

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
INDIANAPOLIS, IN**

Prospectus Number: PIN-01-IN24
Congressional District: 5, 7

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 110,531 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 8825 Nelson B. Klein Parkway in Indianapolis, Indiana. The FBI has occupied space in the building since 2011 under a lease that expires on August 3, 2026.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 168 to 158 and 481 to 440 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	110,531 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF:	110,531 (Proposed RSF/USF = 1.12)
Expansion/Reduction RSF:	None
Current USF/Person:	481
Estimated/Proposed USF/Person:	440
Expiration Dates of Current Lease(s):	08/03/2026
Proposed Maximum Leasing Term:	20 years
Delineated Area:	Northern Border: 96th Street Western Border: Raceway Rd. Southern Border: County Line Rd. Eastern Border: Mainly Carroll Rd. (This is not clearly defined by a street, but in most places, it is Carroll Rd.)
Number of Official Parking Spaces:	122
Scoring:	Operating
Current Total Annual Cost:	\$4,660,919 (lease effective 08/04/2011)
Estimated Rental Rate: ¹	\$45.15 / RSF
Estimated Total Annual Cost: ²	\$4,990,475

Background

¹ This estimate is for fiscal year 2026 and may be escalated by 2.2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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The FBI's mission is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice to Federal, State, municipal, and international agencies, and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

The FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Indianapolis, Indiana, covers 9 resident agent offices. The current location at 8825 Nelson B. Klein Pkwy was a build-to-suit lease completed in 2011 for the FBI as the sole tenant.

Justification

The FBI's field office is currently housed at 8825 Nelson B. Klein Parkway in a lease that expires August 3, 2026. The FBI has a continuing need for housing to ensure mission continuity. The agency anticipates maintaining its latest space requirements beyond the proposed term of this lease (20 years). The proposed lease will result in utilization rate improvement, housing of additional personnel, and maintaining mission readiness to provide efficient operations.

GSA will consider whether the FBI's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal and other documents related to the procurement of space based on the approved prospectus. The Government encourages offerors to exceed minimum requirements set forth in the procurement, and to the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will

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constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

OMB Memorandums M-21-25 and M-23-15 Implementation and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their long term workplace strategies consistent with OMB Memorandums M-21-25 and M-23-15, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

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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 10/24/2023

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Ralph Carman
Administrator, General Services Administration