



U.S. GOVERNMENT NOTICE OF LEASE REQUIREMENT

The General Services Administration (GSA) is seeking expressions of interest from owners and authorized representatives of properties meeting the following requirements:

State:	Tennessee
City:	Johnson City
Delineated Area:	Starting at the intersection of Hwy 354 and E. Jackson Blvd. East on E. Jackson Blvd to N. State of Franklin Rd. South on N. State of Franklin Rd to W. State of Franklin Rd. East on W. State of Franklin Rd to University Pkwy. South then east on University Pkwy to Hwy 67. East then north on Hwy 67 to Hwy 19E. North on Hwy 19E to Bluff City Hwy. East on Bluff City Hwy to Hwy 390. North on Hwy 390 to Hwy 394. East on Hwy 394 to Hwy 435. Go east on Hwy 435 to Old Jonesboro Rd. North on Old Jonesboro Rd to the Virginia/Tennessee border. West on the Virginia/Tennessee border to Hwy 36. South on Hwy 36 to Hwy 23. South on Hwy 23 to Hwy 354. South on Hwy 354 to the intersection of E. Jackson Blvd and Hwy 354.
Minimum Sq. Ft. (ABOA):	6,782
Maximum Sq. Ft. (ABOA):	6,782
Space Type:	Office
Parking Spaces (Reserved):	26
Full Term:	15 Years
Firm Term:	10 Years
Additional Requirements:	• Space shall be located in a modern quality building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the GSA Lease Contracting Officer. If not a new building, the space offered shall be in a building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the space with modern conveniences. • Space should allow for an efficient layout and office workflow. Space must provide maximum flexibility for systems furniture placement with few or no columns or other building or architectural obstructions. Space should have few curves or major offsets and must have large open areas to allow maximum design flexibility. Architectural features should not cause an inefficient use of space.

	• ABOA SF does <u>not</u> include areas such as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules, public corridors and public toilets required by local code. • Agency shall not be located adjacent to, in close proximity and/or within residential areas, educational facilities, religious facilities, and/or retail facilities. • Offered buildings and offered space will be evaluated by the agency security team. • Not all minimum requirements are reflected in this advertisement. Offered space must meet all Government requirements contained in the RLP/Lease to be issued, including, but not limited to, the Agency Specific Requirements and Facility Security Level II requirements by the occupancy date per the terms of the Lease.
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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”).

Expression of Interest Submission Instructions/Requirements:

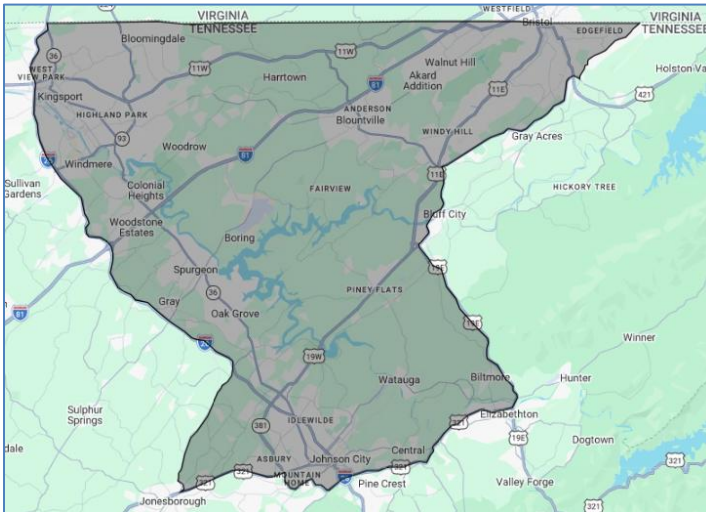
Please provide the following basic information and descriptions pertaining to the building you propose for consideration.

All submissions should include the following information:

1. Name of Owner;
2. Property authorization letter from the owner;
3. Address or locational description of the building;
4. Age of building;
5. Total gross square feet; and gross square feet per floor;
6. Site plan depicting the building and parking;
7. Floor plan and gross square footage of the proposed space;
8. Identification of on-site parking;
9. A map demonstrating the building is within the delineated area;
10. A map depicting the location of public transportation stops within proximity to the property;
11. A map depicting the evidence of amenities within close proximity of the property;
12. Building owners must provide evidence of ownership. Non-owners (e.g. prospective developers/lessors) submitting a building must provide evidence of permission or authority granted by property owner to submit the building to GSA for development;

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.

A map of the delineated area is provided for further clarification of the boundaries:



Expressions of Interest Due:	November 13, 2026
Market Survey (Estimated):	December 2026
Occupancy (Estimated):	December 2028

Send Expressions of Interest to:

Name/Title:	Ed Brennan, GSA Broker Representative
	Sam Dyson, GSA Broker Representative
Email Address:	edward.brennan@gsa.gov samuel.dyson@gsa.gov

Government Contact Information

Lease Contracting Officer	Linda Hattersley
Broker	Ed Brennan