

Project: Department of Veterans Affairs Lease in in Washtenaw/Wayne Counties in Michigan

Classification Code: X

NAICS Code: 531120

Set Aside: N/A

Lease Award Date: September 26, 2019

This serves as notice that the Department of Veterans Affairs (VA) has accepted an offer to lease 44,981 rentable square feet (RSF) of space yielding 43,700 ANSI/BOMA Office Area (ABOA) square feet (SF) and 250 surface parking spaces using Full and Open Competition practices. The lease has been awarded to the following Lessor:

Johnson Development, LLC
2204 Lakeshore Drive, Suite 215
Birmingham, AL, 35209

The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government. The lease is for a firm term of twenty (20) years. VA shall pay the Lessor a fully-serviced annual rent of:

Year 1:	\$1,947,745.39 at the rate of \$162,312.12 per month
Year 2:	\$1,965,173.02 at the rate of \$163,764.42 per month
Year 3:	\$1,982,862.07 at the rate of \$165,238.51 per month
Year 4:	\$2,000,816.45 at the rate of \$166,734.70 per month
Year 5:	\$2,019,040.15 at the rate of \$168,253.35 per month
Year 6:	\$2,037,537.20 at the rate of \$169,794.77 per month
Year 7:	\$2,056,311.71 at the rate of \$171,359.31 per month
Year 8:	\$2,075,367.84 at the rate of \$172,947.32 per month
Year 9:	\$2,094,709.81 at the rate of \$174,559.15 per month
Year 10:	\$2,114,341.91 at the rate of \$176,195.16 per month
Year 11:	\$2,134,268.49 at the rate of \$177,855.71 per month
Year 12:	\$2,154,493.97 at the rate of \$179,541.16 per month
Year 13:	\$2,175,022.83 at the rate of \$181,251.90 per month
Year 14:	\$2,195,859.62 at the rate of \$182,988.30 per month
Year 15:	\$2,217,008.97 at the rate of \$184,750.75 per month
Year 16:	\$2,238,475.55 at the rate of \$186,539.63 per month
Year 17:	\$2,260,264.14 at the rate of \$188,355.34 per month
Year 18:	\$2,282,379.55 at the rate of \$190,198.30 per month
Year 19:	\$2,304,826.69 at the rate of \$192,068.89 per month
Year 20:	\$2,327,610.55 at the rate of \$193,967.55 per month
RLP Lump Sum:	\$9,000,000.00

Total Contract Value: \$ 60,584,116.00