

REQUEST FOR INFORMATION
PUBLIC NOTICE
STATE OF OREGON
Department of Administrative Services
Date: January 8, 2025

The State of Oregon's Department of Administrative Services (DAS) is requesting information on leasable office facilities in the Tigard, Tualatin, and Durham areas of **Washington County, Oregon**, as further defined below. We are looking for a suitable facility to be leased by the Department of Human Services (DHS) for government office use and client services delivery. The State of Oregon will consider build-to-suit proposals, but shall give preference for existing buildings in the target area as defined below. The State of Oregon has changed its leasing approach in that it may use third-party brokers in some transactions. The State (DAS) is represented by Cushman & Wakefield (CW) in this transaction. Please consider this as you send information.

Please note: This Request for Information (RFI) is not a procurement process and DAS Real Estate Services is not bound to public contracting codes. This RFI process is not a scoring process, rather, is part of a negotiation process. The choice made is not based on scores.

LOCATION PARAMETERS:

Properties submitted for consideration must be located in **Washington County, Oregon**, as follows:

- Southern border is **Tualatin River**
- Eastern border is **I - 5**
- Northern border is **Hwy 217** and
- Western border is **99 W**

The State will lend preference to those sites that contribute to the city's economic development and comprehensive plans.

FACILITY:

Approximately **25,000 – 30,000 rentable square feet of space**, including exclusive use of a minimum of 70 parking spaces with ADA parking adjacent to the office space as required by code. The facility/site also must be properly zoned for governmental office space. Located on or near a bus line is preferred. Easy ingress and egress from the parking lot.

The Facility to be delivered by the selected owner will be a "Turn Key" building to be occupied by DHS. DHS will provide systems furniture and furniture for conference/client interview rooms and waiting areas.

LEASE TERM:

Requesting information on a ten (10), fifteen (15) or nineteen (19) year lease term. The use of the standard State of Oregon lease will be required. **Occupancy is desired on or before March, 2028.**

INFORMATIONAL SUBMITTAL:

Please provide the following information in the submittal package:

1. Provide the exact location and description of the facility such as size and shape, type of construction, floor plans, asking rental rate, site map, photos, and other appropriate location and descriptive material.
2. Provide zoning map and city limits boundary map.
3. Provide information on surrounding neighborhood compatibility, and access to public transportation.
4. Proof of ownership or authority to represent ownership as well as cursory information that speaks to financial strength and development/project management history, if applicable.
5. Describe parking availability at the facility as well as alternative parking availability.
6. Provide the date the property is available for tenant improvement construction as may be required.

This RFI is seeking preliminary information on potential suitable properties. For those properties identified or selected by the State of Oregon for further evaluation, an RFP will be submitted through CW.

Submit by 12:00 p.m. on Friday, February 14, 2025 to:

Lisa Haver, Leasing & Property Agent
Department of Administrative Services, Real Estate Services
1225 Ferry Street SE, U100, Salem, Oregon 97301
Email: lisa.haver@das.oregon.gov; Phone: 503-385-6045

With a copy to:

Doug Deurwaarder, Matt Johnson
Cushman & Wakefield
200 SW Market Street, Suite 200, Portland, Oregon 97201
Email: matt.johnson@cushwake.com; Doug.Deurwaarder@cushwake.com
Phone: 503-279-1789