U.S. GOVERNMENT

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

State:	South Dakota
City:	Sioux Falls
Delineated Area:	North: Interstate 90 South: Interstate 229 East: Interstate 229 up to Interstate 90 West: Interstate 29 from Interstate 229 up to Interstate 90
Minimum Sq. Ft. (ABOA):	6,030
Maximum Sq. Ft. (ABOA):	6,259
Space Type:	Office
Parking Spaces (Total):	15
Parking Spaces (Surface):	13
Parking Spaces (Structured):	2
Parking Spaces (Reserved):	15
Full Term:	15 years
Firm Term:	10 years
Option Term:	N/A
Additional Requirements:	A. Space must be contiguous on one floor. All spaces on the first floor, and other spaces deemed by tenant security, will require additional security measures. B. Access to space, parking, and elevators are required 24 hours a day, 7 days a week. C. Offered space shall not be located within 640 feet of any facility identified by the ISC as a “hazardous materials transportation/storage facility.” Hazardous locations include facilities

	with potential environmental threats (e.g., fuel storage areas, (gas stations – 150 feet), chemical manufacturing facilities, water purification centers). This includes railroad lines transporting hazardous material. D. Offered space shall not be within 400 feet of day care centers, senior centers, schools, hospitals, religious, rehabilitation, or social service centers. E. Offered space shall not be located within 400 feet of Public Defenders, Immigration and Customs Enforcement, Probation, Internal Revenue Service, universities, or other businesses deemed unacceptable by Tenant Security for safety purposes. F. The Tenant Agency Security Team will make the final decision on location suitability based on the above criteria.

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 1-percent-annual chance floodplain (formerly referred to as "100-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.*

The U.S. Government currently occupies office and related space in a building under a lease in Sioux Falls, South Dakota, that will be expiring. 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:	July 1, 2026, no later than 4:00 EST.
Market Survey (Estimated):	TBD
Occupancy (Estimated):	August 1, 2027

Please submit the following with your Expression of Interest:

1. Name of the building owner.
2. The amount of space (including ABOA SF and RSF) offered.
3. Floor Plan identifying the proposed space.
4. A Site Plan identifying the building and parking areas.
5. Brokers must submit authorization from the owner to submit the building.
6. Evidence of ownership or documentation such as a deed, purchase option, etc., describing the interest in the property to be conveyed to the Government.
7. The anticipated full-service rental rate for the proposed space.
8. A map identifying the building location within the delineated area.

Send Expressions of Interest To:

Name/Title	Dusty Griffith, CCIM Archer RECS subcontracted by Cushman & Wakefield
Email Address	dusty.w.griffith@gsa.gov
Phone	817-680-0641

Government Contact Information:

Lease Contracting Officer	Heather Jones
	heather.jones@gsa.gov
Project Manager	Katerina Chavez
	katerina.chavez@gsa.gov
Broker Phone	Kristen Zueger, SIOR Broker Associate Lloyd Companies 605-275-8041; 605-376-1903
Solicitation No.	4SD0094