

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
GREATER METROPOLITAN CLEVELAND, OH AREA**

Prospectus Number: POH-01-CL22  
Congressional Districts: 9, 11, 14, 16

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 126,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 1501 Lakeside Ave East in Cleveland, Ohio. The FBI has occupied space in t building since 2002 under a lease that expires on January 31, 2027.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization from 140 to 138 and 322 to 315 usable square feet (USF) per person, respectively through an increase in personnel count.

**Description**

Occupant:	FBI
Current RSF:	121,912 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF <sup>1</sup> :	126,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	4,088 RSF Expansion
Current USF/Person:	322
Estimated/Proposed USF/Person:	315
Expiration Dates of Current Lease(s):	1/31/2027
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	West Boundary: Columbia Road, between Lake Erie to 480; South Boundary: Columbia Road (west point), running 1/2 mile south and parallel to 480 until meeting 71. Then 480 along Rockside Road east to the intersection of Rockside Road and Canal Road; East Boundary: North to 480. Then 480 west to 77 and then 77 north to the Central Business Area; North Boundary: Lake Erie.
Number of Official Parking Spaces <sup>2</sup> :	388
Scoring:	Operating
Current Total Annual Cost:	\$6,693,743 (lease effective 2/01/2002)

<sup>1</sup> The RSF/USF at the current location is approximately 1.12; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

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Estimated Rental Rate <sup>3</sup> :	\$45.99 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$5,794,740

**Background**

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 Cleveland, Ohio covers 8 resident agent offices. The current location is at 1501 Lakeside Avenue East.

**Justification**

The FBI’s field office has been housed in downtown Cleveland since 2002 in a lease at 1501 Lakeside Avenue East that expires on January 31, 2027. The FBI has a continuing need for housing within the delineated area to ensure FBI mission continuity. The proposed project will result in utilization rate improvement with the FBI assigning additional personnel to the Cleveland field office.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement.

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

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<sup>3</sup> This estimate is for fiscal year 2027 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>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**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.

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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 7/9/2025

Recommended:   
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Commissioner, Public Buildings Service

Approved:   
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Administrator, General Services Administration