COMBINED SYNOPSIS/SOLICITATION | CLOSED | FEDERAL

Lease of Office Space within Buffalo/WIlliamsville area, NY Request for Lease Proposals (RLP) #26NAT02

Scan for the live page

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

Solicitation `5NY0814`

Closed on Dec 7, 2026 · similar open RFPs on page 5



RFP DETECTOR SCORE

Medium data confidence

Score at publication: 74 (B)

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

Strong (B, 74/100): 24 days to respond, posted today; but small typical award (~$100K).

+12.2 Time & stage | +9.0 Freshness | −4.8 Value | +4.3 Clarity & completeness

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$100K Estimated: median award, FY24–FY26	**None** Full and open competition	**531120** Lessors of Nonresidential Buildings (except Miniwarehouses)	**X1AA** Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Buffalo, New York	**Nov 13, 2026**	**Dec 7, 2026, 8:00 PM EST** Closed	**Official federal notice** Updated Nov 13, 2026

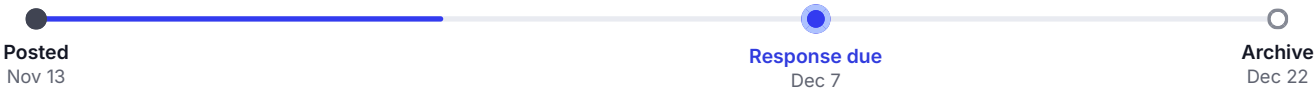
Our summary

Public Buildings Service (PBS Office of Leasing), part of the General Services Administration, posted a combined synopsis/solicitation titled “Lease of Office Space within Buffalo/WIlliamsville area, NY Request for Lease Proposals (RLP) #26NAT02” under solicitation number 5NY0814. It was posted on Nov 13, 2026. Responses are due Dec 7, 2026, 8:00 PM EST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code...

Summary by RFP Detector.

Timeline

Blue line: today (Nov 26)



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.

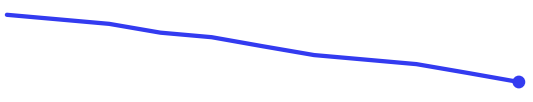
Factor		◀ lowers the score · raises the score ▶	Points	Range
Value	ESTIMATED		−4.8	−18.0 / +18.0 w 20 · conf 50%
No value published. Typical award is about $100K: the median of 585 federal contracts over $25K awarded in NAICS 531120, FY24–FY26.				
Competition & access	ESTIMATED		+0.9	−18.0 / +18.0 w 20 · conf 78%
Full and open competition. 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. 58 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+12.2	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 24 days to respond (due Dec 7, 2026, 8:00 PM EST).				
Clarity & completeness	ESTIMATED		+4.3	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 660-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **73.7**

Score at publication **74 (B)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 14: 74 Nov 25: 59

Evaluated Nov 13, 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

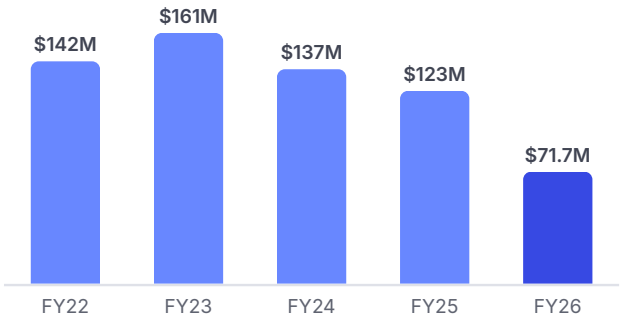
03 Market intelligence

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	+0.9	+2.1
Small typical award (~$100K)	Full and open	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

Buffalo, New York

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Elizabeth McCullough · primary
elizabeth.mccullough@gsa.gov
2675932398

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 | 63 **Lease of Office Space within Buffalo/Williamsville area, NY. Request for Lease Proposals ...**
  Public Buildings Service · Due Dec 7
- C | 62 **Army National Guard Storefront**
  Department of the Army · Due Dec 9
- C | 50 **Solicitation for Leased Office Space in Hudson, NY**
  Public Buildings Service · Due Dec 3
- F | 14 **Valley Stream CBOC - New Replacing Lease (VA-28-00000026)**
  Department of Veterans Affairs · Due Nov 27
- B | 72 **6FL0658 - GSA seeks to lease Office Space in Orlando, FL**
  Public Buildings Service · Due Dec 24

More from PBS Office of Leasing

- D | 45 **Expression of Interest (EOI) in Capitol Heights, MD**
  Public Buildings Service · Due Nov 27
- F | 30 **Intent to Lease Space Using Other Than Full and Open Competition for TSA**
  Public Buildings Service · Due Nov 27
- D | 45 **The government seeks expression of interest from lessors to lease office space in Portlan...**
  Public Buildings Service · Due Nov 27
- D | 42 **General Services Administration (GSA) Seeks to lease the following space**
  Public Buildings Service · Due Dec 3

Data and as-of times

Notice data	Official federal notice, first seen Nov 14, 2026, updated Nov 13, 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 13, 2026, 12:00 PM EST (score at publication, frozen)
Report	ID 9e5f934524e0ee3ccdbd · generated Nov 26, 2026, 4:03 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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