



United States of America

In response to a new government mandate that required a significant upgrade of its information technology infrastructure, the FBI embarked on a long-range consolidation of its worldwide records management into a single, specialized facility.

The Challenge

Having identified a facility that could potentially serve as an interim new central records complex — a vacant 106,000 sf. corporate-owned light manufacturing building in Winchester, Va. — the Federal Bureau of Investigation wanted to rapidly convert the existing property to meet a host of special requirements and do it within the budget limit approved by Congress.

Our Approach

First Industrial Realty Trust quickly acquired the corporate surplus asset and set about making major capital improvements to meet the FBI's exacting needs, including adding 400 parking spaces, air-conditioning the entire facility, installing a mailroom exhaust system, and building in special security features like ballistic walls.

Working seamlessly with the FBI's facility and security departments, the FBI user group, and multiple General Services Administration contracting officers, First Industrial's team accommodated the FBI's evolving space requirements by expanding the planned usage from 92,000 sf. to leasing the entire facility under a 10-year term structured to enable phased occupancy within the first year.

The Outcome

With construction completed to meet the desired move-in date and prospectus amount, the FBI now has a centralized facility to house up to 450 employees who will digitize and manage investigative files and other intelligence documents to ensure instant electronic access for agents and analysts across the globe.

Development

Acquisition
Multi-Market
Sale Leaseback



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