PRESOLICITATION | CLOSED | FEDERAL

Intent to Lease Office Space Using Other Than Full and Open Competition

General Services Administration › Public Buildings Service › PBS Office of Leasing

Solicitation 4NJ0303

Closed on Nov 9, 2026 · similar open RFPs on page 5

Scan for the live page

RFP DETECTOR SCORE

F
30

Medium data confidence

Score at publication: 30 (F)

Frozen when the RFP closed; closed RFPs never show a live score

Not competed (F, 30/100): not openly competed. Notice signals a sole-source or brand-name intent. The largest recipient took 13% of these dollars in FY24–FY26, and spending is spread across many vendors.

+9.0 Freshness | −5.9 Competition & access | −4.8 Value | −4.2 Time & stage

Informational, not advice. How the score works: rfpdetector.com/methodology/score

At a glance

ESTIMATED VALUE ~$100K Estimated: median award, FY24–FY26	SET-ASIDE None Full and open competition	NAICS 531120 Lessors of Nonresidential Buildings (except Miniwarehouses)	PSC X1AA Product / service code
PLACE OF PERFORMANCE Ewing, New Jersey	POSTED Nov 3, 2026	RESPONSE DUE Nov 9, 2026, 11:59 PM EST Closed	LISTING Official federal notice Updated Nov 3, 2026

Our summary

Public Buildings Service (PBS Office of Leasing), part of the General Services Administration, posted a presolicitation notice titled “Intent to Lease Office Space Using Other Than Full and Open Competition” under solicitation number 4NJ0303. It was posted on Nov 3, 2026. The response deadline was Nov 9, 2026, 11:59 PM EST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code X1AA. No set-aside is listed. The place of...

Summary by RFP Detector.

Timeline

Blue line: today (Nov 22)



02 Score breakdown

Every RFP starts at 50. Each factor adds or subtracts points depending on how this RFP compares with a typical one, scaled by its weight and by how sure we are of the data. Unknown data has no effect.

Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−4.8	−18.0 / +18.0 w 20 · conf 50%
No value published. Typical award is about $100K: the median of 585 federal contracts over $25K awarded in NAICS 531120, FY24–FY26.				
Competition & access	ESTIMATED		−5.9	−18.0 / +18.0 w 20 · conf 78%
Notice signals a sole-source or brand-name intent. The largest recipient took 13% of these dollars in FY24–FY26, and spending is spread across many vendors.				
Issuer & market	ESTIMATED		+2.1	−23.4 / +12.6 w 20 · conf 45%
Across all agencies, NAICS 531120 saw 1,131 contracts worth $332M in FY24–FY26. No agency-specific history found. 43 other notices from this office in the past 12 months.				
Time & stage	MEASURED		−4.2	−14.9 / +12.2 w 15 · conf 100%
Presolicitation: 6 days to respond (due Nov 9, 2026, 11:59 PM EST). Tight.				
Clarity & completeness	ESTIMATED		+3.7	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 524-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **49.9** · capped at 30: not openly competed

Score at publication **30** **(F)**

Score trend

Recorded whenever the score changes, last 30 days

Closed RFPs keep their score at publication, so there is no live trend.

Evaluated Nov 3, 2026, 12:00 PM EST · version 1.0.0

How the score works

Value	weight 20 · −18.0 to +18.0
Competition & access	weight 20 · −18.0 to +18.0
Issuer & market	weight 20 · −23.4 to +12.6
Time & stage	weight 15 · −14.9 to +12.2
Clarity & completeness	weight 15 · −18.9 to +8.1
Freshness	weight 10 · −9.0 to +9.0

Measured data counts fully, estimated data counts less, unknown data counts zero. Grades: A 80–100 · B 65–79 · C 50–64 · D 35–49 · F 0–34. Data confidence (71/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

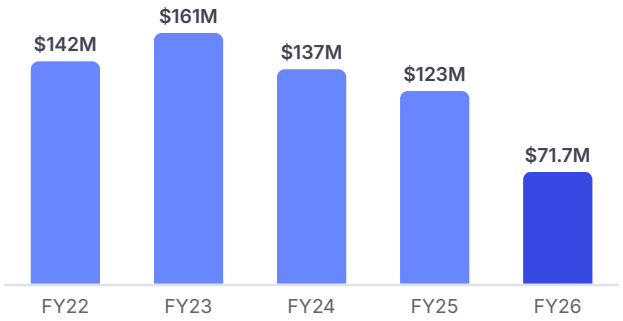
03 Market intelligence

Federal contract awards for all agencies, NAICS 531120 (no agency-specific history found). Award counts and sizes cover new awards in FY24–FY26; dollars are obligations in the same window.

