



**Committee on Transportation and Infrastructure**

**U.S. House of Representatives**

Washington, DC 20515

**Sam Graves**  
Chairman

Nick Christensen, Staff Director

**Rick Larsen**  
Ranking Member

Katherine W. Dedrick, Democratic Staff Director

**COMMITTEE RESOLUTION**

**LEASE  
FEDERAL BUREAU OF INVESTIGATION  
INDIANAPOLIS, IN  
PIN-01-IN24**

*Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 110,531 rentable square feet of space for the Federal Bureau of Investigation, currently located at 8825 Nelson B. Klein Parkway in Indianapolis, IN, at a proposed total annual cost of \$4,990,475 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.*

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 440 usable square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.*

*Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 440 usable square feet or higher per person.*

*Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.*

*Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

*Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the*

Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided further*, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports shall be transmitted to the Committee.

**Adopted: July 15, 2025**

A handwritten signature in blue ink, appearing to read "Sam Graves", written over a horizontal line.

**Sam Graves**  
**Chairman**

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

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

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**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: <sup>1</sup>	\$45.15 / RSF
Estimated Total Annual Cost: <sup>2</sup>	\$4,990,475

**Background**

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<sup>1</sup> 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.

<sup>2</sup> 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: Rahn Carnahan  
Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
8825 Nelson B. Klein Parkway, Indianapolis, IN	206	206	44,398	14,740		99,107		39,969		
Estimated/Proposed Lease							225	45,608	13,530	39,969
<b>Total</b>	<b>206</b>	<b>206</b>	<b>44,398</b>	<b>14,740</b>	<b>39,969</b>	<b>99,107</b>	<b>225</b>	<b>45,608</b>	<b>13,530</b>	<b>39,969</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	168	158

UR = average amount of office space per person

Current UR excludes 9,768 USF of office support space.

Proposed UR excludes 10,034 USF of office support space.

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	481	440

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	99,107	1.12	110,531
Estimated/Proposed	99,107	1.12	110,531

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of special space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
ADP Space	4,834
Conference/Training	6,360
Copy Center	1,550
Fitness Center	3,400
Food Service	1,410
Loading Docks	500
Mail Rooms	850
Restrooms	240
Automotive Bay	9,825
Corridor	130
Evidence Processing	3,350
Interview Room	1,400
Special Storage	300
Technical/Operations Room	5,100
Visitor Screening Facility	420
Weapons Vault	300
<b>Total</b>	<b>39,969</b>