

NIAID leaving Bethesda for Rockville

Washington Business Journal - by Sarah Krouse

Date: Thursday, July 14, 2011, 4:49pm EDT



5601 Fishers Lane, Rockville

The General Services Administration has signed a 490,998-square-foot lease for the National Institute of Allergy and Infectious Diseases in a build-to-suit deal at **The JBG Cos.**'s 5601 Fishers Lane in Rockville.

The agency will fill the new space under a 15-year lease when the property is completed in 2014.

NIAID, part of the National Institutes of Health, currently holds offices in Bethesda at 6610 Rockledge Drive, 6700A and 6700B Rockledge Drive, and 10401 Fernwood Road.

The GSA has been on the prowl for NIAID space all year and considered offers in the area stretching from North Bethesda to Gaithersburg.

“GSA utilized the 'Low Price', 'Technically Acceptable' approach, following a full and open competition, which allowed us, in this instance, to achieve a very competitive cost structure for an extended lease term,” said **Cathy Kronopolus**, Public Buildings Service regional commissioner for GSA’s National Capital Region, in a statement. “This to-be-constructed building will provide first class office space, in a sustainable building, close proximity to a Metrorail station, and good value for the American taxpayer.”

The procurement required a campus-like facility within a half mile of a Metro station. The site had to have access to retail and restaurants and include room for a 5,000-square-foot data center, conference rooms, an auditorium and other such building amenities.

James Phelan and **Glenn Harvey** represented the GSA along with **Studley Inc.**'s **Mett Miller** and **Julie Rayfield**. **Scott Johnston**, **Todd Grinspoon**, **Austin Sanders** and **Greg Schneider** of Newmark Knight Frank represented JBG.