

## REQUEST FOR EXPRESSION OF INTEREST (EOI)

The United Nations Truce Supervision Organization (UNTSO) is seeking to lease a standalone property/premise for its office in a non-residential area of Tiberias, Israel, for an initial three-year contract, with the possibility of extending it to five years. The space must meet specific security and operational requirements. The office space should include different sized offices, a meeting room, server room, pantry and dining space, secured parking for a minimum of 10 vehicles, and other essential facilities.

Additionally, the building must have safety features such as a perimeter fence and electronic gates, smoke detectors, fire alarms, and illuminated exit signs, as well as a safe room as per Israeli standards that can accommodate 25 persons. The lessor will also need to maintain the building, including its electrical, water, and sewage systems.

The contract will commence on 01 August 2025. The location shall be subject to security assessment and approval by UNTSO's Security Section. Therefore, the lessor must accommodate UNTSO inspections, submit proof of property ownership, and ensure compliance with all relevant laws and regulations.

### Specific Requirements:

1. Location: in the Tiberias Elite non residential area or compatible area within Tiberias Municipality.
2. Space Requirements: One or two storey building with a minimum floor area of 160 m<sup>2</sup> and 1,200 m<sup>2</sup> plot area with stand-off distance from fence walls at least 3m, easily accessible from main roads, fully secured and enclosed within reinforced concrete perimeter walls not less than 2.40 m height
3. Secure parking space for a minimum of 15 vehicles inside (120 m<sup>2</sup>) the compound and 10 additional vehicles (120 m<sup>2</sup>) immediately adjacent to the premises (open field type or equivalent secure area).
4. Accept UN Payment Terms (Net 30 days) from submission of invoice and certification by UNTSO.
5. Compliance with laws. The successful vendor shall be obliged to comply with all laws, ordinances, rules and regulations related to the performance of its obligations under the terms of the prospective lease agreement.

In responding to this Request for Expression of interest, you are required to submit the following documentation by the given **deadline 2 May 2025 at 15:00 local time**:

- Lessor details (name, address, telephone number, email)
- The size, location and a short description of the property (no more than one page)
- Evidence of ownership

Please send your Expression of Interest to [mizrachi@un.org](mailto:mizrachi@un.org) and [untsoprocurement@un.org](mailto:untsoprocurement@un.org). UNTSO reserves the right to reject Expressions of Interest that are incomplete, incorrect, or are received after the stated deadline.