

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
NEW YORK, NY**

Prospectus Number: PNY-02-NY21
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 72,258 rentable square feet (RSF) for the United States Attorney’s Office (USAO) for the Southern District of New York, currently located at 86 Chambers Street in New York, NY. USAO has occupied space in the building since 2014 under a lease that expires on December 31, 2023.

Extension of the current lease will allow GSA to provide the USAO for the Southern District of New York with continued housing for current personnel and meet its current mission requirements. USAO will maintain the office and overall utilization rates at 127 and 368 usable square feet (USF) per person, respectively.

Description

Occupant:	USAO
Current RSF:	72,258 (Current RSF/USF = 1.47)
Estimated/Proposed Maximum RSF:	72,258 (Proposed RSF/USF = 1.47)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	368
Estimated/Proposed USF/Person:	368
Expiration Dates of Current Lease(s):	12/31/2023
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: Chambers Street East: Pearl Street South: State Street to Battery Place. West: Greenwich Street
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$ 3,209,016 (lease effective 01/01/2014)
Estimated Rental Rate ¹ :	\$ 69.67 / RSF
Estimated Total Annual Cost ² :	\$ 5,034,215

¹ This estimate is for fiscal year 2024 and may be escalated by 2 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
NEW YORK, NY**

Prospectus Number: PNY-02-NY21
Congressional District: 10

Background

The U.S. Attorneys serve as the Nation's principal litigators under the direction of the Attorney General. There are 93 U.S. Attorneys stationed throughout the United States, Puerto Rico, the Virgin Islands, Guam, and the Northern Mariana Islands. U.S. Attorneys are appointed by, and serve at the discretion of, the President of the United States, with the advice and consent of the United States Senate. U.S. Attorneys conduct most of the trial work in which the United States is a party. They have three statutory responsibilities under title 28, section 547 of the United States Code:

- the prosecution of criminal cases brought by the Federal Government;
- the prosecution and defense of civil cases in which the United States is a party; and
- the collection of debts owed the Federal Government that are administratively uncollectible.

Each office deals with every category of cases and handles a mixture of simple and complex litigation, and each U.S. Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities.

This location houses the offices of the Civil Division of the Southern District of New York. The District prosecutes cases involving violations of Federal laws and represents the interests of the United States Government and its agencies in criminal and civil matters. The District also investigates and prosecutes a broad array of criminal conduct of every conceivable magnitude, including terrorism, white collar and cybercrime, mortgage fraud, public corruption, gang violence, organized crime, international narcotics trafficking and civil rights violations. Similarly, the Office litigates among the most complex and significant civil cases the Department of Justice handles—from large affirmative civil fraud cases to cases in the environmental, health care, immigration and bankruptcy areas, as well as cases implicating classified information.

Justification

USAO is currently housed at 86 Chambers Street, New York, NY, in a lease that expires December 31, 2023. The District requires continued housing for the Civil Division to carry out its mission until it can execute a long-term relocation to the Jacob K. Javits Federal Building, which is being renovated as part of a separate prospectus.

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
NEW YORK, NY**

Prospectus Number: PNY-02-NY21
Congressional District: 10

A 5-year lease extension will provide USAO with sufficient time to formulate its relocation plan and budget for move costs accordingly. GSA will attempt to negotiate a flexible lease term of 5 years with termination rights after the third year to provide flexibility for future plans.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 10/15/2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration