

February 3, 2026

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in Aiken County. Attached is a summary of specifications and lease criteria. You are invited to submit a proposal to lease property to the State which may meet the criteria.

Please submit proposals to the Department of Administration, Real Property Services on or before **4:00 PM, February 20, 2026.**

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

All inquiries regarding this lease solicitation should be directed to Real Property Services via e-mail at rps@admin.sc.gov.

To be eligible to submit a proposal, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of S.C. Code of Laws, 1976, as amended, §§1-11-55, 1-11-56, and 1-11-65 and S.C. Code of Regulations, §19-447.1000. If you have not done so and wish to respond with a proposal, you may download the applicable form from our website at: FMPS-202C.docx.

Sincerely,

Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR
SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY**

OFFICE SPACE IN AIKEN COUNTY

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. Real Property Services reserves the right to negotiate lease terms with submitting parties until such final approval is granted. State law prohibits any party participating in this solicitation process from making direct contact with the agency seeking space until a final lease has been approved. All correspondence should be directed to Real Property Services. Prior to lease negotiation, Landlord may be required to provide a list of all partners or members where Landlord is an LLC or partnership (to include all tiers so that individuals are named).

Properties selected for site visits will be chosen based on a cost analysis of the submitted proposals, the responsiveness of the proposals to the stated requirements, and the space efficiency of proposed floor plans submitted; therefore, best proposals should be submitted initially.

LEASE CRITERIA – SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY

- Location: Aiken County (North Augusta), South Carolina
- Expected occupancy date: October 1, 2026
- Total space needed is approximately 2,300 rentable square feet +/- depending on circulation and common area factor. Please include both rentable and usable square feet in proposal and include the common area factor (%).
- Ideal set up should include, but is not limited to:
 - 3 private offices for professional staff of approximately 180 square feet each
 - 1 private office for professional staff of approximately 120 square feet
 - Workroom to include the following
 - Space to accommodate up to 6 workstations of approximately 48 square feet each
 - Printer alcove of approximately 40 square feet to include 8 linear feet of upper and lower cabinets for supply storage and printer
 - Area of approximately 400 square feet to accommodate up to 20 standard lockers for employee storage
 - Space to accommodate up to 10 standard file cabinets
 - Storage Room of approximately 75 square feet with the following items
 - Separate HVAC temperature controlled with exhaust fan
 - Floor load should be able to accommodate large safes and large file cabinets
 - 1 break room (to include sink and counter tops) to accommodate approximately 4 people at a time of approximately 120 square feet
 - 1 print alcove to include 8 linear feet of upper and lower cabinets for supply storage and printer of approximately 40 square feet
 - 1 IT Closet with wall mounted racks of approximately 40 square feet with self-contained HVAC system capable of maintaining temperature range of 64-75F and a humidity rate of 40-60% including a dew point of 60% with separate control
 - 1 storage closet with no shelving of approximately 50 square feet
 - Outdoor paved area for parking to accommodate up to 5 vehicles and/or trailers. Fence should be a minimum 8 feet tall, include drive through gate access that can be secured.

- Landlord is responsible for ensuring that any space proposed meets all American Disabilities Act (ADA) requirements and shall be responsible for all costs associated with ADA compliance.
- Cabling must be certified to CAT-6 standards, with all terminations by the Landlord. All internet connections, phone/data connections, electrical and other outlets to be provided by the Landlord throughout the space as specified by Agency with the ability to access network via fiber optic connection and support VOIP.
- 15 parking spaces are required of which 5 should be reserved
- Parking lot must be paved and lighted.
- Additional items of interest include;
 - All exterior windows must be deep tinted and/or have blinds
 - Tenant shall have 24/7/365 access to demised premises with HVAC and ability to provide zone temperature adjustments
**proposal should include HVAC operational details*
 - If property is not stand alone building all areas not under the lease agreement must be securable from the general public outside of normal business hours
 - Monitored FLS system required, proposal should include details
 - Monitored security with 24/7/365 access is required, proposal should include details
 - Ability to install rooftop-mounted communication equipment and associated cabling is required
 - Dedicated circuit requirement (up to 30amps)
- Landlord shall provide secure building access (card access preferred) and shall allow Tenant to install security cameras within demised premises as well as entrance code lock
- Term: Please provide proposed rates for 3, 5, 7 or 10-year terms.
- Proposals should be for a GROSS lease to include all operating expenses, including utilities, janitorial services and supplies, grounds maintenance, repairs, taxes, insurance, general building maintenance, building equipment maintenance, electrical systems maintenance, HVAC maintenance, plumbing maintenance and any other service necessary to maintain and operate all building and site improvements.
- The following proposals are not preferred and may be eliminated from consideration. Proposals that require:
 - the pass-through of any increases in operating expenses above the amount included in the rent rate.
 - reimbursement of tenant improvement costs upon early termination
 - use of a lease form that differs from the Standard State Lease form (standard state lease form [found here](#) or available upon request).

MINIMUM STATE REQUIREMENTS

- Property must be barrier free, hazard free and smoke free.
- Property must meet zoning requirements for proposed use.
- Economical and efficient space utilization.

PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Please submit proposals to the Department of Administration, Real Property Services on or before **4:00 PM, February 20, 2026**
- All proposals must be in writing and may be submitted by mail or e-mail. (It is agent's responsibility to ensure receipt). Please submit proposals on the [FMPMS-202E form](#).
- Proposals should specify floor usable and rentable square feet (if applicable) and should be calculated according to the ANSI/BOMA-Z65.1-1996 standard.

- Please attach a proposed floor plan.

CONTACT INFORMATION

All information and questions should be directed to Real Property Services – no direct contact can be made with South Carolina Department of Public Safety. Direct contact can be cause for automatic disqualification.

RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

DEPARTMENT OF ADMINISTRATION
REAL PROPERTY SERVICES
1200 SENATE STREET, 6th Floor
COLUMBIA, SC 29201
PHONE: 803-737-8731
EMAIL: rps@admin.sc.gov