STATE OF SOUTH CAROLINA

State Budget and Control Board

GENERAL SERVICES DIVISION

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1201 MAIN STREET, SUITE 420
COLUMBIA, SOUTH CAROLINA 29201
(803) 737-3880

M. RICHBOURG ROBERSON
DIRECTOR

April 10, 2009

Dear PROPERTY OWNER OR AGENT:

The SC State Housing Finance & Development Authority is seeking office space in Richland or Lexington County. Attached is a summary of requirements (proposal requirements and lease criteria). You are invited to submit a proposal to lease property to the agency which may meet the criteria. Please direct your responses and inquiries to DeLaine S. Duckworth.

All proposals must be received in the Real Property Services office on or before **5:00 PM, April 24, 2009 in duplicate.**

After the deadline, we will meet with the agency to review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property. The agency and Real Property Services will determine which proposals best suit the agency's needs, after which you will be notified.

To be eligible, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of Regulation 19-447.1000. If you have not done so and wish to respond with a proposal, please contact the leasing agent mentioned above.

Very Truly Yours,

Lisa H. Catalanotto
Program Manager/Attorney
Real Property Services

LHC/mjp
Enclosure

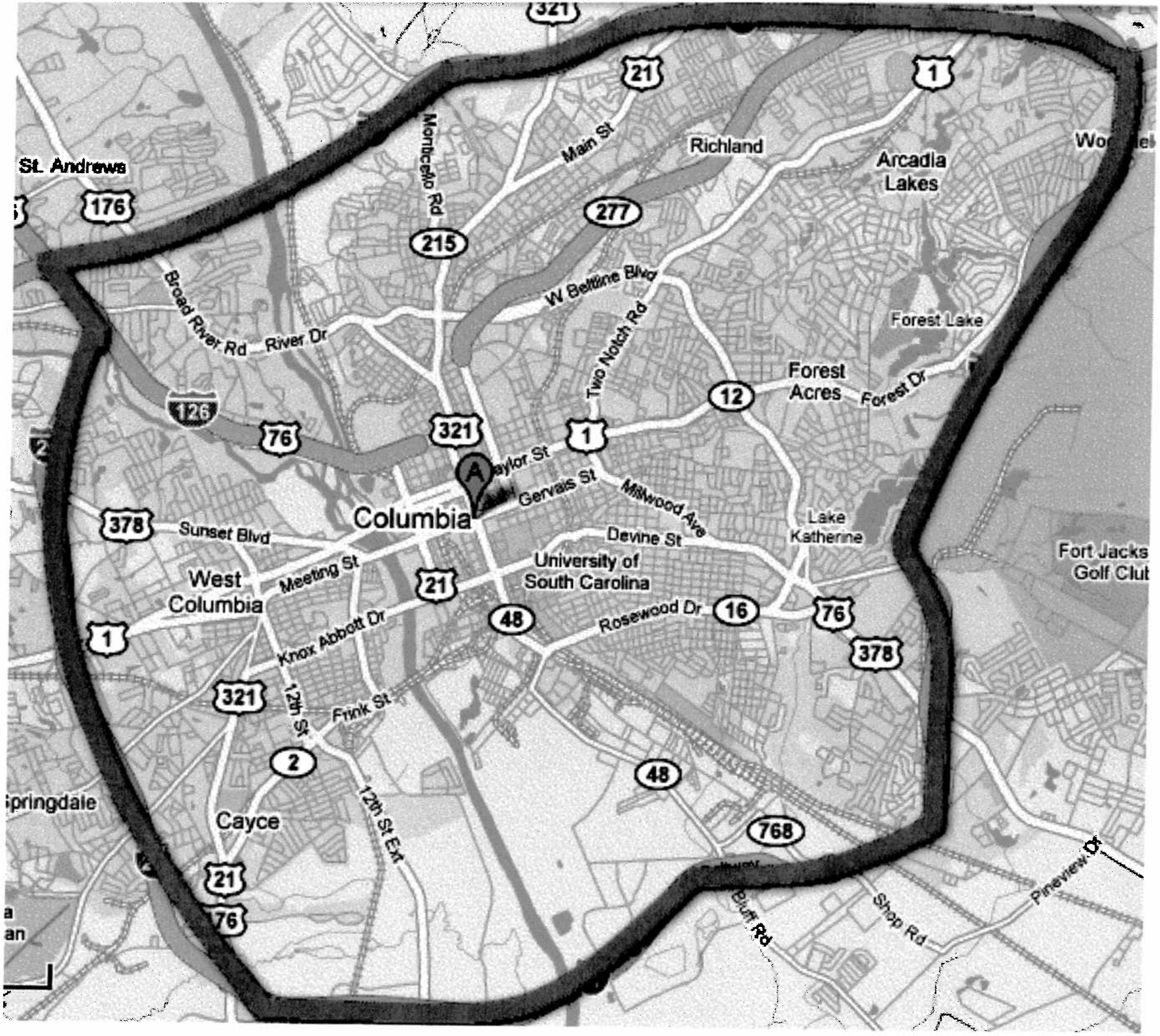
REQUEST FOR LEASE PROPOSAL

ISSUE DATE:	APRIL 10, 2009
STATE AGENCY NAME:	SC STATE HOUSNG FINANCE & DEVELOPMENT AUTHORITY
RETURN PROPOSALS TO:	DELAINE S. DUCKWORTH GENERAL SERVICES DIVISION REAL PROPERTY SERVICES 1201 MAIN STREET, SUITE 420 COLUMBIA, SOUTH CAROLINA 29201 PHONE: (803) 737-0783 FAX: (803) 737-0469 E-MAIL: dduckworth@gs.sc.gov
PROPOSAL DUE:	APRIL 24, 2009 BY 5:00 P.M.

ALL PROPOSALS MUST BE IN WRITING AND SUBMITTED **IN DUPLICATE**. PROPOSALS MAY BE FOR PROPERTY WHICH MAY OR MAY NOT REQUIRE BUILDING ADDITIONS OR IMPROVEMENTS. PROPOSALS MAY BE FOR PLANNED CONSTRUCTION WHEREBY PROPOSER, ON THE DATE OF ISSUE, BY DEED, CONTRACT, OR OPTION, CONTROLS A SPECIFIC SITE AND HAS A SITE PLAN WHICH DEPICTS PARKING AND BUILDING DIMENSIONS; HOWEVER NO BUILD-TO-SUIT OR DESIGN/BUILD PROPOSALS MAY BE SUBMITTED. ANY PROPOSAL FOR PLANNED CONSTRUCTION MUST INCLUDE A COPY OF THE SITE DEED, CONTRACT OR OPTION AND THE SITE PLAN. ALL PROPOSALS MUST SPECIFY FLOOR AREA IN USABLE AND RENTABLE SQUARE FEET, ANNUAL RENT, RATE PER RENTABLE SQUARE FOOT, AND MUST LIST THOSE SERVICES AND UTILITIES INCLUDED IN THE ANNUAL RENT.

LEASE CRITERIA

RENTABLE AREA (SF):	28,000 +/-
NUMBER OF EMPLOYEES:	127
COUNTY:	RICHLAND / LEXINGTON COUNTIES
RATE (SQ FT):	MARKET RATE OR BELOW – TO INCLUDE OPERATING EXPENSES
PROPOSED USE:	OFFICE
PREFERRED LOCATION:	SEE ATTACHED MAP
TERM OF LEASE:	FIVE (5) YEARS WITH OPTION TO RENEW LEASE AT STATED RATES STANDARD STATE LEASE MUST BE USED
EXPECTED OCCUPANCY DATE:	NOVEMBER 1, 2009
PARKING REQUIREMENTS:	150 PARKING SPACES PLUS SPACE TO SECURE 36 STATE VEHICLES
SPECIAL NEEDS REQUIRED:	PROPERTY MUST BE BARRIER FREE, HAZARD FREE AND SMOKE FREE MUST MEET ZONING REQUIREMENT FOR PROPOSED USE ECONOMICAL AND EFFICIENT SPACE UTILIZATION COMPUTER ROOM MUST HAVE A/C AND HUMIDITY CONTROL 24/7 – 365 DAYS


St. Andrews
Richland
Arcadia Lakes
Forest Lake
Forest Acres
Columbia
West Columbia
University of South Carolina
Lake Katherine
Fort Jacks Golf Club
Springdale
Cayce
Main St
Monticello Rd
W Beltline Blvd
Two Notch Rd
Broad River Rd
River Dr
Forest Dr
Taylor St
Gervais St
Millwood Ave
Sunset Blvd
Devine St
Meeting St
Rosewood Dr
Knox Abbott Dr
Frink St
12th St
12th St Ext
Bluff Rd
Shop Rd
Pineview Dr
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768