

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
SEATTLE, WA**

Prospectus Number: PWA-01-SE18  
Congressional District: 7

**Executive Summary**

The General Services Administration (GSA) proposes a 15-year lease for approximately 130,876 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 1110 3<sup>rd</sup> Avenue in Seattle, Washington. FBI has occupied space in the building since November 1, 1999, under a lease that expires on October 31, 2019. FBI will maintain the office, and the overall utilization at 182 and 330 usable square feet (USF) per person respectively.

**Description**

|  |   |
|--|---|
| Occupant:                                  | Federal Bureau of Investigation         |
| Current Rentable Square Feet (RSF)         | 130,876 (Current RSF/USF = 1.18)        |
| Estimated Maximum RSF:                     | 130,876 (Current RSF/USF = 1.18)        |
| Expansion/Reduction RSF:                   | None                                    |
| Current Usable Square Feet/Person:         | 330                                     |
| Estimated Usable Square Feet/Person:       | 330                                     |
| Expiration Dates of Current Lease(s):      | 10/31/2019                              |
| Proposed Maximum Leasing Authority:        | 15 years                                |
| Delineated Area:                           | Seattle Central Business District       |
| Number of Official Parking Spaces:         | 75                                      |
| Scoring:                                   | Operating                               |
| Current Total Annual Cost:                 | \$4,582,592 (lease effective 11/1/1999) |
| Estimated Rental Rate <sup>1</sup> :       | \$48.00 / RSF                           |
| Estimated Total Annual Cost <sup>2</sup> : | \$6,282,048                             |

**Background**

The Seattle FBI Field Office serves the entire State of Washington, covering nine resident agent offices. The space needs for the Seattle Field Office are currently met across six separate locations in Seattle: two federally owned and four leased properties.

<sup>1</sup> This estimate is for fiscal year 2020 and may be escalated by 2.0 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 the basis for negotiating with the lessor 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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**Justification**

The current lease at 1110 3<sup>rd</sup> Avenue, Seattle, expires on October 31, 2019. The majority of the current Seattle FBI footprint is housed in the 1110 3<sup>rd</sup> Avenue lease. FBI has housed its Field Office in downtown Seattle since before the inception of the current lease.

FBI anticipates a need for housing beyond the term of the current lease to continue to support its security requirements.

**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 lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

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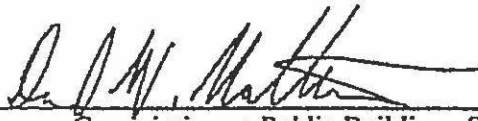
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**Certification of Need**

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

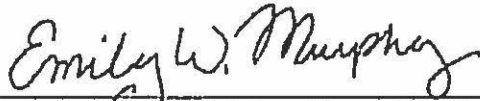
Submitted at Washington, DC, on May 14, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration