

**PROSPECTUS – LEASE
DEPARTMENT OF THE ARMY
SUMNER, WA**

Prospectus Number: PWA-01-SU26
Congressional Districts: 8 and 10

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 442,000 rentable square feet (RSF) facility and approximately 247,000 SF secured wareyard for the Department of the Army, Project Management Office for the Stryker Brigade Combat Team (Stryker Brigade Combat Team PMO), currently located at 3700 150th Court East in Sumner, WA. The Stryker Brigade Combat Team PMO has occupied space in the incumbent location since 2014 under two leases that expire on January 31, 2028.

The proposed lease will provide continued housing for the Stryker Brigade Combat Team PMO and will maintain the office and overall space utilization at 70 usable square feet (USF) per person, respectively.

Description

Occupant:	Army
Current Facility RSF:	441,250 (Current RSF/USF = 1.00), <i>and</i> 247,000 SF secured wareyard
Estimated/Proposed Maximum RSF:	442,000 (Proposed RSF/USF = 1.00), <i>and</i> 247,000 SF secured wareyard
Expansion/Reduction RSF:	None
Current USF/Person:	70
Estimated/Proposed USF/Person:	70
Expiration Dates of Current Lease(s):	01/31/2028
Proposed Maximum Lease Term:	20 years
Delineated Area:	North: WA-16, Pearl, 30 th St, Schuster Pkwy, I-705, WA-509, WA-99, 304 th St, Military Rd S, WA-18, WA-167, 15 th St NW, Harvey Rd, 8 th St, Lea Hill Rd, 312 th St, 312 th St Way, WA-18, Auburn-Black Diamond Rd, Roberts Dr. South: 224 th St East: WA-169, WA164, WA-410, WA-165, WA-162, Kansas St, Calistoga St, Orting Kapowsin Hwy West: Burlington Northern Railroad, 1-5, Tacoma Way, 112 th St, Steele St, 116 th St, Spanaway Loop Rd, 176 th St, WA-7
Number of Official Parking Spaces:	324
Scoring:	Operating

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Current Total Annual Cost:	\$7,292,144.13 (lease effective 02/01/2014)
Estimated Rental Rate ¹ :	\$20.09 / RSF
Estimated Total Annual Cost ² :	\$8,879,780

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the Department of Army, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of the Stryker Brigade Combat Team PMO is to provide logistics to support the U.S. Army and military worldwide. The Stryker Brigade Combat Team PMO is integral in providing repair parts and support for Stryker vehicles stored on military bases. Nearby installations under the custody and control of the Department of War do not have the capacity to meet this need.

In 2022, a lease prospectus (PWA-01-SU22) was fully approved for the procurement of a maximum of 442,000 RSF with a rent rate of \$13.55 / RSF in a delineated area identified as the City of Sumner, WA. Due to limited availability and market conditions in the approved smaller delineated area, the long-term replacement procurement was unsuccessful.

Justification

The Stryker Brigade Combat Team PMO is currently housed at 3700 150th Court East in Sumner, WA, in two (2) leases that coterminously expire on January 31, 2028. The Army requires continued housing to carry out its critical mission. The Stryker Brigade Combat Team PMO needs to be located centrally to road and rail transportation, military, and commercial airfields as well as supported military installations and training facilities. The work executed by the PMO provides support for Stryker vehicles on military bases.

GSA will consider whether the Army's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the

¹ This estimate is for fiscal year FY27 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 the established 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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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 Army to accomplish its mission.

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 and to achieve an Energy Star performance rating of 75 or higher.

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.

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.

Certification of Need

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

Submitted at Washington, DC, on 4/23/2026

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration