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:	Idaho
City:	Lewiston
Delineated Area:	City limits of Lewiston
Minimum Sq. Ft. (ABOA):	3,784 ABOA SF
Maximum Sq. Ft. (ABOA):	4,162 ABOA SF
Space Type:	Office, Retail
Parking Spaces (Total):	0
Parking Spaces (Surface):	0
Parking Spaces (Structured):	0
Parking Spaces (Reserved):	0
Full Term:	15 Years
Firm Term:	10 Years
Option Term:	None
Additional Requirements:	• One (1) public transportation stop must be located within 1,600 walkable linear feet of the building's public entrance. • Space must not be on the same property as establishments primarily involved in the sale of alcohol or the sale and discharge of firearms • Minimum 20 feet column spacing (center-on-center) and from any interior wall • Must be one (1) contiguous space on a single floor with no interior steps, ramps, and cannot be separated by any common areas. • Any space being offered for consideration that is not located on the ground floor must provide two elevators • Space must be no more than twice as long as wide. • If applicable, provide history or all history of water/moisture intrusion or mold; must provide remediation history and evidence of remediation, including source corrections, repeated issues or interference with tenant's quiet enjoyment may result in disqualification. • 24/7/365 temperature-controlled server room

	• Must provide the Government with parking that meets or exceeds all applicable local zoning requirements. • Security Level II

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.*

Expressions of Interest Due:	July
Market Survey (Estimated):	TBD
Occupancy (Estimated):	TBD
Fully serviced rental rate (Shell & Operating)	Required

Send Expressions of Interest to:

Name/Title:	Joseph Yu, Lease Contracting Officer
Email Address:	joseph.yu@gsa.gov

Government Contact Information:

Lease Contracting Officer	Joseph Yu