

Lease Number: 36C10F19L0026

Project: Department of Veterans Affairs Lease in Gainesville, FL (Outpatient Clinic)

Classification Code: X -- Lease or rental of facilities

NAICS Code: 531120

Set Aside: Open Market Procurement

Lease Award Date: September 28, 2019

This serves as notice that the Department of Veterans Affairs (VA) has accepted an offer to lease 95,600 rentable square feet (RSF) of space yielding 84,400 ANSI/BOMA Office Area (ABOA) square feet (NUSF) and 500 surface parking spaces using Full and Open Competition practices. The lease has been awarded to the following Lessor:

Johnson Development, LLC
2204 Lakeshore Drive
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. Tenant improvement costs will be paid in lump sum. VA shall pay the Lessor a fully-serviced annual rent of:

Total Full-Service Rent: \$81,061,059.82

Average Annual Full-Service Rent: \$4,053,052.99