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:	New York
City:	Long Island
Delineated Area:	North: Jericho Turnpike (Rt. 25) meets East: Nicolls Rd. meets South: Sunrise Highway (Rt. 27) meets West: Seamans Neck Rd.
Minimum Sq. Ft. (ABOA):	1,000
Maximum Sq. Ft. (ABOA):	3,000
Space Type:	Warehouse
Parking Spaces (Total):	N/A
Parking Spaces (Surface):	N/A
Parking Spaces (Structured):	N/A
Parking Spaces (Reserved):	N/A
Full Term:	15 years
Firm Term:	10 years
Option Term:	N/A
Additional Requirements:	• Storage requirement for two vehicles (L: 18’19” x W: 6’9 x H: 6’6”, each). • A minimum clearance of 6’8” is required. • For loading bearing purposes: Each vehicle weighs approximately 10,500lbs. If vehicles are parked side by side, the weight of the vehicles should not exceed 22,000lbs. • The government requires 24/7 access.

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 $0.00/ABOA SF (*note: TI work is required and will be paid via a lump-sum Reimbursable Work Authorization (RWA)*), 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.

Expressions of Interest Due:	August 28, 2026
Market Survey (Estimated):	September 14, 2026
Occupancy (Estimated):	April 2027

Send Expressions of Interest to:

Name/Title:	Bryan Cucinottta / Leasing Specialist
Address	1 World Trade Center 55W09 New York, NY 10007-0089
Email Address:	bryan.cucinotta@gsa.gov

Government Contact Information:

Lease Contracting Officer	Jessica Delossantos-Punter
Leasing Specialist	Bryan Cucinotta