

**DEPARTMENT OF VETERANS AFFAIRS (VA)
DESIRES TO ACQUIRE LEASED SPACE
IN HILO, HI
FOR AN OUTPATIENT CLINIC**

The VA desires to lease space in Hilo, Hawaii to accommodate approximately 9,960 rentable square feet yielding approximately 8,400 Net Usable Square Feet (NUSF) of space for use as a Community Based Outpatient Clinic. On-site parking is required that meets or exceeds local code. The space must be contiguous with tenant improvements built out to VA specifications. Space on a single, ground floor is preferred, but can be provided on up to two floors provided they are adjacent within a single-tenant facility. Upper floors must have elevator access.

The space offered will provide a new Community Based Outpatient Clinic (CBOC) for the VA. An existing building is required. The building must be zoned or capable of being rezoned for the intended use. The lease will be for a term of ten (10) years / 5 years firm with 180-day cancellation rights after firm term. Delivery of the space is requested as soon as reasonably practical.

To be considered, the site must be within or bounded by the delineated area as follows (both sides of the street will be considered):

North: Waianuenue Avenue to Bayfront Highway to Kamehameha Avenue;
West: Akolea Road to Kaumana Drive to S. Wilder Road;
South: W. Puainako Street to Komohana Street to W. Kawaihewa Street;
East: Kanoehewa Avenue to Leilani Street to Railroad Avenue.

Due to the time required to construct them, build to suit projects on raw land will not be entertained. However, proposed buildings on sites which are "Fully Entitled" with preliminary permitting work complete and plans approved by the planning board or commission for the project may be considered, as well as existing building renovations. All buildings must be zoned permitting the intended clinical office use.

The clinic building, grounds, and landscaping must comply with Federal and VA Life Safety, Seismic, Radon and ADA requirements. The property must be outside the 100-year flood plain and outside the Tsunami Zone. Special consideration will be given for sites on or in close proximity to public transportation routes and retail amenities, along with close proximity to emergency medical facilities. Evidence of existing zoning and/or city approval to be zoned properly for the use must be provided.

Brokers or legal representatives must show written acknowledgement with permission to represent the property. Property owners and developers must provide written proof of ownership or control of the property at the time of submission of initial bids.

A market survey of offered properties will be conducted by VA staff and their broker consultant. Interests, with all required and appropriate information, should be submitted to Carpenter/Robbins Commercial Real Estate, Inc. (preferably by email – mail or fax is acceptable) by 5:00 P.M. PDT on October 30, 2013.

Carpenter/Robbins Commercial Real Estate, Inc.
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San Ramon, CA 94583
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The Government will pay no more than the appraised fair market rental value for the space. Net Usable Square Feet does not include such areas as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules and public corridors, and public toilets required by local code.

**BE ADVISED THAT VA ASSUMES NO RESPONSIBILITY TO AWARD A LEASE BASED UPON
RESPONSES TO THIS ADVERTISEMENT. PLEASE NOTE THIS ADVERTISEMENT MAY ALSO BE
FOUND IN WWW.FBO.GOV**