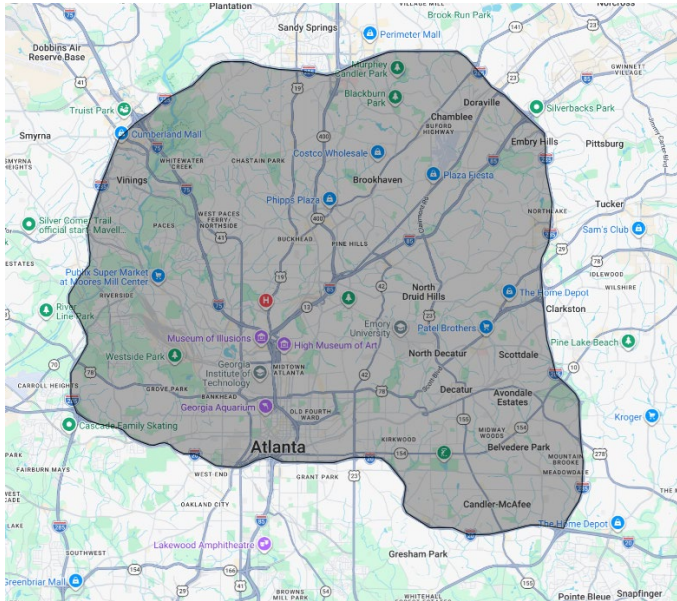




U.S. GOVERNMENT NOTICE OF LEASE REQUIREMENT

The General Services Administration (GSA) is seeking expressions of interest from owners and authorized representatives of properties meeting the following requirements:

State:	Georgia
City:	Atlanta
Delineated Area:	North: Interstate 285 East: Interstate 285 West: Interstate 285 South: Interstate 20
	
Minimum Sq. Ft. (ABOA):	73,290
Maximum Sq. Ft. (ABOA):	76,955
Space Type:	Office
Parking Spaces (Total):	Per Local Code
Parking Spaces (Reserved):	3
Full Term:	180 Months

Firm Term:	144 Months
Option Term:	Not Applicable
Additional Requirements:	- Offered space must be contiguous (horizontally and vertically) on one or more floors stacked without being split by a public corridor. - Public facing space (approximately 8 offices and a waiting area) shall be located on the first floor or off the elevator lobby plainly visible to visitors. - Offered building must be within ½ walkable mile of public transportation. If offered building is not within ½ walkable mile of public transportation, then a public parking garage for employees must be located within a walkable ¼ mile of offered building. Please provide information regarding public transportation options with the Expression of Interest.

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 0.2-percent-annual chance floodplain (formerly referred to as “500-Year” floodplain).

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.

Expressions of interest must include.

1. Building name and address;
2. Contact information and e-mail address of offeror’s representative;
3. ABOA SF and rentable square feet available, identifying the specific floors and square footages;
4. Asking full-service rental rate per ABOA SF and RSF inclusive of a standard GSA warm-lit shell; or
5. Asking full-service rental rate per ABOA SF and RSF inclusive of a standard GSA warm-lit shell, a tenant improvement allowance of \$65.34/ABOA SF, and a BSAC allowance of \$12.00/ABOA SF;
6. Operating costs per ABOA SF and RSF included in the full-service rates;
7. Submission by anyone other than the owner or manager of a property must be accompanied by written consent from the ownership granting authority to the representative in providing the information to the Government.

Expressions of Interest Due:	October 5, 2026
Market Survey (Estimated):	October/November 2026
Occupancy (Estimated):	Fall 2029

Send Expressions of Interest to:

Name/Title:	Brad Seifert, GSA Broker Contractor
Address	2445 M Street, NW, Suite 510

	Washington, DC 20037
Email Address:	Bradford.seifert@gsa.gov

And to:

Name/Title:	Hunter Powell, GSA Broker Contractor
Address	2445 M Street, NW, Suite 510 Washington, DC 20037
Email Address:	Hunter.Powell@gsa.gov

Government Contact Information:

Lease Contracting Officer	Bena Courville
Project Manager	Boris Rojas
Broker	Public Properties