

**DEPARTMENT OF VETERANS AFFAIRS (VA)**  
**COMPETITION FOR EXISTING LEASE MARTIN, SD**

The VA currently occupies 1,500 net usable square feet (NUSF) of office space at HWY 18, Martin, SD. The current lease expired on May 31<sup>st</sup> 2009. VA is conducting an open market competition for space and will relocate if advantageous to the Government. The cost of moving, alterations, and IT infrastructure, will be considered when determining whether to relocate. The space requirement is to provide 1680 NUSF of space. On-site parking for at least 5 vehicles is required. A full service lease for up to 5 years will be contemplated. Occupancy required by November 14, 2017.

To be considered, space must be within or bordering a delineated area as Martin SD:

NORTH: SWALLOW St N  
SOUTH: MAJOR ALLEN St, S  
EAST: PORCH St, E  
WEST: 7<sup>th</sup> AVE, W

Offerors must provide evidence that properties are outside the 100-year flood plain.

A market survey of properties offered for lease will be conducted by the VA. Interested offerors (owners, brokers, or their legal representatives) should contact Harry Grambo by telephone, mail or email no later than 2:00 PM CDT, May 3, 2016, at the following address:

Department of Veterans Affairs  
Network Contracting Office 23 (NCO 23)-Iowa City  
Attn: Harry R. Grambo  
NCO 23 Contract Specialist  
1303 5<sup>th</sup> Street, Suite 300  
Coralville, IA 52241  
Phone: (319) 688-3614; Fax: (319) 358-6430  
[harry.gramboiii@va.gov](mailto:harry.gramboiii@va.gov)

Interested offerors should include the following information:

- Name of building and Address
- Rentable Square feet available and rate per rentable square feet(rate must be inclusive of all utilities and services)
- Contact information of Owner or Authorized Agent

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.

**The Government is limited by law (41 C.F.R. § 102-73.55) to pay no more than the appraised fair rental value for space.**

**RESPONDENTS ARE ADVISED THAT THE VA ASSUMES NO RESPONSIBILITY TO AWARD A LEASE BASED UPON RESPONSES TO THIS ADVERTISEMENT.**