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**CALL FOR OFFERS**  
**3011 Boston Road, Bronx, NY 10469-9996**

To: Prospective Purchasers  
From: John Reinertsen  
Subject: Sale of 3011 Boston Road, Bronx, NY 10469-9996  
Date: March 15, 2013

**The Offering**

The United States Postal Service (USPS) has made the decision to offer for sale its facility located at 3011 Boston Road, Bronx, NY 10469-9996. Built in 1957, this facility has been used by the USPS to house administrative office personnel offices. The building is situated on approximately 25,477 SF of land at the corner of Boston Road and Hone Avenue in the Allerton neighborhood of the Bronx. The site boasts 363 feet of frontage along Boston Road and 191 feet of frontage along Hone Avenue.

This facility is expected to be vacant as of August 9th, 2013. In the event a sale occurs prior to the date that USPS vacates the facility, a short-term leaseback may be required, as detailed below. Alternately, the closing date may be extended until such time as the building becomes vacant. However, in no event shall the USPS close on the property later than September 23rd, 2013.

Note: For a complete marketing brochure please go to [www.uspspropertiesforsale.com](http://www.uspspropertiesforsale.com), or contact John Reinertsen of CBRE, Inc. (contact information below).

**The Process**

The USPS has retained CBRE, Inc. as its exclusive representative for the sale of this asset. Following a marketing period, CBRE on behalf of USPS will make a Call-for-Offer allowing all interested parties to submit their best offers to acquire the asset. The deadline for the Call-for-Offer will be 5PM EDT Friday, March 29th, 2013. CBRE and USPS will follow that deadline with a two week evaluation of the first round of offers, including any clarification of terms. At the conclusion of this evaluation, USPS may select an Offer and negotiate for execution of an USPS Agreement of Purchase and Sale. Alternatively, CBRE and USPS may determine a short list of contending offers and may request a Best & Final round of offers, with further clarifications, as necessary, for the USPS evaluation process. The selection process may continue until the USPS identifies one Offeror whose terms and conditions are determined to be most advantageous offer to the USPS. The USPS reserves the right to reject all offers for the Property.

March 15, 2013  
United States Postal Service  
3011 Boston Road  
Page 2

All offers and correspondence should be sent to:

John Reinertsen  
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47-09 Center Boulevard  
Long Island City, NY 11109  
Phone: (718) 289-7720  
Email: John.Reinertsen@cbre.com

### **The Transaction Structure**

All offers will be evaluated according to the following criteria:

- 1) Best value for the USPS.
- 2) Contingency Period.
- 3) Closing Period.
- 4) Buyer-added contingencies.
- 5) Earnest money deposit (to be not less than 5% of the proposed purchase price).

A template Purchase and Sale Agreement is attached for use in responding to this Call for Offers. The highlighted portions should be completed by the Offeror. Please note – Offeror may make additions/changes to the document by way of redline, however the volume and content of such changes may factor into the evaluation and final selection of the successful Offeror. Upon receipt of offer, the USPS will consider the PSA to have been reviewed by the Offeror and any substantive alterations completed.

### **Short-Term Leaseback**

USPS has awarded a construction contract for renovation of new space in Yonkers for the administrative staff at 3011 Boston Road. Said construction is in progress at this time. In the event that Closing occurs prior to the date that USPS completes said construction, relocates its administrative personnel, and vacates the building, the USPS may require a short-term leaseback of the entire building with, at a minimum, the following terms and conditions:

- 1) The USPS shall not be responsible for any payment of rent associated with its short-term occupancy, as long as occupancy is 45 days or less.
- 2) The USPS shall maintain the property in its “as-is” condition and turn over the property in such condition.
- 3) The USPS shall be responsible for all operating expenses incurred during such period.
- 4) USPS shall execute a separate Lease Agreement for the leaseback period.

### **Brokerage**

Offerors will be responsible for any fees/commissions due to their representatives/brokers. By submitting a proposal, each Offeror shall indemnify and hold the USPS and CBRE, Inc. harmless from all claims, liabilities, and costs arising from any claim for brokerage commissions, finder’s fees, or other remuneration relating to the transaction contemplated herein.