US Peace Corps in the Kyrgyz Republic is conducting **market research** to determine available properties for potential long-term lease. Should potential properties be identified, and meet our requirements we would like to carry out physical inspections starting in April 2021.

* Office must be located in the square bounded by streets Masaliev / Zhibek-Zholu Avenue /Beishenaliev/Ibraimov
* Office space for up to 40 staff to accommodate no more than two persons in one office/room
* Usable space more than 700 m2
* One big conference room for 50 people or rooms that can be accommodated for conference room
* One small conference room for 5-10 people (preferable)
* Close to public transportation
* All communication facilities for phone landline and internet
* Central heating system
* Available storage up to 60+ m2
* More than one exit
* Min 2 fire exits from the building
* Common areas or rooms that can be accommodated for common areas
* Storages
* Landlord willing to allow for office reconfiguration
* Ability to make configuration of part of first floor for a medical block with a separate bathroom
* Small kitchen or rooms that can be accommodated for kitchen
* Several bathrooms
* Space for generator
* Covered Parking for 8 vehicles
* The perimeter is fenced and has enough parking spaces for staff and visitors.
* Quarterly rent payment via EFT
* No furniture needed

Peace Corps will be responsible for payment of all utilities (own consumed electricity, water, heating expenses, etc.) as per onsite certified meters and city bills.

**The proposed office space must be a free-standing building/compound and shall not be used / shared by other tenants / owners.**

Decision will be made based on physical inspection and mutual negotiations.

Questions and clarifications sent to **Contracting Officer** to the address:

kg01-Procurement@peacecorps.gov

Please submit your proposals is **31 March 2021**.