

**Exhibit A**  
**DEFINITIONS OF RSF AND NUSF**  
RLP No. VA-101-12-I-0168

***RENTABLE AND NET USABLE SQUARE FEET:***

**RENTABLE SPACE**

Rentable Space is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.

**Offerors shall indicate on GSA Form 1364, Proposal to Lease Space, Section III (Lease Terms), Block 21, the cost per rentable square footage and the amount of rentable space offered.**

**NET USABLE SPACE**

Net usable space is that portion of rentable space that is available for a tenant's personnel, furnishings, and equipment. Net usable space is the area for which VA will pay a square foot rate. It is determined as follows:

If the space is on a single tenancy floor, compute the inside gross area by measuring between the inside finish of the permanent exterior building walls or from the face of the convectors (pipes or other wall-hung fixtures) if the convector occupies at least 50 percent of the length of exterior walls.

If the space is on a multiple tenancy floor, measure from the exterior building walls as above and to the room side finish of the fixed corridor and shaft walls and/or the center of tenant-separating partitions. In all measurements, make no deductions for columns and projections enclosing the structural elements of the building. **Deduct the following from the inside gross area including their enclosing walls to arrive at the figure for net usable square feet:**

[ ]% of inside gross area for corridors and circulation  
Public toilets and public lounges.  
Building equipment and service areas.  
Entrance lobbies.  
Stairs and shafts.  
Housekeeping closets.