

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
ATLANTA, GA**

Prospectus Number: PGA-01-AT27  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 179,000 rentable square feet (RSF) for the Environmental Protection Agency (EPA), currently located at 100 Alabama Street, SW, Atlanta, GA. EPA has occupied space in the federally owned building since 2014.

The lease will provide continued housing for EPA and will improve the office and overall space utilization from 184 to 102 and 258 to 173 usable square feet (USF) per person, respectively.

**Description**

Occupant:	EPA
Current RSF:	324,227 (Current RSF/USF = 1.46)
Estimated/Proposed Maximum RSF <sup>1</sup> :	178,008 (Proposed RSF/USF = 1.14)
Expansion/Reduction RSF:	146,219 RSF Reduction
Current USF/Person:	258
Estimated/Proposed USF/Person:	173
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	Atlanta Area bounded by Sandy Spring at the North; Downtown Atlanta at Five Points in the South; Route 19 to the West to include Buckhead, and Interstate 285 to the East.
Number of Official Parking Spaces:	90
Scoring:	Operating
Current Total Annual Cost:	\$7,994,000
Estimated Rental Rate <sup>2</sup> :	\$48.21/ RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,581,766

<sup>1</sup> The RSF/USF at the current location is approximately 1.46; however, to maximize competition a RSF/USF ratio of 1.14 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2027 and may be escalated by 2.0 percent annually 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the EPA, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The EPA's mission is to protect human health and the environment, ensuring Americans have clean air, land, and water. EPA in Atlanta is responsible for the execution of programs serving the states of Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Six (6) Federally Recognized Tribal Nations. The EPA office in Atlanta, GA plays a critical role in the execution of EPA's environmental programs across its designated states and territories.

**Justification**

The EPA is currently housed in government-owned space in the Sam Nunn Federal Building located at 100 Alabama Street, SW, Atlanta, GA. The facility no longer meets the agency's operational requirements. To ensure the EPA can continue to carry out its mission effectively, alternative housing is required.

The Sam Nunn Federal Building has sustained water damage. GSA estimates the repair cost to be approximately \$2.8 million and has already invested \$1.2 million to remediate the space. Additional funds are necessary to repair the outdated elevators. Additionally, the facility has decades of deferred maintenance (approximately \$280 million), necessitating significant investment for necessary repairs and updates.

Relocating the EPA from its current owned asset to a leased location will improve the Utilization Rate (UR) from 258 to 183 square feet per person and reduce the overall footprint. A leased solution ensures continuity of operations while providing a stable, resilient, and mission-ready environment for the EPA.

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**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**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 new lease. 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 6/17/2026

Recommended:   
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Commissioner, Public Buildings Service

Approved:   
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Administrator, General Services Administration