



## Advertisement

## GSA Public Buildings Service

### U.S. GOVERNMENT

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

State:	Tennessee
City:	Memphis
Required Sq. Ft. (ABOA):	19,367
Space Type:	Office
Total Parking Spaces (Surface/Structured):	Per applicable code
Full Term:	10 Years
Firm Term:	5 Years
<b>Additional Requirements:</b>	
<b>Building/Space Layout:</b>	
<ul style="list-style-type: none"><li>• Space shall be located in a modern quality building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the GSA Lease Contracting Officer. If not a new building, the space offered shall be in a building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the space with modern conveniences.</li><li>• Space should allow for an efficient layout and office workflow. Space must provide maximum flexibility for systems furniture placement with few or no columns or other building or architectural obstructions. Space should have few curves or major offsets and must have large open areas to allow maximum design flexibility. Architectural features should not cause an inefficient use of space.</li><li>• ABOA SF does <u>not</u> include areas such as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules, public corridors and public toilets required by local code.</li><li>• Offered building must allow roof top rights for antennas.</li><li>• Security Standard Level II and ALL security requirements and approvals are to be determined by GSA.</li><li>• A fully serviced lease is required.</li><li>• Normal Hours of Operation: 7:00 AM – 5:00 PM M-F; offered space must be accessible 24/7.</li></ul>	

- Offered space shall be contiguous in one (1) single block located on one floor, and all space must be contiguous.
- Space must meet the Government requirements for Security, Fire Life Safety, and Handicapped Accessibility.
- The building must be able to comply with the Architectural Barriers Act Accessibility Standards (ABAAS) and meet certain security requirements as set forth in the Interagency Security Committee Standards and the Department of Justice Security Standards.
- Offered buildings and offered space will be evaluated by agency security team.
- If space offered is above the ground floor, a minimum of two accessible elevators must serve the proposed floor. One of the accessible elevators may be a freight elevator.
- Daytime cleaning is required.

**Location:**

- It is preferred that the proposed building not be located near facilities such as night clubs, liquor stores, pawnshops, etc.
- The space shall not be located within ¼ mile of active railroad tracks or heavily congested freeways that may compromise the sound quality of digital recordings.
- The space shall not be located in a building where law enforcement offices are located; where employees can or have the potential to carry weapons, and people may be temporarily held and/or questioned.
- At least one public transportation stop, if available in the delineated area, must be within a walkable ¼ mile of the employee entrance of the offered building. The term “walkable” means that wheelchair accessible pedestrian access, along code-compliant sidewalks and crosswalks, exists along the entire route.

**Other:**

- Entities must comply 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_Part_B).
- The parking-to-square-foot ratio available on site shall at least meet current local code requirements, or, in the absence of a local code requirement, on-site parking shall be available at a ratio of one (1) space for every 150 RSF of Space. Adequate eating facilities shall be located within the immediate vicinity of the building, but generally not exceeding a drivable 2 miles, as determined by the LCO. Other employee services, such as retail shops, cleaners, and banks, shall

be located within the immediate vicinity of the Building, but generally not exceeding a drivable 2 miles as determined by the LCO. Amenities must be existing, or Offeror must demonstrate to the Government's reasonable satisfaction that such amenities will exist by the Government's required occupancy date.

*Not all minimum requirements are reflected in this advertisement. Offered space must meet all Government requirements contained in the RLP/Lease to be issued, including, but no limited to, the Agency Specific Requirements and Facility Security Level II requirements by the occupancy date per the terms of the Lease.*

**Expression of Interest Submission Instructions/Requirements:**

Please provide the following basic information and descriptions pertaining to the building you propose for consideration.

