

**PROSPECTUS – LEASE
UNITED STATES PATENT AND TRADEMARK OFFICE
ALEXANDRIA, VA**

Prospectus Number: PVA-02-WA23
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes to exercise an option for an additional 5-year term of approximately 2,387,000 rentable square feet (RSF) for the U.S Patent and Trademark Office (USPTO). USPTO is currently located at 600 Dulany Street, Alexandria, VA, and 2800 Randolph Square, Arlington, VA. USPTO has occupied space at 600 Dulany Street since 2003 under an initial 20-year term that expires on August 23, 2024. USPTO will be consolidating its operations located at 2800 Randolph Square, Arlington, VA into the 600 Dulany Street lease.

The additional 5-year term will allow USPTO to conduct additional analyses related to modernizing its workforce, optimizing space utilization, and making the necessary changes to its union agreements to best define the long-term needs for USPTO's mission. Upon the completion of the analysis, GSA and USPTO will seek to determine how to best house the USPTO's continuing, long-term needs in the best interest of the Government.

The lease will provide continued housing for USPTO and will reduce the office and overall utilization from 88 and 154 to 73 and 128 usable square feet (USF) per person, respectively.

Description

Occupant:	USPTO
Current RSF:	2,577,486 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	2,387,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	190,486 RSF Reduction
Current USF/Person:	154
Estimated/Proposed USF/Person:	128
Expiration Dates of Current Lease(s):	8/23/2024
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	25
Scoring:	Operating
Current Total Annual Cost:	\$78,598,610 (leases effective 11/1/2003)
Estimated Rental Rate ¹ :	\$35.38 / RSF
Estimated Total Annual Cost ² :	\$84,452,060

¹ The proposed rental rate is net of gas and electric expenses, which is paid directly by the USPTO at \$1.73/RSF.

² Leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Background

The USPTO mission is to ensure that the intellectual property system contributes to a strong global economy, encourages investment in innovation, and fosters entrepreneurial spirit. The USPTO provides inventors, entrepreneurs, and small businesses with free resources on how to protect their intellectual property.

The USPTO's headquarters are leased on a five-building campus located at 600 Dulany Street, Alexandria, VA. The campus lease expires on August 23, 2024 and contains multiple purchase and renewal options available to the Government for continued occupancy.

Justification

The USPTO has worked towards reducing its overall real property footprint and will be releasing 190,486 RSF of office and related space in their GSA leased Randolph Square leased location. The USPTO plans to consolidate its existing and future personnel into the USPTO main campus and reduce its overall footprint by 7.4% in Northern Virginia.

In addition to housing existing personnel, the USPTO plans on adding 1,570 personnel to this location who PTO anticipates on-boarding through FY2027 due to programmatic needs identified in USPTO's Office of Personnel & Budget's (OPB's) out-year hiring data. These are USPTO's authorized position levels through FY 2027.

Patent Examiners in the Office of the Commissioner for Patents and Trademark Attorneys in the Office of the Commissioner for Trademarks make up the majority of the personnel at USPTO. These individuals handle everything from Intellectual Property to designs, hybrid plants, medical devices, prescription drugs, computer software and hardware, fabrics, musical instruments, etc. Other groups housed at the USPTO's Alexandria campus include: The Office of the Administrative Officer (OCAO), The Office of the General Counsel (OGC), The Office of the Chief Information Officer (OCIO), The Office of the Chief Communication Officer (OCCO), The Office of the Chief Financial Officer (OCFO), The Office of Policy and International Affairs (OPIA), Patent Trial and Appeal Board (PTAB), Trademark Trial and Appeal Board (TTAB), The Office of EEO and Diversity (OEEOD), and the Office of the Under Secretary.

The USPTO's Alexandria campus consolidates employees and resources, increases efficiency and productivity, and streamlines operations, thereby reducing costs to USPTO. The consolidated campus helps the USPTO attract and retain the highly skilled and specialized workforce they need to promote U.S. job growth and help America compete in

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the world economy while providing USPTO with the time necessary to undertake additional long term planning activities.

This requirement is consistent with the agency's approved "Return to Workplace" plan.

Before exercising the existing option, GSA will conduct a cost-benefit analysis to ensure that award to any other lessor for a 5-year term would result in substantial relocation costs or duplication of costs of real and personal property needed for USPTO to accomplish its mission that the Government would not recover through competition.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.


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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 7/18/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration