

**PROSPECTUS-LEASE  
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT  
NEW YORK, NEW YORK**

Prospectus Number: PNY-02-NY24  
Congressional District: 10

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to two (2) years for approximately 181,280 rentable square feet (RSF) for the U.S. Immigration and Customs Enforcement (ICE), currently located at 601 West 26<sup>th</sup> Street in New York, NY. U.S. Immigration and Customs Enforcement has occupied space in the building since 2002 under a lease that expires on December 31, 2023.

Extension of the current lease will enable the U.S. Immigration and Customs Enforcement to provide continued housing for current personnel and meet its current mission requirements. ICE will maintain the office and overall utilization at 106 and 222 usable square feet (USF) per person respectively.

**Description**

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| Occupant:                                  | ICE  |
| Current RSF:                               | 181,280 (Current RSF/USF = 1.34)   |
| Estimated/Proposed Maximum RSF:            | 181,280 (Proposed RSF/USF = 1.34)  |
| Expansion/Reduction RSF:                   | None   |
| Current Usable Square Feet/Person:         | 222  |
| Estimated/Proposed USF/Person:             | 222  |
| Expiration Dates of Current Lease(s):      | 12/31/2023   |
| Proposed Maximum Lease Term:               | 2 years  |
| Delineated Area:                           | North: West 34th St.;<br>East: 6th Ave.;<br>South: West 14th St.;<br>West: West Side Highway |
| Number of Official Parking Spaces:         | 0  |
| Scoring:                                   | Operating  |
| Current Total Annual Cost:                 | \$ 14,114,848 (lease effective 11/04/2002)   |
| Estimated Rental Rate <sup>1</sup> :       | \$ 85.00 / RSF   |
| Estimated Total Annual Cost <sup>2</sup> : | \$ 15,408,800  |

<sup>1</sup> This estimate is for fiscal year 2024 and may be escalated by 2.8 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**Background**

The U.S. Immigration and Customs Enforcement's mission is to protect America through criminal investigations and enforcing immigration laws to preserve national security and public safety.

This location serves as the New York Field Office of ICE's Homeland Security Investigations (HSI) group, which is the principal investigative component of the Department of Homeland Security. HSI investigates, disrupts, and dismantles transnational criminal organizations and terrorist networks that threaten or seek to exploit the customs and immigration laws of the United States. Unlike other HSI offices, the New York Field Office houses a financial task force that investigates Wall Street and other financial institutions in Lower Manhattan and has historically been very successful in identifying fraud and other illegal activities on Wall Street.

**Justification**

The U.S. Immigration and Customs Enforcement is currently housed at 601 West 26<sup>th</sup> Street, New York, NY in a lease that expires December 31, 2023. U.S. Immigration and Customs Enforcement requires continued housing to carry out mission. until ICE can relocate under a long standing plan to move to the 201 Varick Street Federal Office Building in New York, NY. A 2-year lease extension will provide ICE with sufficient time to relocate. GSA will attempt to negotiate a lease term of 2 years with termination rights after the fifth month to provide flexibility for future plans.

**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 extension. 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 10/24/2023

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Rahm I. Emanuel  
Administrator, General Services Administration