Pre-solicitation Notice/Advertisement **GSA Public Buildings Service**

U.S. GOVERNMENT

4CA1478

General Services Administration (GSA) seeks to lease the following space:

State:	California
City:	Santa Rosa
Delineated Area:	North – College Ave. to 4th St. East – Farmer's Lane to Hwy. 12 South – Hwy. 12 West – N. Dutton Ave. (See attached map)
Minimum Sq. Ft. (ABOA):	4,086
Maximum Sq. Ft. (ABOA):	4,290
Space Type:	Office
Parking Spaces (Total):	6 reserved parking spaces
Full Term:	15 years
Firm Term:	10 years
Option Term:	5 years
Additional Requirements:	1. The Space shall be located in professional and prestigious buildings, with surrounding development that is well-maintained and consistent with a professional image as determined by the Lease Contracting Officer. 2. Space must be on the 2nd Floor or higher. 3. Proposed space must be contiguous, not located on a subfloor or underground, top floor options will not have rooftop access and will require additional security measures. 4. The building cannot be within 1,000 feet of a school or childcare facility.

	5. The floor load for an area of approximately 100 Rentable Square Feet must be able to support approximately 1,300 lbs. or greater to support heavy duty storage or equipment. 6. The proposed facility must not be located within a building housing the US Immigration and Customs Enforcement (ICE).

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 1-percent-annual chance floodplain (formerly referred to as "100-year" floodplain).

Entities are advised to familiarize themselves with the telecommunications prohibitions outlined under Section 889 of the FY19 National Defense Authorization Act (NDAA), as implemented by the Federal Acquisition Regulation (FAR). For more information, visit: https://acquisition.gov/FAR-Case-2019-009/889_Part_B.

Expressions of Interest Due:	May 4, 2026
Market Survey (Estimated):	May 28th or June 4th, 2026
Occupancy (Estimated):	October 14, 2027

Send Expressions of Interest to:

Name/Title:	Tony Lucchesi
Email Address:	tony.lucchesi@cushwake.com

Government Contact Information

Lease Contracting Officer	Susan Baghdikian
Broker(s)	Tony Lucchesi – Cushman & Wakefield

Expressions of interest must include the following information:

1. Building/site name and address and location of the available space within the building/site;

2. Rentable square feet available and expected rental rate per rentable square foot, showing the rent broken into Shell rent and Operating expense rent;

3. ANSI/BOMA office area-(ABOA) square feet to be offered and expected rental rate per ABOA square foot, fully serviced. Indicate whether the quoted rental rate includes an amount for tenant improvements and state the amount, (if any);

4. Date of space availability;

5. Building ownership information;

6. Amount of parking available on-site and its cost. Include whether expected rental rate includes the cost of the required Government parking, (if any);

7. Energy efficiency and renewable energy features existing within the building and if it is Energy Star rated;

8. List of building services provided;

9. One-eighth inch scale drawing of proposed space offered or marketing brochure illustrating the floor plans and proposed space, or proposed site layout;

10. Name, address, telephone number, and email address of authorized contact;

11. In cases where an agent is representing multiple ownership entities, written acknowledgement;

12. Your letter must include the Solicitation # listed in this advertisement and be emailed or mailed to the Primary point of Contact;

13. Interested respondents may include building owners and representatives with the exclusive right to represent building owners. Representatives of building owners must include the exclusivity agreement, representation letter, listing contract or other executed agreement granting the exclusive right to represent the building owner with their response to the advertisement.