All submissions should include the following information:

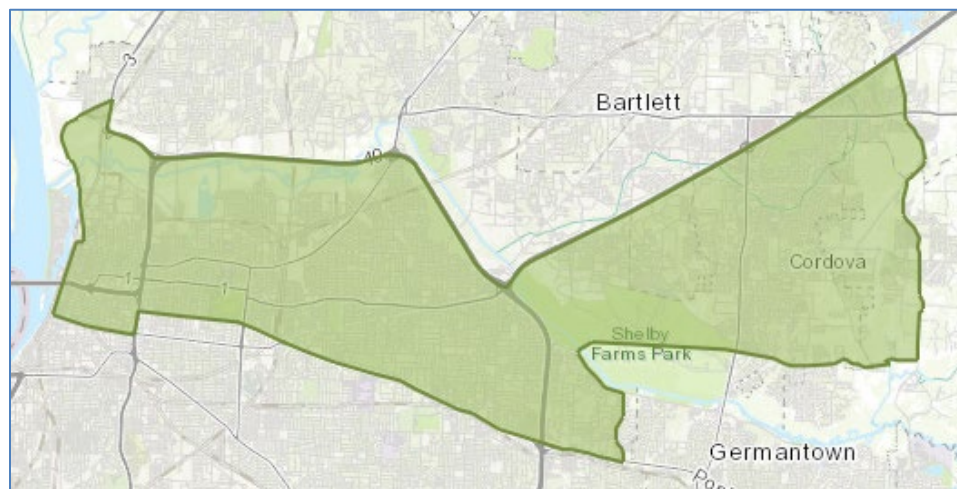
- (1) Name of owner;
- (2) Age of building;
- (3) Total existing gross square feet, and gross square feet per floor;
- (4) Site plan depicting the building and parking;
- (5) Floor plan and gross square footage of proposed space;
- (6) Identification of on-site parking;
- (7) Address or described location of building;
- (8) Location on map demonstrating the building lies within the delineated area;
- (9) FEMA map evidencing that the property lies outside the 100-year floodplain;
- (10) A narrative and map describing proximity of the building to the nearest bus and/or train stop, and major transportation routes;
- (11) Evidence of ownership, if building submitted by owner. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property; and
- (12) Any information related to title issues, easements, or restrictions on the use of the building.
- (13) Confirmation that the property offered meets the requirements outlined under section 889 of the National Defense Authorization Act (NDAA).

**Delineated Area:**

Submitted properties must be located within the delineated area noted below:

Starting at the intersection of Whitney Ave and Thomas St. Go south on Thomas St to State Road 300. Go east on State Road 300 to Interstate 40. Go east on Interstate 40 to Canada Rd. Go south on Canada Rd to Houston Levee Rd. Continue south on Houston Levee Rd to Walnut Grove Rd. Go west on Walnut Grove Rd to Humphreys Blvd. Go south on Humphreys Blvd to Kirby Parkway. Go south on Kirby Parkway to Poplar Ave. Go west on Poplar Ave to I-240. Go south on I-240 to Union Ave. Go west on Union Ave to S. Front St. Go North on S. Front St to Henry Ave. Go east on Henry Ave to N. 2nd St. Go north on N. 2nd St to Whitney Ave. Go northwest on Whitney Ave to the intersection of Thomas St and Whitney Ave.

A map of the delineated area is provided for further clarification of the boundaries:



The U.S. Government currently occupies office and related space in a building under an expiring lease in Memphis, TN. The Government is considering alternative space if economically advantageous. In making this determination, the Government will consider, among other things, the availability of alternative space that potentially can satisfy the Government's requirements, as well as costs likely to be incurred through relocating, such as physical move costs, replication of tenant improvements and telecommunication infrastructure, and non-productive agency downtime.

Expressions of Interest Due:	August 10, 2022
Market Survey (Estimated):	TBD
Occupancy (Estimated):	June 2023

**Send Expressions of Interest to:**

Name/Title:	Ed Brennan, GSA Broker Representative
	Sam Dyson, GSA Broker Representative
Address:	2445 M St NW, Suite 510 Washington, D.C. 20037
Office/Fax:	202-253-4100/571-289-3915
Email Address:	<a href="mailto:edward.brennan@gsa.gov">edward.brennan@gsa.gov</a> <a href="mailto:samuel.dyson@gsa.gov">samuel.dyson@gsa.gov</a>

**Government Contact Information:**

Lease Contracting Officer	Elaine Peters, General Services Administration
Broker	Ed Brennan, Public Properties