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:	Virginia (VA)
City:	Lynchburg
Delineated Area:	Lynchburg, VA
Minimum Sq. Ft. (ABOA):	11,878
Maximum Sq. Ft. (ABOA):	11,878
Space Type:	Office
Parking Spaces (Total):	0
Parking Spaces (Surface):	0
Parking Spaces (Structured):	0
Parking Spaces (Reserved):	0
Full Term:	5 years
Firm Term:	0
Option Term:	0
Additional Requirements:	NA

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 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, a tenant improvement allowance of $52.48/ABOA SF, and a BSAC allowance of $12.00 /ABOA SF;
5. Operating costs per ABOA SF and RSF included in the full-service rates;

6. 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.

The U.S. Government currently occupies office and related space in a building under a lease in Lynchburg, VA 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:	08/17/2026 4:30 PM EST
Market Survey (Estimated):	TBD If Needed
Occupancy (Estimated):	July 2027

Send Expressions of Interest to:

Name/Title:	Dominic Innaurato
Email Address:	Dominic.Innaurato@gsa.gov

Government Contact Information:

Lease Contracting Officer	Dominic Innaurato
Leasing Specialist	Dominic Innaurato
Broker	NA

Commented [CS3]: Do we need both these blocks?