



Advertisement 9CA3378

GSA Public Buildings Service

## U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

State:	CA
City:	Carlsbad
Delineated Area:	City Limits of Carlsbad, CA
Minimum Sq. Ft. (ABOA):	15,909
Maximum Sq. Ft. (ABOA):	16,704
Space Type:	Office
Parking Spaces:	8 parking spaces
Full Term:	15
Firm Term:	10
Option Term:	One 2-year
Additional Requirements:	<ul style="list-style-type: none"><li>• Server room requires 24-hour HVAC</li><li>• Includes Laboratory &amp; Clinic space with fume hood.</li></ul>

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100-year flood plain.

***Entities are advised to familiarize themselves with the telecommunications prohibitions outlined under Section 889 of the FY19 National Defense Authorization Act (NDAA), as implemented by the Federal Acquisition Regulation (FAR). For more information, visit: [https://acquisition.gov/FAR-Case-2019-009/889 Part B](https://acquisition.gov/FAR-Case-2019-009/889%20Part%20B).***

Expressions of Interest Due:	10/11/2022
Occupancy (Estimated):	4/1/2024

**Send Expressions of Interest to:**

Name/Title:	John Winnek, Senior Director
Phone:	213-629-6586

Email Address:	John.winnek@gsa.gov
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#### **Government Contact Information**

Lease Contracting Officer	Maria Dent
Broker	John Winnek, Val Carreno, Kristen Yee

Expressions of interest must include the following information:

1. Building/site name, address, and location of the available space within the building/site;
2. Rentable square feet available and expected rental rate per rentable square foot (for each space type; office and warehouse), showing the rent broken into shell rent and operating expense rent;
3. ANSI/BOMA office area (ABOA) square feet to be offered and expected rental rate per ABOA square foot, fully serviced but excluding utilities for the following: electricity/gas. Indicate whether the quoted rental rate includes an amount for tenant improvements and state the amount (if any)
4. Date of space availability;
5. Building ownership information;
6. Amount of parking available on-site.
7. Energy efficiency and renewal energy features existing within the building;
8. List of building services provided;
9. One-eighth inch scale drawing of proposed space offered or marketing brochure illustrating the floor plans and proposed space, or proposed site layout;
10. Name, address, telephone number, and email address of authorized point of contact;
11. In cases where an agent is representing multiple ownership entities, written acknowledgement;
12. Your letter must include the RLP # (9CA3378) listed above and be emailed or mailed to the primary point of contact
13. Interested respondents may include building owners and representatives with the exclusive right to represent building owners. Representatives of building owners must include the exclusivity agreement, representation letter, listing contract or other executed agreement granting the exclusive right to represent the building owner with their response to this advertisement.