NOTICE OF INTENT TO LEASE SPACE USING OTHER THAN FULL AND OPEN COMPETITION
SOLE SOURCE LOCATED IN CHARLESTON, SC

The U.S. Department of Veterans Affairs intends to award a lease using other than full and open competition to an approved Academic Affiliate in accordance with 38 U.S.C. § 8103(h)(1) for approximately 167,944 American National Standards Institute/Building Owners and Managements Association (ANSI/BOMA) Square Feet (ABOA SF) yielding a not to exceed amount of 188,937 Rentable Square Feet (RSF) of research and development/medical space in the area of Charleston, SC.

Notice: This advertisement is a notice of "intent to award". This advertisement is not a solicitation for offers, nor is it a request for proposals. The Government is under no responsibility to respond or answer any inquiries regarding this advertisement. **Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.**

Contracting Office Address:
Eric Roberts
United States Department of Veterans Affairs (VA)
Office of Construction & Facilities Management
Office of Real Property, (003C1E)
1800 G St., NW
Washington, DC 20006

Description: VA seeks to lease approximately 167,944 ABOA SF/not to exceed 188,097 RSF of space and up to 600 parking spaces for use by VA as a joint use research and development space in the delineated area explained below within Charleston, SC. VA will consider current or potential affiliate-owned or controlled assets to meet VA-defined technical space requirements. These assets could be construction of a new facility, unit or other subdivision or an existing facility, unit or other subdivision of an existing building that may be renovated for VA's exclusive use.

The space will be required to meet VA's standard building, life safety, accessibility, security, and environmental requirements for research and development space, including being outside the 100-year floodplain and appropriately zoned for VA's intended use.

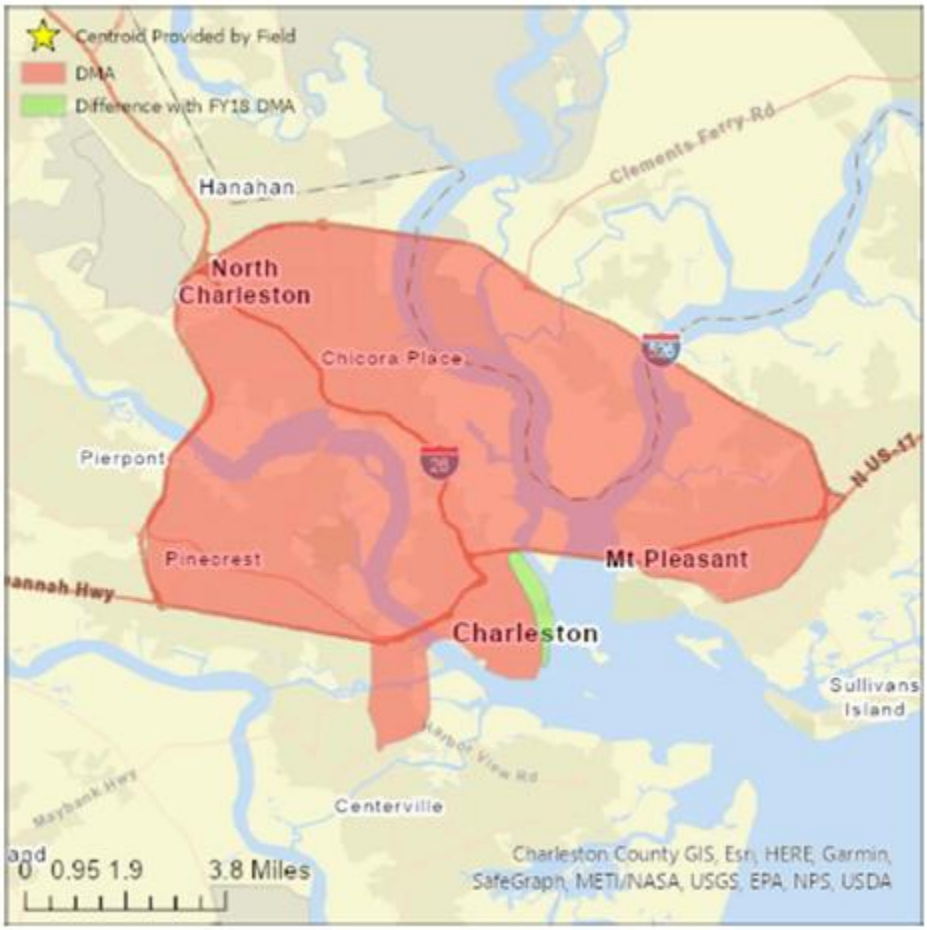
Lease Term: Up to 20 years firm term.

Delineated Area: To receive consideration, submitted properties must be located within the following area described below, which is bound by the following roads, or must front on any of the following boundary lines:

North: E on I-526
East: S on I-526
South: W on Dawley Blvd, W on Coleman Blvd, W on US-17, S on Wonders Way, S on E Bay St, W on Murray Blvd, E on Tradd St, N on Chisolm St, W on Broad St, N on Lockwood

Dr, W on Scarborough Brg, W on James Island Expy, N on Folly Rd, N on Wesley Dr, W on US-17

West: N on I-526



Academic Affiliate Information:

1.) Affiliates may participate with VA for Real Property Leases under Section 704 of the PACT Act (38 USC 8103(h));
2.) The affiliate must be listed on Veterans Health Administration's (VHA) Office of Academic Affiliate's listing of approved academic affiliates at https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdepartment.va.gov%2Fvha%2Facademic-affiliations%2Fwp-content%2Fuploads%2Fsites%2F59%2F2026%2F01%2FOAA_Affiliate_Listings_Jan-2026.xlsx&wdOrigin=BROWSELINK
3.) Space must meet minimum lease technical requirements including all VA/GSA accessibility, seismic, fire protection/life safety, and physical security requirements, or cannot provide space at current market rates, the procurement strategy will be full and open competition;
4.) If affiliate space does not meet VA space or technical requirements, competition must be sought, including compliance with VA's Rule of Two.

The Point of Contacts for this Sole Source is the following:

Jeff Leikin – Senior Project Manager
Jeffrey.Leikin@va.gov

Eric Roberts – Lease Contracting Officer
Eric.Roberts@va.gov

Patricia Restrepo – Broker Representative
Patricia.restrepo@chartwellenterprises.com

THIS NOTICE OF INTENT TO SOLE SOURCE EXPIRES ON JULY 15, 2026 AT 5:00 PM EST.