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:	Illinois
City:	Gurnee
Delineated Area:	**North**: Grand Ave. **East**: N. Green Bay Rd., into Green Bay Rd, into S. Green Bay Rd., into N Green Bay Rd **South**: Belvidere Rd., into Interstate 94, into Buckley Rd. **West**: S Hunt Club Rd., into Hunt Club Rd.
Minimum Sq. Ft. (ABOA):	8,392
Maximum Sq. Ft. (ABOA):	8,979
Space Type:	Office and related space
Parking Spaces (Total):	Zero (0)
Full Term:	20 years
Firm Term:	10 years
Option Term:	N/A
Additional Requirements:	• The space must be contiguous on one floor. • Parking-to-square-foot ratio available on-site shall at least meet current local code requirements. • The space, elevator and parking must be accessible twenty-four (24) hours a day, seven (7) days a week. • Buildings must have the ability and be willing to meet ISC Facility Security Level requirements as determined by the Federal Protection Service (FPS).

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;
5. A breakout of Shell, any Real Estate Taxes, and the 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.

Any submission received without the above will not be considered until such time the documentation and or information has been received, which must also be submitted prior to the Expression of Interest due date.

Third parties will not be authorized to represent the Government on their behalf. The Government will not pay any costs incurred as a result of any expression of interest submitted.

In cases where an agent represents multiple ownership entities, the broker must provide written acknowledgement/permission to represent multiple interested parties for the same submission from each ownership entity.

The U.S. Government currently occupies office and related space in a building under a lease in Gurnee, IL, 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:	August 24, 2026 at 11:59 PM Central
Occupancy (Estimated):	September 2027

Send Expressions of Interest to:

Name/Title:	Crystal Garibay, Leasing Specialist
Email Address:	CRYSTAL.GARIBAY@GSA.GOV

Government Contact Information:

Lease Contracting Officer	Donald Padrnos, DONALD.PADRNOS@GSA.GOV, 773.431.1908
Leasing Specialist	Crystal Garibay, CRYSTAL.GARIBAY@GSA.GOV, 773.710.3894