

**Description**

Occupants:	NASA
Delineated Area:	Washington, D.C. Central Employment Area
Lease Type:	Replacement
Justification:	Expiring Lease (7/19/2012)
Expansion Space:	None
Number of Parking Spaces:	25 spaces for official Government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	605,000
Current Total Annual Cost:	\$22,789,643
Proposed Total Annual Cost: <sup>1</sup>	\$29,645,000
Maximum Proposed Rental Rate: <sup>2</sup>	\$49.00

**Summary of Energy Compliance**

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.

<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 1.8 percent annually to the effective date of the lease to account for inflation.

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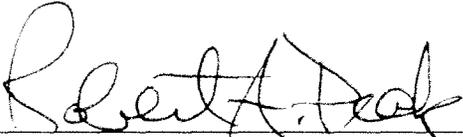
**Authorization**

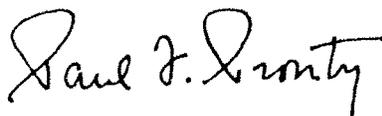
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority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