CONTRACTS AWARDED	TOTAL OBLIGATED	MEDIAN AWARD OVER $25K
1,131	**$332M**	**$100K**
New awards, FY24–FY26	Obligated FY24–FY26	585 awards above $25K

Obligations by fiscal year

all agencies, NAICS 531120



Award size

All agencies NAICS 531120 contracts, FY24–FY26 (log scale)



For reference, the typical federal contract award above $25K across all agencies is about $69K.

Largest recipients in this market

Share of obligated dollars, FY24–FY26

1	Smithsonian Institution	$41.7M	13%
2	Ma-Chis International Services, Inc.	$28.9M	9%
3	Trizec Holdings Inc	$14.5M	4%
4	Usgbf Nci, LLC	$11.3M	3%
5	Franklin Court Inc	$9.8M	3%

These are the largest recipients across this agency and NAICS code, not the incumbent of this RFP. Concentration feeds the Competition & access factor.

How this market feeds the score

Value	Competition & access	Issuer & market
−4.8	−5.9	+2.1
Small typical award (~$100K)	Sole source	Active market ($332M FY24–FY26)

Federal award history: contract award types A–D, FY24–FY26, updated Nov 13, 2026. No agency-specific bucket had at least 20 awards, so all agencies are shown.

04 Requirements & logistics

Facts from the notice. Confirm every requirement and date on the official notice before responding.

Eligibility

SET-ASIDE

Full and open competition: any responsible business may respond.

NAICS

`531120` Lessors of Nonresidential Buildings (except Miniwarehouses)

PRODUCT / SERVICE CODE

`X1AA`

Place & submission

PLACE OF PERFORMANCE

Ewing, New Jersey

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

Open the official solicitation at rfpdetector.com (free account)

Contacts

Nick Klein · primary
nicholas.klein@gsa.gov
2672536038

Documents

No documents are listed on the notice.

Open the official solicitation at rfpdetector.com (free account)

This RFP is closed

Responses are no longer accepted, so the response checklist is omitted. The facts above stay available for reference and for similar bids; see similar open RFPs and more from this issuer on page 5.

05 Related RFPs

Open RFPs with the same NAICS industry group or category (same state first, then by score), and more from this issuer. Each title links to its page on RFP Detector.

Similar open RFPs

- C | 64 **U.S. Government Seeks to Lease Office, Flex and Related Space in Newark, NJ**
  Public Buildings Service · Due Dec 3
- B | 73 **Armed Forces Career Center-Dubois-PA**
  Department of the Army · Due Dec 19
- B | 73 **Armed Forces Career Center-Franklin-PA**
  Department of the Army · Due Dec 19
- B | 72 **General Services Administration (GSA) seeks to lease office space in Missoula, MT**
  Public Buildings Service · Due Dec 14
- B | 72 **Amended AFP for Lease of Discovery Park at Michoud Assembly Facility**
  National Aeronautics and Space Administration · Due Jan 25

More from PBS Office of Leasing

- D | 37 **Government seeking office space in Lakeland, FL**
  Public Buildings Service · Due Nov 23
- F | 34 **United States Government Seeks To Lease Office Space In Harrisburg, PA**
  Public Buildings Service · Due Nov 24
- F | 30 **Intent to Award Sole Source Lease Space Baton Rouge 4LA0289**
  Public Buildings Service · Due Nov 25
- D | 44 **General Services Administration (GSA) seeks to lease the following space:**
  Public Buildings Service · Due Nov 25

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 3, 2026
Market data	Federal award history, contract award types A–D, FY24–FY26, updated Nov 13, 2026
Score	RFP Detector Score v1.0.0, evaluated Nov 3, 2026, 12:00 PM EST (score at publication, frozen)
Report	ID da84db428013a09784e5 · generated Nov 22, 2026, 12:02 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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