

Project #: 142-05-15
Location: **Metropolitan Vancouver Area**
Square footage: 6,500 BOMA rentable square feet
Date posted: February 3, 2016
Contact agent: Tarah Kimbrough
Email: Tarah.Kimbrough@des.wa.gov
Phone number: (360) 628-2139
Description: The state of Washington is seeking the following space for lease:

Use: Department of Ecology field office.

Approximate Square Footage (SF) –A total of 6,500 BOMA rentable square feet consisting of approximately:

- 5,000 square feet of office space
- 1,500 square feet of dry, secure storage space

The office and secure storage space components can also be located separately and proposed separately. Preference may be given to proposals in which the two spaces are collocated or within walking distance of one another.

Parking requirement:

Code parking required for staff and visitor use PLUS secured parking for 10 agency vehicles, two of which will be large Ecology Spill Response trucks. Reasonable maneuverability entering into and exiting the site for the Spill Response trucks. Parking must be with the office space component.

Leased space must meet the space requirements shown in [142-05-15 Appendix A - Space Requirements](#) (Includes the RES Leased Space Requirements, RES Accessibility Addendum and the ECY Addendum)

Proposed site should be in the greater Vancouver area. Preference may be given to proposals that are within the geographic boundaries shown below:

- I-5 plus ½ mile to the west
- I-205 plus ½ mile on the east, as well as east on Hwy 14 to Washougal
- The Columbia River on the south, and
- North to include Ridgefield and Battleground.
- Hours of operation:

Normal working hours for this facility will be Monday through Friday between 8:00 a.m. and 5:00 p.m. The space must be accessible to Ecology staff 24/7/365

Lease will be written on the state of Washington's [approved lease](#).

Preferred initial full term is 5 Years. Proposers may, at their discretion, include a ten year term as an option. A modified gross lease may be advantageous to the Department of Ecology (lessee pays janitorial services, electrical, natural gas, water, sewer, garbage and recycling services.)

Features desired:

Desired lease commencement date is November 1, 2016 with a desired beneficial occupancy of October 1, 2016. The agency may consider other lease commencement dates, but preference may be given to lease commencement dates of November 1, 2016.

Proposed facilities should be in an appropriately zoned area and should not be located in an area that is of a heavy industrial, large or busy retail, or of a residential character.

Proposed facilities that are in close proximity to an existing public transportation route or routes would be advantageous.

Proposed facilities that provide rapid access to major interstate highways are highly desirable.

Proposed facilities must be in areas with sufficient infrastructure in place to support the Department of Ecology operational needs to include high speed data and telephone infrastructure are highly desirable.
Contact Tarah Kimbrough (360) 407-9298 with any questions.