

**PROSPECTUS – LEASE
U.S. PATENT AND TRADEMARK OFFICE
ARLINGTON, VA**

Prospectus Number: PVA-04-WA17
Congressional District 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 191,000 rentable square feet (RSF) of space for the U.S. Patent and Trademark Office (USPTO), currently located at Randolph Square, 2800 South Randolph Street in Arlington, VA.

The proposed lease will provide continued housing for USPTO and improve USPTO office and overall utilization rates from 138 to 109 usable square feet (USF) per person and 193 to 153 USF per person, respectively.

Description

Occupant:	U.S. Patent and Trademark Office
Current Rentable Square Feet (RSF)	189,871 (Current RSF/USF = 1.19)
Estimated Maximum RSF:	191,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	193
Estimated Usable Square Feet/Person:	153
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	03/31/2019, and 01/7/2020
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	3
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$39.00 / RSF
Estimated Total Annual Cost ² :	\$7,449,000
Current Total Annual Cost:	\$6,034,419 (Leases effective 04/01/2009 and 01/08/2010)

¹This estimate is for fiscal year 2019 and may be escalated by 1.95 percent annually 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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

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Justification

The current leases at 2800 South Randolph Street, Arlington, VA, expire on March 31, 2019, and January 7, 2020. USPTO requires continued housing to carry out its mission of granting patents and registering trademarks. USPTO is also responsible for advising the President, the Secretary of Commerce, and Federal agencies on intellectual property (IP) policy, protection, and enforcement; and to promote stronger and more effective IP protection around the world.

The primary group occupying the leases at 2800 South Randolph is the Search and Information Resource Facilities. In addition, portions of the Office of Chief Administrative Officer, Office of the Chief Information Officer, the Office of Patents, and the Patent Trial and Appeal Board (under the Under Secretary of Commerce for Intellectual Property and USPTO Deputy Director) will occupy the facility to be leased. The requirement will continue to support the USPTO headquarters for critical service functions, including mail acceptance.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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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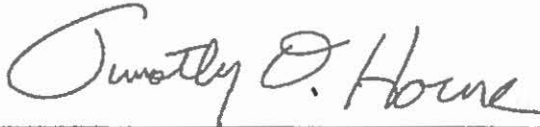
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Certification of Need

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

Submitted at Washington, DC, on May 2, 2017.

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration