



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES



DECEMBER 2024

Annual leased facilities report

JULY 2023 — JUNE 2024

Real Estate Services Division

Report to the Legislature

Agency overview

The Department of Enterprise Services (DES) provides centralized services to state government agencies; to other public entities such as cities, counties, and tribes; and to Washington residents.

DES' mission is to strengthen the business of government for a sustainable and just future.

We do this by creating overall operating efficiencies so our state's government entities can focus on their core missions. Our buying power, economies of scale and years of experience help government get the best value for the products and services necessary to support their missions.

Key services

- Capitol Campus management
- Construction & public works
- Contracts & procurement
- Employee Assistance Program
- Energy efficiency
- Engineering & architectural services
- Facilities management
- Fleet management & EVs
- Parking management
- Print & mail services
- Property management
- Real estate services
- Risk management
- Small agency support
- Surplus property
- Training & workforce development



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Executive Summary

Managing state leased facilities is one of the core business functions of the Department of Enterprise Services (DES). DES has the authority to acquire leases for private space for state agencies, and to delegate that authority to acquire leases to any state agency under terms and conditions the DES director approves.

As required by state law, this report covers state-owned and leased facilities that DES has authority over for fiscal year (FY) 2024 and includes:

- Real estate facility leases DES executed for state agencies.
- Real estate leases DES delegated to state agencies.

The state has a hybrid, decentralized model for authority over real estate leases. The real estate portfolio DES has authority over is a small subset of the state's total portfolio.

Summary of DES real estate actions in FY 2024

During FY 2024, DES' lease negotiations avoided \$4.3 million in costs for the state for the first year of the lease term and will total more than \$18.7 million in avoided costs over the first five years of the lease.

DES also completed the following real estate activities:

- Executed 137 lease renewals, new leases, and lease extensions in privately owned facilities involving approximately 1.4 million square feet with an annual rent of approximately \$29 million.
- Executed 130 lease amendments including lease extensions, changes to ownership, and other updates.
- Executed 103 leases in state-owned facilities worth \$36.1 million annually for 2.2 million square feet.
- Approved 96 delegation requests to lease by various state agencies and organizations.
 - The delegations of authority involve approximately 285,484 square feet with annual rent of approximately \$2.1 million.
- Entered into 199 interagency agreements (IAA) with state agencies, boards and commissions, and colleges. The work included:
 - Acquisition of newly leased space.
 - Alterations of existing leased space.
 - Acquisition and disposal of state-owned space.
 - Technical assistance.
 - Providing professional real estate services for leasing, design, and construction management.
 - 35 IAAs for electrical vehicle supply equipment (EVSE) projects.

Statutory directive

State law ([RCW 43.82.010](#)) requires DES to submit an annual report to the Legislature and the Office of Financial Management (OFM) on the following real estate leasing activities:

- Facility leases executed.
- Delegated leases.

Facility Leases Executed

[RCW 43.82.010\(16\)](#): The Department of Enterprise Services shall report annually to the Office of Financial Management and the appropriate fiscal committees of the legislature on facility leases executed for all state agencies for the preceding year, lease terms, and annual lease costs. The report must include leases executed under [RCW 43.82.045](#) and subsection (13) of this section.

Delegated Leases

[RCW 43.82.010\(13\)](#): The director of Enterprise Services may delegate any or all of the functions specified in this section to any agency upon such terms and conditions as the director deems advisable. By January 1 of each year, beginning January 1, 2008, the department shall submit an annual report to the Office of Financial Management and the appropriate committees of the legislature on all delegated leases.

Background

Scope

State law grants real estate authority to several state agencies. This report includes activity for FY 2024, covering only state-owned and leased facilities DES has authority and responsibility for.

State real estate portfolio

The state currently has a decentralized model for authority over real estate. The OFM [Facilities Inventory Report](#) identifies three authorities:

- (1) Department of Enterprise Services. [RCW 43.82.010\(1\)](#)
- (2) Other state agencies owning or leasing through statutory authorization or exemption [RCW 43.82.010\(13\)](#).
- (3) Institutes of higher education [RCW 28B.10.020](#).

As of June 2024, the OFM Facilities Inventory Report listed approximately 124.9 million square feet for all space types and includes approximately:

- 110.9 million square feet of state-owned space.
- 14 million square feet of leased space.

The real estate portfolio DES has authority over includes owned and leased real estate, and the real estate leased via delegated authority to other agencies. DES has real estate authority for approximately 8.6 million square feet in leased space, and separately owns around 2.5 million square feet of building space.

It is a small subset of the state's total portfolio, and includes over 816 leases in privately-owned buildings, and 103 leases for state-owned buildings. These are leases of all types, including offices, warehouses and storage units, parking lots, residential, classrooms, and air-monitoring sites.

DES does not execute leases for all state agencies and state entities. Some state organizations have independent statutory authority to acquire and dispose of real estate under state law ([RCW 43.82.010\(13\)](#)). These include:

- State colleges and universities for research and experimental purposes.
- Departments of Natural Resources, Fish and Wildlife, Transportation, and Washington State Parks and Recreation Commission for purposes other than the leasing of offices, warehouses, and real estate for similar purposes.
- Commodities Commissions ([RCW 15.04.200](#)).
- Health Benefit Exchange ([RCW 43.71.020](#)).

DES has statutory responsibility for the management, operation, and maintenance of the 403-acre Capitol Campus in Olympia and the state's process for leasing space on the campus. DES leases space in state-owned buildings to state agencies and on the client agency's behalf for spaces in private sector buildings, and spaces of other governmental (federal and local) entities.

In this role, DES provides facilities that meet the business and operational needs of the state agencies at best pricing, based on availability within the market.

Findings

Facility Leases Executed

An executed facility lease is a contract that grants use, or occupancy, of property or space during a specified period in exchange for a specified rent. The primary type of facility lease space in this report is office space.

Leases for other types of space, such as office space combined with classroom space or office space combined with warehouse space, are included if the office space is the primary use or largest part.

Cost avoidance

Cost avoidance is the comparison of negotiated renewal rent rates to market rates for office or warehouse leases with lease terms greater than two years.

Annualized lease cost

When tracking lease expenditures, DES uses a figure called the annualized lease cost. This is the net effective base rent, or average rent the tenant pays over the term of the lease including specific concessions such as free rent, incentives, and allowances.

Leases executed in privately-owned facilities

In FY 2024, DES:

- Executed 137 leases for approximately 1.4 million square feet in privately owned facilities with a cost of \$29 million annually.
- Completed 130 lease amendments, including lease amendments to extend.

The following tables show the type and number of lease transactions, square feet, annual lease costs, and the comparison of total lease transactions to previous fiscal years. The transactions include:

- Lease renewals.
- Leases for new space.
- Lease amendments to extend.

Figure 1: Lease transactions in privately-owned facilities

Type of transaction	# of leases	Square feet	Annualized lease cost
Renewal	78	725,342	\$16,129,616
New space	27	252,061	\$4,572,652
Amendment - extension	32	447,034	\$8,918,587
Totals	137	1,424,437	\$29,620,855

Figure 2: Lease amendment transactions in privately-owned facilities

Types of lease amendment	Number of lease amendments
Change to ownership	23
Address change	26
Extensions	32
Other	49
Total	130

Figure 3: Lease transactions in privately-owned facilities by fiscal year

Fiscal year	Total leases	Square feet	Annualized lease cost
2021	178	2,518,144	\$50,832,991
2022	125	1,345,755	\$31,948,549
2023	149	1,298,005	\$25,077,852
2024	137	1,424,437	\$29,620,855

The state leases a range of space types, including office, conditioned and unconditioned warehouse, laboratory, classroom, residential, and hangar.

The following data summarizes the distribution of leased space by space type, square footage, and number of leases.

Note that DES uses miscellaneous for airport hangar, Commercial Drivers License (CDL) training sites, boat moorage, land, and facilities for Head Start Childcare Programs.

Office space was the predominant type of lease DES executed in FY 2024 and makes up 71% of the state's leased square footage.

Figure 4: Summary of leases by space type and square footage

Space type	Total leases	Total SF	% of total leases by SF	% of total leases by space type
Office	102	1,011,252	71%	74%
Warehouse/Storage	11	68,551	5%	8%
Multiuse	9	100,522	7%	7%
Miscellaneous	6	152,947	11%	4%
Classroom	4	53,284	4%	3%
Youth Transitional Services	3	37,881	3%	2%
Parking	2	0	0%	1%

Figure 5: Distribution of leased space by square footage

The following data excludes five leases that report zero square footage due the space use type: parking, boat moorage, Commercial Drivers License (CDL) training sites and land.

Square footage	Total leases	Percentage
1 - 999	21	16%
1,000 - 4,999	37	28%
5,000 - 9,999	33	25%
10,000 - 19,999	19	14%
20,000 - 49,999	18	14%
50,000 - 100,000	4	3%

Figure 6: Distribution of leased space by county

County	Leased SF	% of total leased SF	Total transactions	% of total transactions
King	353,389	25%	27	20%
Thurston	281,118	20%	21	15%
Clark	177,473	12%	8	6%
Snohomish	129,028	9%	11	8%
Pierce	110,600	8%	14	10%
Spokane	85,949	6%	13	9%
Douglas	64,305	5%	1	1%
Yakima	45,395	3%	5	4%
Benton	38,442	3%	6	4%
Kitsap	31,019	2%	4	3%
All other	107,719	8%	27	20%

Figure 7: Agencies by the number of transactions

The following table shows five state agencies with the largest number of leases — new, renewals, and extensions — executed by DES in FY 24.

The Department of Social and Health Services continues to be the largest single agency for number of transactions.

Agency	Renewal	New	Extension	Total	% of total transactions
Social & Health Services, Dept. of	13	3	7	23	17%
Children, Youth & Families, Dept. of	6	3	4	13	9%
Corrections, Dept. of	9	0	1	10	7%
Licensing, Dept. of	5	2	1	8	6%
Agriculture, Dept. of	6	0	2	8	6%
Others	39	19	17	75	55%

Figure 8: Agencies by proportion of leased square feet

The following chart shows the top five state agencies by proportion of leased square footage related to their FY 2024 executed leases.

It excludes five leases that report zero square footage due the space use type: parking, boat moorage, Commercial Drivers License (CDL) training sites and land.

The Department of Social and Health Services also has the largest amount of total square feet.

Agency	Total SF	% of total square footage
Social & Health Services, Dept. of	345,606	24%
Children, Youth & Families, Dept. of	154,186	11%
Colleges	100,932	7%
Licensing, Dept. of	79,972	6%
Others	743,741	52%

Leases executed in state-owned facilities

DES manages or owns 47 of the approximately 10,500 state-owned facilities.

These include:

- Facilities on the Capitol Campus in Olympia.
- Facilities in Tumwater, Seattle, Kelso, and Yakima.
- Parking structures, monuments, and parks.

In FY 2024, DES executed 10 new leases and 93 lease renewals for state agencies and other organizations in state-owned facilities. These leases total 2.2 million square feet with annualized lease costs of \$36.1 million. The following table shows the number of lease transactions and annual lease costs.

Figure 9: Lease transactions in state-owned facilities

Transaction type	Total leases	Square feet	Annualized lease cost
New	10	96,511	\$1,466,669
Renewal	93	2,186,975	\$34,695,999
Totals	103	2,283,486	\$36,162,668

DES typically negotiates and executes leases in state-owned space on a biennial basis. These leases name the space used, outline expectations around the tenant’s use of the space, and list services that DES provides for the tenant in this space.

Delegated Leases

State law allows DES to decide the terms and conditions of delegation of authority. Historically, DES has limited delegation to negotiating and executing leases under defined circumstances, such as for emergency and temporary needs, or for storage.

Over time, DES expanded this practice to allow state agencies, boards, commissions, and community and technical colleges to request a delegation of authority to:

- Negotiate and execute agreements to lease or rent offices, classrooms, and other facilities.
- Manage minor alterations to existing space.

DES created specific boundaries for granting delegated authority to help ensure state entities only enter into low-risk leases (short duration and low dollar amount thresholds).

Delegation process

When granting requests for delegated authority, DES decides what assistance or training, if any, is needed for the requesting agency to successfully manage proposed real estate transactions. The agency must meet that specific criteria before DES will grant a delegation.

DES then issues a written approval with the terms, conditions, and responsibilities of the delegation (including reporting responsibilities) to the requesting agency.

Delegation time limits

A delegation is time limited. If the agency wants to renew its delegated lease when the lease is close to expiring, the agency must reapply for a delegation of authority for the renewal. It is not automatic. DES will review the delegation request for compliance and to find if the delegation continues to meet real estate leasing needs of the agency and the state.

Approved rental agreements

All agencies with delegated authority must use the pre-approved Delegated State Rental Agreement for terms less than one year, or the pre-approved Delegated Lease Agreement for terms longer than one year.

The DES assistant director for Real Estate Services (RES) or their delegate, and the appropriate assistant attorney general, must approve any exceptions to this requirement in advance.

Revoking delegated authority

If an agency does not follow the procedures, terms, and conditions described above, DES may revoke the delegation of authority. At any time, DES may inspect the agency's capabilities and lease actions to make sure it is meeting its delegation requirements.

Uses of delegations of authority

Delegations include the following space types:

- Air monitoring sites.
- Office.
- Residential.
- Warehouse.
- Storage.
- Classroom.
- Learning center.
- Arena.
- Parking.
- Vehicle storage.
- Fire station.
- Tasting room.
- Educational.
- Commercial driving course.
- Training facility.
- Lab.
- Transitional services for youth.
- Hangar space.

Leases executed under delegations of authority in FY 2024

In FY 2024, DES granted 12 delegations for new leases and 84 delegations for renewals of leases. These 96 leases represented annualized costs of over \$2.1 million.

The two largest users of delegated authority for leasing were the Department of Ecology and colleges. Out of 28 delegated leases for Ecology, 26 were air-monitoring sites.

The miscellaneous category includes leases for a variety of state organizations, including the departments of Natural Resources and Children, Youth & Families, and community and technical colleges.

Figure 10: Delegations of authority

Fiscal year	Total delegated leases	Square feet	Annualized lease cost
2021	96	165,377	\$2,136,056
2022	70	160,680	\$2,352,534
2023	97	169,782	\$2,128,393
2024	96	285,484	\$2,155,143

Figure 11: Number of delegated leases by agency

Agency	Total delegated leases	% of total delegated leases
Ecology, Dept. of	28	29%
College	18	19%
Fish & Wildlife, Dept. of	16	17%
Labor & Industries, Dept. of	7	7%
Natural Resources, Dept. of	6	6%
Other	21	22%

Figure 12: Number of delegated leases by type of use

In the following table, miscellaneous includes arena, transitional services for youth, Commercial Drivers License (CDL) training sites, training facility for fire sciences courses, firefighting techniques academy sessions and fire station.

Type of use	Total delegated leases	% of total leases
Office	29	30%
Air monitoring	26	27%
Storage	11	11%
Miscellaneous	9	9%
Multi-Use	8	8%
Classroom	4	4%
Hangar	3	3%
Residential	3	3%
Parking	2	2%
Land	1	1%

Figure 13: Duration of delegated leases

Fiscal year	% < 2 Years	% 2-5 Years	% > 5 Years
2021	69%	31%	0%
2022	89%	10%	1%
2023	84%	15%	1%
2024	64%	31%	3%

Conclusion

DES Real Estate Services provides critical leasing services to state agencies, helping them meet their real estate needs so they can meet their core missions.

By completing lease negotiations on behalf of other agencies, in FY 2024 DES helped the state avoid \$4.3 million for the first year of new leases, which will total more than \$18.7 million in cost avoidance over the next five years of those leases.

DES also puts boundaries and training requirements into place when approving requests for delegated authority, ensuring that agencies who choose to manage their own leases will be successful and accountable.

Appendices

The following appendices include several costs, defined below.

Monthly base rent

The cost of rent per month. This number does not include other concessions, incentives, or allowances.

Annualized lease cost (net effective annual base rent)

The rent the tenant pays over the course of one year including specific concessions such as free rent, incentives, and allowances.

Net effective annual base rate/SF

The annualized lease cost divided by the total square footage. This number shows how much the tenant is paying per square foot over the course of one year.

Whitestone estimate of OpEx (Operating Expenses)

DES refers to Whitestone's published industry standard calculations to estimate lease cost operating expenses.

Full-service net effective rent/SF/year

This is the annual rent per square foot per year including operating costs such as energy and custodial services.

Appendix A: Lease transactions for privately-owned facilities

Leases with "0" square footage are not measured by square footage but by another method for space. Examples include parking, boat moorage, commercial truck driving testing, and land.

Leased new space

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	White stone estimate of OPEX	Full service net effective rent/SF/year
Arts Commission, Washington State	Walla Walla	8/1/2023	7/31/2028	Warehouse/Storage	1,722	\$987.24	\$12,448.61	\$7.23	\$0.01	\$7.24
Attorney General, Office of the	Wenatchee	6/1/2024	5/31/2034	Office	5,679	\$11,831.25	\$146,944.14	\$25.88	\$0.00	\$25.88
Blind, Dept. of Services for the	Lacey	11/1/2023	10/31/2026	Warehouse/Storage	3,000	\$3,600.00	\$43,200.00	\$14.40	\$1.01	\$15.41
Children, Youth & Families, Dept. of	Lakewood	1/1/2024	12/31/2033	Youth Transitional Services	7,444	\$1.00	\$12.00	\$0.00	\$3.56	\$3.56
Children, Youth & Families, Dept. of	Vancouver	5/1/2024	4/30/2034	Office	14,672	\$34,846.00	\$449,403.36	\$30.63	\$3.88	\$34.51
Children, Youth & Families, Dept. of	Vancouver	1/1/2024	12/31/2033	Office	15,648	\$31,948.00	\$402,936.00	\$25.75	\$3.75	\$29.50
Colleges	Lynnwood	3/1/2024	2/28/2039	Classroom	5,250	\$12,228.13	\$165,831.24	\$31.59	\$3.53	\$35.12
Commerce, Dept. of	Spokane	10/11/2023	9/30/2028	Office	7,049	\$18,894.10	\$232,992.48	\$33.05	\$0.00	\$33.05
Criminal Justice Training Commission, Washington State	Vancouver	12/1/2023	6/30/2028	Office	33,194	\$8,000.00	\$96,000.00	\$2.89	\$3.75	\$6.64
Deaf and Hard of Hearing Youth, Washington Center for	Federal Way	4/1/2024	3/31/2034	Office	4,606	\$10,728.14	\$140,252.70	\$30.45	\$4.46	\$34.91
Financial Management, Office of	Tumwater	1/1/2024	12/31/2028	Warehouse/Storage	3,978	\$5,466.43	\$66,909.10	\$16.82	\$1.00	\$17.82
Governor, Office of the	Spokane	11/1/2023	9/30/2025	Office	572	\$1,086.80	\$13,041.60	\$22.80	\$0.00	\$22.80
Governor, Office of the	Tacoma	8/1/2023	7/31/2028	Office	335	\$742.86	\$8,914.32	\$26.61	\$0.00	\$26.61
Labor & Industries, Dept. of	Montesano	9/1/2023	8/31/2028	Office	2,145	\$4,468.75	\$53,625.00	\$25.00	\$0.00	\$25.00
Licensing, Dept. of	Seattle	3/1/2024	2/28/2034	Office	7,077	\$17,683.17	\$229,559.69	\$32.44	\$2.71	\$35.15

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	White stone estimate of OPEX	Full service net effective rent/SF/year
Licensing, Dept. of	Tukwila	6/1/2024	5/31/2029	Office	6,814	\$19,166.67	\$230,000.04	\$33.75	\$2.91	\$36.66
Lottery Commission, WA State	Kennewick	12/1/2023	11/30/2028	Office	2,370	\$4,789.38	\$57,472.56	\$24.25	\$1.54	\$25.79
Military Department	East Wenatchee	9/1/2023	8/31/2033	Miscellaneous	64,305	\$31,304.44	\$375,653.28	\$5.84	\$2.93	\$8.77
Natural Resources, Dept. of	Spokane	3/1/2024	2/28/2029	Warehouse/Storage	10,822	\$10,533.41	\$126,400.92	\$11.68	\$0.86	\$12.54
Natural Resources, Dept. of	Tacoma	3/1/2024	2/28/2029	Office	1,535	\$4,224.23	\$50,690.76	\$33.02	\$0.00	\$33.02
Revenue, Dept. of	Bothell	9/1/2023	8/31/2033	Office	12,361	\$22,468.69	\$528,020.28	\$42.72	\$0.00	\$42.72
Secretary of State, Office of	Tumwater	2/1/2024	1/31/2027	Warehouse/Storage	1,732	\$2,338.20	\$28,058.40	\$16.20	\$1.12	\$17.32
Social & Health Services, Dept. of	Bremerton	6/1/2024	5/31/2029	Office	174	\$330.45	\$3,965.40	\$22.79	\$0.00	\$22.79
Social & Health Services, Dept. of	Burien	3/1/2024	2/28/2029	Youth Transitional Services	30,437	\$73,024.44	\$921,217.06	\$30.27	\$1.66	\$31.93
Social & Health Services, Dept. of	Wenatchee	10/1/2023	9/30/2033	Office	6,702	\$10,704.58	\$121,417.90	\$18.12	\$0.00	\$18.12
Washington State Patrol	Enumclaw	4/1/2024	3/31/2029	Office	1,497	\$3,600.00	\$43,200.00	\$28.86	\$1.90	\$30.76
Washington State Patrol	Olympia	6/1/2024	5/31/2029	Office	941	\$1,960.00	\$24,484.80	\$26.02	\$1.59	\$27.61

Lease renewals

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Whitstone estimate of OPEX	Full service net effective rent/SF/year
Administrative Hearings, Office of	Spokane Valley	11/1/2023	10/31/2028	Office	8,134	\$16,606.92	\$199,283.04	\$24.50	\$0.00	\$24.50
Agriculture, Dept. of	Bellingham	5/1/2024	4/30/2029	Office	700	\$1,125.00	\$14,648.23	\$20.93	\$2.82	\$23.75
Agriculture, Dept. of	Brewster	4/1/2024	3/31/2029	Office	922	\$1,091.03	\$13,092.36	\$14.20	\$2.93	\$17.13
Agriculture, Dept. of	Kennewick	8/1/2023	7/31/2028	Office	120	\$500.00	\$6,000.00	\$50.00	\$0.00	\$50.00
Agriculture, Dept. of	Pasco	8/1/2023	7/31/2028	Office	986	\$1,581.71	\$20,160.90	\$20.45	\$0.00	\$20.45
Agriculture, Dept. of	Seattle	12/1/2023	11/30/2024	Office	374	\$2,497.57	\$29,970.84	\$80.14	\$0.00	\$80.14
Agriculture, Dept. of	Tumwater	6/1/2024	5/31/2029	Warehouse/Storage	7,571	\$4,889.60	\$58,675.20	\$7.75	\$1.13	\$8.88
Attorney General, Office of the	Kennewick	3/1/2024	2/28/2029	Office	6,200	\$11,129.86	\$143,271.71	\$23.11	\$2.78	\$25.89
Attorney General, Office of the	Port Orchard	4/1/2024	3/31/2026	Office	100	\$200.00	\$2,400.00	\$24.00	\$0.00	\$24.00
Attorney General, Office of the	Vancouver	4/1/2024	3/31/2029	Office	9,486	\$20,553.00	\$246,636.00	\$26.00	\$0.00	\$26.00
Auditor, Office of the State	Kent	5/1/2024	4/30/2029	Office	2,213	\$5,532.50	\$66,390.00	\$30.00	\$0.00	\$30.00
Auditor, Office of the State	Tumwater	6/1/2024	5/31/2029	Office	37,208	\$55,630.00	\$774,369.60	\$20.81	\$3.81	\$24.62
Auditor, Office of the State	Wenatchee	4/1/2024	3/31/2029	Office	1,411	\$2,822.00	\$33,864.00	\$24.00	\$2.54	\$26.54
Children, Youth & Families, Dept. of	Lacey	7/1/2023	6/30/2028	Office	4,396	\$7,601.42	\$84,018.59	\$19.11	\$3.54	\$22.65
Children, Youth & Families, Dept. of	Monroe	9/1/2023	8/31/2028	Office	9,965	\$20,162.52	\$241,950.24	\$24.28	\$1.10	\$25.38
Children, Youth & Families, Dept. of	Oak Harbor	7/1/2023	6/30/2028	Office	7,355	\$12,715.02	\$150,037.24	\$20.40	\$3.53	\$23.93
Children, Youth & Families, Dept. of	Republic	11/1/2023	10/31/2028	Office	950	\$1,402.83	\$16,833.96	\$17.72	\$2.93	\$20.65
Children, Youth & Families, Dept. of	Seattle	7/1/2023	6/30/2028	Office	15,997	\$52,439.04	\$629,268.48	\$39.34	\$0.00	\$39.34
Children, Youth & Families, Dept. of	Spokane	7/1/2023	6/30/2028	Office	1,194	\$2,288.50	\$25,372.50	\$21.25	\$0.00	\$21.25
Colleges	Auburn	10/1/2023	9/30/2028	Warehouse/Storage	3,840	\$5,500.00	\$75,120.00	\$19.56	\$1.66	\$21.22
Colleges	Lynnwood	1/1/2024	12/31/2025	Office	1,309	\$3,177.60	\$38,131.20	\$29.13	\$0.00	\$29.13
Colleges	Newport	11/1/2023	10/31/2028	Classroom	10,320	\$13,760.00	\$165,120.00	\$16.00	\$2.93	\$18.93

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Whitstone estimate of OPEX	Full service net effective rent/SF/year
Colleges	Seattle	9/1/2023	8/31/2028	Classroom	9,727	\$3,448.36	\$43,615.86	\$4.48	\$0.00	\$4.48
Colleges	Spokane	10/1/2023	9/30/2028	Classroom	27,987	\$37,316.00	\$447,792.00	\$16.00	\$2.93	\$18.93
Commerce, Dept. of	Seattle	12/1/2023	11/30/2028	Office	4,426	\$16,966.33	\$205,967.16	\$46.54	\$0.00	\$46.54
Commerce, Dept. of	Seattle	12/1/2023	11/30/2028	Office	10,037	\$38,475.17	\$467,242.44	\$46.55	\$0.00	\$46.55
Corrections, Dept. of	Chehalis	9/1/2023	8/31/2028	Office	7,184	\$10,027.66	\$134,699.96	\$18.75	\$0.00	\$18.75
Corrections, Dept. of	Ephrata	11/1/2023	10/31/2028	Office	3,041	\$3,294.42	\$29,533.04	\$9.71	\$2.93	\$12.64
Corrections, Dept. of	Marysville	3/1/2024	2/28/2034	Office	6,866	\$14,304.17	\$171,650.04	\$25.00	\$3.53	\$28.53
Corrections, Dept. of	Oak Harbor	12/1/2023	11/30/2028	Office	2,339	\$3,473.42	\$44,712.32	\$19.12	\$2.82	\$21.94
Corrections, Dept. of	Tacoma	7/1/2023	6/30/2025	Miscellaneous	0	\$512.60	\$6,151.20	\$0.00	\$0.00	\$0.00
Corrections, Dept. of	Tacoma	8/1/2023	7/31/2028	Office	8,290	\$16,138.00	\$189,096.50	\$22.81	\$0.00	\$22.81
Corrections, Dept. of	Vancouver	1/1/2024	12/31/2028	Office	20,382	\$53,774.51	\$645,294.12	\$31.66	\$3.88	\$35.54
Corrections, Dept. of	Walla Walla	1/1/2024	12/31/2028	Office	4,051	\$5,738.92	\$68,867.04	\$17.00	\$2.54	\$19.54
Corrections, Dept. of	Yakima	10/1/2023	9/30/2033	Office	18,701	\$31,803.51	\$403,663.50	\$21.59	\$2.78	\$24.37
Ecology, Dept. of	Richland	4/1/2024	3/31/2029	Office	21,958	\$35,681.75	\$428,181.00	\$19.50	\$2.72	\$22.22
Employment Security Department	Centralia	5/1/2024	4/30/2029	Office	7,209	\$12,465.56	\$149,586.72	\$20.75	\$0.00	\$20.75
Employment Security Department	Clarkston	3/1/2024	2/28/2025	Office	459	\$472.87	\$5,674.44	\$12.36	\$2.54	\$14.90
Employment Security Department	Redmond	7/1/2023	6/30/2024	Office	11,690	\$37,865.86	\$442,700.32	\$37.87	\$1.66	\$39.53
Employment Security Department	Renton	6/1/2024	5/31/2029	Office	424	\$892.17	\$10,706.04	\$25.25	\$0.00	\$25.25
Employment Security Department	Shelton	7/1/2023	6/30/2028	Office	4,588	\$5,926.17	\$71,114.04	\$15.50	\$3.53	\$19.03
Employment Security Department	Tumwater	7/1/2023	6/30/2028	Warehouse/Storage	22,536	\$13,897.20	\$166,766.40	\$7.40	\$1.13	\$8.53
Enterprise Services, Dept. of	Medical Lake	2/1/2024	1/31/2029	Office	252	\$300.00	\$3,600.00	\$14.29	\$0.00	\$14.29
Enterprise Services, Dept. of	Medical Lake	2/1/2024	1/31/2029	Warehouse/Storage	1,350	\$400.00	\$4,800.00	\$3.56	\$0.00	\$3.56
Fish & Wildlife, Dept. of	Port Townsend	4/1/2024	3/31/2029	Office	4,818	\$10,166.08	\$121,992.96	\$25.32	\$1.55	\$26.87
Gambling Commission WA State	Federal Way	2/1/2024	1/31/2029	Office	3,169	\$5,420.31	\$81,535.18	\$25.73	\$0.00	\$25.73

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Whitstone estimate of OPEX	Full service net effective rent/SF/year
Health, Dept. of	Yakima	9/1/2023	8/31/2024	Office	180	\$1,000.00	\$12,000.00	\$66.67	\$0.00	\$66.67
Industrial Insurance Appeals, Board of	Lakewood	5/1/2024	4/30/2029	Office	7,192	\$11,487.23	\$177,162.97	\$24.63	\$3.56	\$28.19
Labor & Industries, Dept. of	Everett	9/1/2023	6/30/2026	Office	218	IFA	\$0.00	\$0.00	\$0.00	IFA
Labor & Industries, Dept. of	Vancouver	3/1/2024	2/28/2029	Office	14,545	\$28,653.65	\$343,843.80	\$23.64	\$0.00	\$23.64
Licensing, Dept. of	Everett	1/1/2024	12/31/2028	Miscellaneous	46,143	\$9,500.00	\$114,000.00	\$2.47	\$0.00	\$2.47
Licensing, Dept. of	Hoquiam	7/1/2023	6/30/2028	Office	4,891	\$5,500.00	\$66,000.00	\$13.49	\$3.53	\$17.02
Licensing, Dept. of	Kennewick	7/1/2023	6/30/2028	Office	7,676	\$10,439.36	\$125,272.32	\$16.32	\$1.54	\$17.86
Licensing, Dept. of	Mount Vernon	11/1/2023	10/31/2028	Office	4,920	\$9,298.80	\$111,585.60	\$22.68	\$2.82	\$25.50
Licensing, Dept. of	Port Angeles	11/1/2023	10/31/2028	Office	2,451	\$3,970.00	\$50,585.40	\$20.64	\$2.82	\$23.46
Liquor and Cannabis Board	Federal Way	7/1/2023	6/30/2028	Office	2,473	\$4,978.97	\$56,760.26	\$22.95	\$0.00	\$22.95
Minority and Women's Business Enterprises, Office of	Kennewick	7/1/2023	6/30/2024	Office	118	\$650.00	\$7,800.00	\$66.10	\$0.00	\$66.10
Public Employment Relations Commission	Olympia	6/1/2024	5/31/2029	Office	9,025	\$16,508.23	\$192,683.76	\$21.35	\$1.28	\$22.63
Revenue, Dept. of	Seattle	3/1/2024	2/28/2029	Office	20,792	\$61,821.55	\$716,908.20	\$34.48	\$0.00	\$34.48
Revenue, Dept. of	Tacoma	3/1/2024	2/28/2029	Office	11,272	\$32,876.67	\$394,520.04	\$35.00	\$0.00	\$35.00
Revenue, Dept. of	Tumwater	10/1/2023	11/30/2026	Office	10,000	\$19,900.00	\$238,800.00	\$23.88	\$3.81	\$27.69
Social & Health Services, Dept. of	Bremerton	6/1/2024	5/31/2029	Office	30,320	\$57,582.73	\$660,672.76	\$21.79	\$1.55	\$23.34
Social & Health Services, Dept. of	Centralia	5/1/2024	4/30/2029	Office	1,459	\$2,522.85	\$30,274.20	\$20.75	\$0.00	\$20.75
Social & Health Services, Dept. of	Kent	6/1/2024	5/31/2029	Office	19,472	\$30,364.15	\$442,063.04	\$22.70	\$0.00	\$22.70
Social & Health Services, Dept. of	Lakewood	10/1/2023	9/30/2028	Office	22,872	\$49,193.86	\$572,028.72	\$25.01	\$3.56	\$28.57
Social & Health Services, Dept. of	Monroe	1/1/2024	12/31/2029	Office	12,644	\$26,000.00	\$312,000.00	\$24.68	\$3.56	\$28.24
Social & Health Services, Dept. of	Redmond	7/1/2023	6/30/2024	Office	309	\$874.21	\$10,490.52	\$33.95	\$0.00	\$33.95
Social & Health Services, Dept. of	Renton	6/1/2024	5/31/2029	Office	18,431	\$35,550.08	\$449,870.04	\$24.41	\$0.00	\$24.41
Social & Health Services, Dept. of	Republic	11/1/2023	10/31/2028	Office	3,146	\$4,645.59	\$55,747.08	\$17.72	\$2.93	\$20.65
Social & Health Services, Dept. of	Spokane	10/1/2023	9/30/2025	Office	5,271	\$10,014.90	\$120,178.80	\$22.80	\$0.00	\$22.80

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Whitstone estimate of OPEX	Full service net effective rent/SF/year
Social & Health Services, Dept. of	Tacoma	8/1/2023	7/31/2028	Office	33,997	\$49,933.10	\$738,584.84	\$21.73	\$3.56	\$25.29
Social & Health Services, Dept. of	Tumwater	3/1/2024	2/28/2029	Office	31,240	\$65,365.36	\$736,326.84	\$23.57	\$3.81	\$27.38
Social & Health Services, Dept. of	University Place	9/1/2023	8/31/2028	Office	1,200	\$3,000.00	\$36,000.00	\$30.00	\$1.66	\$31.66
Social & Health Services, Dept. of	University Place	9/1/2023	8/31/2028	Office	2,495	\$4,730.10	\$55,264.20	\$22.15	\$2.76	\$24.91
Superintendent of Public Instruction, Office of	Olympia	8/1/2023	7/31/2024	Parking	0	\$1,440.00	\$17,280.00	\$0.00	\$0.00	\$0.00
Traffic Safety Commission, Washington	Olympia	10/1/2023	9/30/2028	Office	8,113	\$16,327.41	\$194,306.32	\$23.95	\$3.81	\$27.76
Transportation, Dept. of	Airway Heights	4/1/2024	3/31/2029	Warehouse/Storage	6,000	\$4,550.00	\$54,600.00	\$9.10	\$0.00	\$9.10
Washington State Patrol	Seattle	3/1/2024	2/28/2029	Office	54,242	\$130,000.00	\$1,656,450.38	\$30.54	\$0.00	\$30.54

Lease extensions

Agency	City	Start date	Stop date	Use	SF	Monthly base rent
Agriculture, Dept. of	Tumwater	3/1/2018	3/31/2024	Multiuse	4,000	\$21,500.00
Agriculture, Dept. of	Tumwater	3/1/2018	6/30/2024	Multiuse	4,000	\$21,500.00
Arts Commission, Washington State	Olympia	8/1/2019	9/30/2025	Office	5,971	\$9,006.26
Auditor, Office of the State	Walla Walla	6/1/2019	5/31/2025	Office	575	\$675.00
Children, Youth & Families, Dept. of	Vancouver	8/1/2018	10/31/2023	Office	34,773	\$59,548.76
Children, Youth & Families, Dept. of	Vancouver	8/1/2018	12/31/2023	Office	34,773	\$59,548.76
Children, Youth & Families, Dept. of	Port Orchard	3/1/2020	2/28/2027	Office	425	\$858.45
Children, Youth & Families, Dept. of	Sunnyside	3/1/2019	2/28/2025	Multiuse	6,594	\$10,165.75
Colleges	Lynnwood	8/1/2022	1/11/2028	Miscellaneous	36,033	\$0.00
Colleges	Spokane	7/1/2018	6/30/2028	Miscellaneous	6,466	\$7,704.22
Corrections, Dept. of	Lakewood	6/1/2018	12/31/2024	Multiuse	4,290	\$6,792.50
Employment Security Department	Everett	5/1/2015	6/30/2026	Office	8,598	Interagency Financial Agreement (IFA)
Employment Security Department	Tacoma	11/1/2018	10/31/2025	Office	9,678	\$19,356.24
Enterprise Services, Dept. of	Olympia	10/1/2019	9/30/2029	Parking	0	\$462.50
Enterprise Services, Dept. of	Olympia	7/15/2011	12/31/2033	Office	92,447	\$244,796.47
Fish & Wildlife, Dept. of	La Conner	7/1/2019	6/30/2026	Multiuse	16,176	\$9,800.00
Fish & Wildlife, Dept. of	Okanogan	5/1/2020	4/30/2027	Multiuse	1,520	\$1,678.24
Fish & Wildlife, Dept. of	Edmonds	1/1/2020	12/31/2024	Multiuse	1,728	\$2,016.00
Industrial Insurance Appeals, Board of	Seattle	8/1/2012	8/31/2024	Office	13,951	\$31,099.10
Industrial Insurance Appeals, Board of	Seattle	8/1/2012	2/28/2025	Office	13,951	\$31,099.10
Insurance Commissioner, Office of the	Seattle	11/1/2017	7/31/2024	Office	6,924	\$17,310.00
Licensing, Dept. of	Tacoma	10/1/2022	10/31/2025	Miscellaneous	0	\$19,177.00
Natural Resources, Dept. of	Lacey	11/1/2022	4/30/2028	Multiuse	6,724	\$9,385.58
Social & Health Services, Dept. of	Sunnyside	3/1/2019	2/28/2025	Office	19,920	\$30,710.00
Social & Health Services, Dept. of	Spokane	7/1/2019	8/31/2024	Office	4,852	\$8,491.00

Agency	City	Start date	Stop date	Use	SF	Monthly base rent
Social & Health Services, Dept. of	Seattle	5/1/2019	4/30/2025	Multiuse	55,490	\$97,107.50
Social & Health Services, Dept. of	Seattle	11/1/2019	7/31/2025	Office	22,665	\$109,497.39
Social & Health Services, Dept. of	Tumwater	7/1/2021	11/30/2023	Office	22,236	\$41,692.50
Social & Health Services, Dept. of	Yakima	7/1/1980	6/30/2030	Youth Transitional Services	0	\$0.83
Social & Health Services, Dept. of	Everett	5/1/2016	6/30/2026	Office	274	Interagency Financial Agreement (IFA)
Transportation, Dept. of	Airway Heights	10/1/2022	3/31/2024	Warehouse/Storage	6,000	\$4,500.00
Washington State Patrol	Tumwater	44287	45747	Office	6000	7585

Appendix B: Lease transactions for state-owned facilities

New lease transactions

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Full service net effective rent/SF/year
Associated Press	Olympia	07/01/23	06/30/25	Office	104	\$209.72	\$2,516.64	\$24.20	\$24.20
Eco studies Institute	Olympia	07/01/23	06/30/25	Office	1,832	\$3,276.22	\$39,314.64	\$21.46	\$21.46
Employment Security	Olympia	07/01/23	06/30/25	Office	92,619	\$116,931.49	\$1,403,177.85	\$15.15	\$15.15
NW Public Affairs Network	Olympia	07/01/23	06/30/25	Office	170	\$342.83	\$4,113.96	\$24.20	\$24.20
Office of Financial Management	Olympia	07/01/23	06/30/25	Storage	1,050	\$100.00	\$1,200.00	\$1.14	\$1.14
Office of Minority & Women's Business Enterprises	Olympia	07/01/23	06/30/25	Storage	72	\$72.00	\$864.00	\$12.00	\$12.00
Sapsucker Farm, LLC	Olympia	07/01/23	06/30/25	Office	167	\$235.19	\$1,293.55	\$7.75	\$7.75
The Olympian & News Tribune	Olympia	07/01/23	06/30/25	Office	150	\$324.67	\$3,896.04	\$25.97	\$25.97
The Seattle Times Company	Olympia	07/01/23	06/30/25	Office	207	\$448.05	\$5,376.60	\$25.97	\$25.97
The Spokesman Review	Olympia	07/01/23	06/30/25	Office	140	\$282.32	\$3,387.84	\$24.20	\$24.20

Lease renewals

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Full service net effective rent/SF/year
Administrative Office of the Courts	Olympia	07/01/23	06/30/25	Office	4,251	\$5,267.70	\$63,212.37	\$14.87	\$14.87
Allied Daily Newspaper of WA	Olympia	07/01/23	06/30/25	Office	157	\$325.78	\$3,909.36	\$24.90	\$24.90
Attorney General's Office	Olympia	07/01/23	06/30/25	Office	72,639	\$91,706.74	\$1,100,480.85	\$15.15	\$15.15
Board of Tax Appeals	Olympia	07/01/23	06/30/25	Office	4,670	\$11,091.25	\$133,095.00	\$28.50	\$28.50
Caseload Forecast Council	Olympia	07/01/23	06/30/25	Office	5,156	\$12,250.25	\$147,003.00	\$28.51	\$28.51
Clifford Traisman & Associates, LLC	Olympia	07/01/23	06/30/25	Office	155	\$218.29	\$1,860.00	\$12.00	\$12.00
Climate Solutions	Olympia	07/01/23	06/30/25	Office	181	\$254.91	\$3,058.92	\$16.90	\$16.90
Code Reviser's Office (held formerly by Statute Law Committee)	Olympia	07/01/23	06/30/25	Office	4,276	\$200.00	\$2,400.00	\$0.56	\$0.56
Commission of African American Affairs	Olympia	07/01/23	06/30/25	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Asian Pacific American Affairs	Olympia	07/01/23	06/30/25	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Hispanic Affairs	Olympia	07/01/23	06/30/25	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Hispanic Affairs (NEW)	Olympia	07/01/23	06/30/25	Storage	126	\$84.00	\$1,008.00	\$8.00	\$8.00
Commission on Judicial Conduct	Olympia	07/01/23	06/30/25	Office	5,175	\$12,291.00	\$147,492.00	\$28.50	\$28.50
Commission on Salaries for Elected Officials	Olympia	07/01/23	06/30/25	Office	666	\$1,582.00	\$18,984.00	\$28.50	\$28.50
Department of Agriculture	Olympia	07/01/23	06/30/25	Office	48,144	\$40,320.60	\$483,847.20	\$10.05	\$10.05
Department of Archaeology and Historic Preservation	Olympia	07/01/23	06/30/25	Office	9,336	\$22,173.00	\$266,076.00	\$28.50	\$28.50
Department of Children, Youth and Families	Olympia	07/01/23	06/30/25	Office	49,437	\$62,414.21	\$748,970.55	\$15.15	\$15.15
Department of Children, Youth and Families	Kelso	07/01/23	06/30/25	Office	21,257	\$34,753.00	\$417,036.00	\$19.62	\$19.62

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Full service net effective rent/SF/year
Department of Children, Youth and Families	Yakima	07/01/23	06/30/25	Office	29,483	\$46,122.00	\$553,464.00	\$18.77	\$18.77
Department of Fish & Wildlife	Olympia	07/01/23	06/30/25	Office	140,136	\$176,921.70	\$2,123,060.40	\$15.15	\$15.15
Department of Labor & Industries	Kelso	07/01/23	06/30/25	Office	10,323	\$16,877.00	\$202,524.00	\$19.62	\$19.62
Department of Licensing	Olympia	07/01/23	06/30/25	Office	104,161	\$131,503.26	\$1,578,039.15	\$15.15	\$15.15
Department of Natural Resources	Olympia	07/01/23	06/30/25	Office	153,042	\$128,172.68	\$1,538,072.10	\$10.05	\$10.05
Department of Services for the Blind	Olympia	07/01/23	06/30/25	Office	591	\$0.00	\$0.00	\$0.00	\$0.00
Department of Services for the Blind	Olympia	07/01/23	06/30/25	Office	868	\$0.00	\$0.00	\$0.00	\$0.00
Department of Services for the Blind	Olympia	07/01/23	06/30/25	Office	2,675	\$0.00	\$0.00	\$0.00	\$0.00
Department of Services for the Blind	Olympia	07/01/23	06/30/25	Office	3,022	\$0.00	\$0.00	\$0.00	\$0.00
Department of Services for the Blind	Olympia	07/01/23	06/30/25	Office	1,434	\$0.00	\$0.00	\$0.00	\$0.00
Department of Services for the Blind	Seattle	07/01/23	06/30/25	Office	20,708	\$8,415.00	\$100,980.00	\$4.88	\$4.88
Department of Services for the Blind	Olympia	07/01/23	06/30/25	Micro Market	80	\$0.00	\$0.00	\$0.00	\$0.00
Department of Social and Health Services	Olympia	07/01/23	06/30/25	Office	187,486	\$236,701.08	\$2,840,412.90	\$15.15	\$15.15
Department of Social and Health Services	Kelso	07/01/23	06/30/25	Office	29,001	\$47,413.00	\$568,956.00	\$19.62	\$19.62
Department of Social and Health Services	Yakima	07/01/23	06/30/25	Office	69,517	\$108,751.00	\$1,305,012.00	\$18.77	\$18.77
Department of Transportation	Olympia	07/01/23	06/30/25	Office	182,993	\$231,028.66	\$2,772,343.95	\$15.15	\$15.15
DES Buildings & Grounds	Olympia	07/01/23	06/30/25	Office	18,761	\$23,685.76	\$284,229.15	\$15.15	\$15.15
DES Business Resources Division, Parking Services	Olympia	07/01/23	06/30/25	Office	650	\$1,543.75	\$18,525.00	\$28.50	\$28.50
DES Business Resources Division, Printing Services	Olympia	07/01/23	06/30/25	Office	89,004	\$40,793.50	\$489,522.00	\$5.50	\$5.50

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Full service net effective rent/SF/year
DES Capitol Security & Visitor Services	Olympia	07/01/23	06/30/25	Office	1,588	\$2,004.85	\$24,058.20	\$15.15	\$15.15
DES Capitol Security & Visitor Services	Olympia	07/01/23	06/30/25	Office	4,728	\$11,229.00	\$134,748.00	\$28.50	\$28.50
DES Capitol Security & Visitor Services	Olympia	04/01/24	06/30/25	Office	699	\$1,660.13	\$19,921.56	\$28.50	\$28.50
DES Capitol Security & Visitor Services	Olympia	07/01/23	06/30/25	Office	300	\$799.00	\$9,588.00	\$31.96	\$31.96
G. Scott Richards LLC	Olympia	07/01/23	06/30/25	Office	220	\$309.83	\$3,717.96	\$16.90	\$16.90
Governor's Office / Office of Financial Management	Olympia	07/01/23	06/30/25	Office	17,257	\$21,786.96	\$261,443.55	\$15.15	\$15.15
Governor's Office of Indian Affairs	Olympia	07/01/23	06/30/25	Office	1,312	\$3,116.00	\$37,392.00	\$28.50	\$28.50
Governor's Office, Suite 100	Olympia	07/01/23	06/30/25	Office	5,143	\$6,080.24	\$72,962.88	\$14.19	\$14.19
House of Representatives	Olympia	07/01/23	06/30/25	Office	45,304	\$83,117.00	\$997,404.00	\$22.02	\$22.02
House of Representatives	Olympia	07/01/23	06/30/25	Office	78,594	\$43,781.00	\$525,372.00	\$6.68	\$6.68
Insurance Commissioner	Olympia	07/01/23	06/30/25	Office	6,989	\$8,281.97	\$99,383.58	\$14.22	\$14.22
Joint Legislative Audit and Review Committee (JLARC)	Olympia	07/01/23	06/30/25	Office	8,887	\$23,683.00	\$284,196.00	\$31.98	\$31.98
Joint Legislative System Committee	Olympia	07/01/23	06/30/25	Office	1,143	\$2,097.00	\$25,164.00	\$22.02	\$22.02
Joint Legislative System Committee	Olympia	07/01/23	06/30/25	Office	7,679	\$13,713.00	\$164,556.00	\$21.43	\$21.43
Joint Legislative Systems Committee (Leg Tech)	Olympia	07/01/23	06/30/25	Office	11,969	\$31,896.00	\$382,752.00	\$31.98	\$31.98
LCM Pritchard	Olympia	02/01/24	06/30/25	Office	622	\$875.97	\$10,511.64	\$16.90	\$16.90
LCM Pritchard	Olympia	02/01/24	06/30/25	Office	550	\$774.58	\$9,294.96	\$16.90	\$16.90
LCM Pritchard	Olympia	02/01/24	06/30/25	Office	1,449	\$2,040.68	\$24,488.16	\$16.90	\$16.90
LCM Pritchard 101A	Olympia	02/01/24	06/30/25	Office	267	\$376.03	\$4,512.36	\$16.90	\$16.90

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Full service net effective rent/SF/year
Legislative Campus Modernization Project	Olympia	07/01/23	06/30/25	Office	167	\$376.03	\$4,512.36	\$27.02	\$27.02
Legislative Evaluation and Accountability Program (LEAP)	Olympia	07/01/23	06/30/25	Office	4,243	\$11,307.00	\$135,684.00	\$31.98	\$31.98
Legislative Support Services	Olympia	07/01/23	06/30/25	Office	4,979	\$9,135.00	\$109,620.00	\$22.02	\$22.02
Legislative Support Services	Olympia	07/01/23	06/30/25	Office	3,973	\$7,097.00	\$85,164.00	\$21.44	\$21.44
Legislative Support Services	Olympia	07/01/23	06/30/25	Office	14,308	\$7,154.00	\$85,848.00	\$6.00	\$6.00
Lieutenant Governor	Olympia	07/01/23	06/30/25	Office	8,874	\$13,991.34	\$167,896.08	\$18.92	\$18.92
LSS / Senate	Olympia	07/01/23	06/30/25	Office	1,904	\$630.00	\$7,560.00	\$3.97	\$3.97
Office of Financial Management	Olympia	07/01/23	06/30/25	Office	41,707	\$49,422.80	\$593,073.54	\$14.22	\$14.22
Office of Financial Management	Olympia	07/01/23	06/30/25	Office	13,931	\$38,263.81	\$459,165.72	\$32.96	\$32.96
Office of Minority & Women's Business Enterprises	Olympia	07/01/23	06/30/25	Office	4,819	\$11,221.00	\$134,652.00	\$27.94	\$27.94
Office of the State Treasurer	Olympia	07/01/23	06/30/25	Office	10,715	\$16,893.98	\$202,727.80	\$18.92	\$18.92
Office of the State Treasurer	Olympia	07/01/23	06/30/25	Office	20,465	\$34,417.00	\$413,004.00	\$20.18	\$20.18
Puget Sound Partnership	Olympia	07/01/23	06/30/25	Office	1,382	\$3,282.25	\$39,387.00	\$28.50	\$28.50
Recreation Conservation Office	Olympia	07/01/23	06/30/25	Office	11,819	\$14,921.49	\$179,057.85	\$15.15	\$15.15
Secretary of State	Olympia	07/01/23	06/30/25	Office	10,650	\$16,793.00	\$201,516.00	\$18.92	\$18.92
Secretary of State	Olympia	07/01/23	06/30/25	Office	47,488	\$41,624.00	\$499,488.00	\$10.52	\$10.52
Secretary of State	Olympia	07/01/23	06/30/25	Office	17,000	\$35,591.00	\$427,092.00	\$25.12	\$25.12
Secretary of State	Olympia	07/01/23	06/30/25	Office	47,200	\$36,245.00	\$434,940.00	\$9.21	\$9.21
Secretary of State - State Library Division	Olympia	07/01/23	06/30/25	Office	6,382	\$2,883.00	\$34,596.00	\$5.42	\$5.42

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF	Full service net effective rent/SF/year
State Auditor's Office	Olympia	07/01/23	06/30/25	Office	6,412	\$7,598.22	\$91,178.64	\$14.22	\$14.22
States Newsroom DBA WA State Standard	Olympia	09/01/23	06/30/25	Office	408	\$574.60	\$7,522.04	\$18.44	\$18.44
States Newsroom DBA WA State Standard	Olympia	07/01/23	06/30/25	Office	120	\$209.00	\$2,508.00	\$20.90	\$20.90
Statute Law Committee	Olympia	07/01/23	06/30/25	Office	12,238	\$21,854.00	\$262,248.00	\$21.43	\$21.43
Superintendent of Public Instruction	Olympia	07/01/23	06/30/25	Office	97,800	\$123,472.50	\$1,481,670.00	\$15.15	\$15.15
TSS Digital Services	Olympia	07/01/23	06/30/25	Office	1,107	\$1,559.03	\$18,708.36	\$16.90	\$16.90
WaTech	Olympia	07/01/23	06/30/25	Office	304	\$383.80	\$4,605.60	\$15.15	\$15.15
Washington State Charter Schools Commission	Olympia	07/01/23	06/30/25	Office	1,539	\$2,088.00	\$25,056.00	\$16.28	\$16.28
Washington State Dental Association	Olympia	07/01/23	06/30/25	Office	461	\$649.24	\$7,790.88	\$16.90	\$16.90
Washington State Hospital Association	Olympia	07/01/23	06/30/25	Office	321	\$452.08	\$5,424.96	\$16.90	\$16.90
Washington State Law Library	Olympia	07/01/23	06/30/25	Office	15,418	\$19,105.47	\$229,265.66	\$14.87	\$14.87
Washington State Leadership Board	Olympia	07/01/23	06/30/25	Office	550	\$884.12	\$10,609.44	\$19.29	\$19.29
Washington State Patrol	Olympia	07/01/23	06/30/25	Office	520	\$819.87	\$9,838.40	\$18.92	\$18.92
Washington State Patrol	Olympia	07/01/23	06/30/25	Office	148,347	\$366,157.00	\$4,393,884.00	\$29.62	\$29.62
Washington State Senate	Olympia	07/01/23	06/30/25	Office	77,281	\$98,419.00	\$1,181,028.00	\$15.28	\$15.28
Washington State Senate	Olympia	07/01/23	06/30/25	Office	37,849	\$69,440.00	\$833,280.00	\$22.02	\$22.02
Washington State Senate	Olympia	07/01/23	06/30/25	Office	13,504	\$27,728.00	\$332,736.00	\$24.64	\$24.64
Washington State Supreme Court	Olympia	07/01/23	06/30/25	Office	33,940	\$42,057.32	\$504,687.80	\$14.87	\$14.87

Appendix C: Lease transactions for delegated authority

Leases with "0" square footage are not measured by square footage but by another method for space. Examples include air monitoring stations, firefighting techniques academy session, parking, and arenas.

New lease transactions

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF
Beef Commission	Buckley	5/1/2024	4/30/2029	Multi-Use	1,300	\$2,283.00	\$27,396.00	\$21.07
Children, Youth & Families, Dept. of	Centralia	8/1/2023	7/31/2028	Residential	4,431	\$10,191.30	\$122,295.60	\$27.60
College	Centralia	6/21/2023	6/21/2028	Land	60,984	\$2,880.50	\$34,566.00	\$0.57
College	Walla Walla	9/1/2023	8/31/2024	Miscellaneous	59200	\$1,011.33	\$12,135.96	\$0.20
College	Spokane	9/1/2023	6/1/2024	Miscellaneous	3,875	\$1,080.00	\$12,960.00	\$3.34
College	Walla Walla	2/1/2024	12/31/2025	Multi-Use	1116	\$1,216.00	\$14,592.00	\$13.08
Ecology, Dept. of	Spokane	11/1/2023	10/31/2024	Air Monitoring	0	\$67.00	\$804.00	\$0.00
Fish & Wildlife, Dept. of	Walla Walla	1/1/2024	12/31/2028	Office	1116	\$1,250.00	\$15,000.00	\$13.44
Natural Resources, Dept. of	Toledo	10/1/2023	9/30/2024	Miscellaneous	1,512	\$1,166.67	\$14,000.00	\$9.26
Natural Resources, Dept. of	Yakima	2/1/2024	1/31/2029	Hangar	4162	\$3,500.00	\$42,000.00	\$10.09
Social & Health Services, Dept. of	Puyallup	10/5/2023	3/31/2024	Residential	2048	\$1,500.00	\$18,000.00	\$8.79
Social & Health Services, Dept. of	Forks	3/1/2024	6/30/2029	Office	425	\$450.00	\$5,400.00	\$12.71

Lease renewals

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF
Auditor, Office of the State	Colfax	10/1/2023	9/30/2024	Office	415	\$907.47	\$10,889.64	\$26.24
Auditor, Office of the State	Okanogan	5/1/2024	4/30/2025	Office	200	\$200.00	\$2,400.00	\$12.00
Children, Youth & Families, Dept. of	Burien	3/1/2024	2/28/2029	Miscellaneous	5,159	\$13,500.00	\$170,305.03	\$33.01
Children, Youth & Families, Dept. of	Vancouver	5/1/2024	4/30/2029	Residential	2,400	\$6,000.00	\$74,192.64	\$30.91
College	Ellensburg	7/1/2023	6/30/2024	Multi-Use	3700	\$2,835.00	\$34,020.00	\$9.19
College	Centralia	7/1/2022	9/30/2023	Multi-Use	2000	\$500.00	\$6,000.00	\$3.00
College	Vancouver	7/10/2023	6/30/2024	Classroom	630	\$0.00	\$0.00	\$0.00
College	Walla Walla	7/1/2023	6/30/2025	Office	635	\$1,134.00	\$13,608.00	\$21.43
College	Milton	10/1/2023	5/30/2024	Miscellaneous	37500	\$1,400.00	\$16,800.00	\$0.45
College	Longview	7/1/2023	6/30/2024	Multi-Use	2,650	\$1,000.00	\$12,000.00	\$4.53
College	Clarkston	7/1/2023	6/30/2025	Classroom	2,688	\$112.84	\$1,354.08	\$0.50
College	Walla Walla	10/1/2023	9/30/2025	Office	200	\$1,043.77	\$12,525.24	\$62.63
College	Walla Walla	11/1/2023	3/31/2024	Miscellaneous	0	\$3,000.00	\$36,000.00	\$0.00
College	Pullman	7/1/2023	6/30/2028	Classroom	6938	\$7,478.33	\$89,739.96	\$12.93
College	Spokane	5/1/2024	4/30/2029	Office	7084	\$5,372.03	\$64,464.36	\$9.10
College	Walla Walla	3/1/2024	10/31/2024	Miscellaneous	2,576	\$161.00	\$1,932.00	\$0.75
College	Everett	7/1/2024	6/30/2026	Miscellaneous	0	\$0.00	\$0.00	\$0.00
College	Ellensburg	7/1/2024	6/30/2025	Classroom	3700	\$2,985.00	\$35,820.00	\$9.68
Commerce, Dept. of	Seattle	12/1/2023	11/30/2024	Office	287	\$2,142.00	\$25,704.00	\$89.56
Commerce, Dept. of	Seattle	12/1/2023	11/30/2024	Office	147	\$1,071.00	\$12,852.00	\$87.43
Commerce, Dept. of	Seattle	12/1/2023	11/30/2024	Office	176	\$1,392.00	\$16,704.00	\$94.91
Commerce, Dept. of	Seattle	12/1/2023	11/30/2024	Office	113	\$1,553.00	\$18,636.00	\$164.92
Ecology, Dept. of	Lacey	8/1/2023	7/31/2025	Storage	1,625	\$1,787.50	\$21,450.00	\$13.20
Ecology, Dept. of	Mount Vernon	7/1/2023	6/30/2025	Office	150	\$57.55	\$690.60	\$4.60
Ecology, Dept. of	Lacey	7/1/2023	6/30/2024	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Vancouver	7/1/2023	6/30/2024	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF
Ecology, Dept. of	Colville	9/1/2023	8/31/2024	Air Monitoring	0	\$175.00	\$2,100.00	\$0.00
Ecology, Dept. of	Sunnyside	9/1/2023	8/31/2024	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Mesa	8/1/2023	7/31/2024	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Burbank	8/1/2023	7/31/2024	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Wenatchee	9/1/2023	8/31/2024	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Chehalis	1/1/2024	12/31/2024	Air Monitoring	0	\$25.00	\$300.00	\$0.00
Ecology, Dept. of	Moses Lake	1/1/2024	12/31/2024	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Ellensburg	1/1/2024	12/31/2024	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Port Angeles	2/1/2024	1/31/2025	Air Monitoring	0	\$45.83	\$550.00	\$0.00
Ecology, Dept. of	Vancouver	2/1/2024	1/31/2025	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Leavenworth	2/1/2024	1/31/2025	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Yakima	2/1/2024	1/31/2025	Air Monitoring	0	\$250.00	\$3,000.00	\$0.00
Ecology, Dept. of	Issaquah	1/1/2024	12/31/2024	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Aberdeen	3/1/2024	2/28/2025	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Cheney	3/1/2024	2/28/2025	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Ritzville	4/1/2024	3/31/2025	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Colbert	4/1/2024	3/31/2025	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Twisp	4/1/2024	3/31/2025	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Lacrosse	6/1/2024	5/31/2025	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Pomeroy	5/1/2024	4/30/2025	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Rosalia	5/1/2024	4/30/2025	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Dayton	6/1/2023	5/31/2024	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Dayton	6/1/2024	5/31/2025	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Fish & Wildlife, Dept. of	Morton	12/1/2022	11/30/2024	Multi-Use	8842	\$2,438.00	\$29,256.00	\$3.31
Fish & Wildlife, Dept. of	Spokane	12/1/2022	11/30/2024	Storage	16000	\$3,350.00	\$40,800.00	\$2.55
Fish & Wildlife, Dept. of	Wenatchee	5/1/2023	4/30/2025	Office	1700	\$2,703.08	\$32,436.96	\$19.08
Fish & Wildlife, Dept. of	Ellensburg	8/1/2023	7/31/2024	Office	4,200	\$2,700.00	\$32,400.00	\$7.71

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF
Fish & Wildlife, Dept. of	Port Angeles	3/1/2024	2/28/2026	Office	600	\$642.00	\$7,704.00	\$12.84
Fish & Wildlife, Dept. of	Port Angeles	3/1/2024	2/28/2025	Storage	600	\$642.00	\$7,704.00	\$12.84
Fish & Wildlife, Dept. of	Twisp	5/1/2024	4/30/2025	Storage	860	\$1,910.00	\$22,920.00	\$26.65
Fish & Wildlife, Dept. of	Omak	5/1/2024	4/30/2025	Storage	250	\$175.00	\$2,100.00	\$8.40
Fish & Wildlife, Dept. of	Westport	5/1/2024	4/30/2025	Storage	146	\$182.50	\$2,190.00	\$15.00
Fish & Wildlife, Dept. of	Concrete	3/1/2024	2/28/2025	Storage	60	\$140.00	\$1,680.00	\$28.00
Fish & Wildlife, Dept. of	Davenport	3/1/2024	2/28/2025	Storage	180	\$1,200.00	\$14,400.00	\$80.00
Fish & Wildlife, Dept. of	Westport	5/1/2024	4/30/2025	Storage	360	\$240.00	\$2,880.00	\$8.00
Fish & Wildlife, Dept. of	Ilwaco	5/1/2024	10/31/2024	Storage	140	\$326.67	\$3,920.04	\$28.00
Fish & Wildlife, Dept. of	Olympia	3/1/2024	2/28/2025	Parking	0	\$1,523.72	\$18,284.64	\$0.00
Fish & Wildlife, Dept. of	Wenatchee	12/1/2024	11/30/2026	Office	3875	\$6,100.00	\$73,200.00	\$18.89
Gambling Commission, WA State	E Wenatchee	7/1/2023	6/30/2024	Office	230	\$333.00	\$3,996.00	\$17.37
Gambling Commission, WA State	East Wenatchee	7/1/2024	3/31/2025	Office	230	\$500.00	\$6,000.00	\$26.09
Housing Finance Commission, WA State	Seattle	7/1/2024	12/1/2031	Office	13,150	\$49,312.50	\$591,750.00	\$45.00
Labor & Industries, Dept. of	Seattle	7/1/2023	6/30/2025	Office	170	\$405.96	\$4,871.52	\$28.66
Labor & Industries, Dept. of	Vancouver	7/1/2023	6/30/2025	Office	161	\$330.50	\$3,966.00	\$24.63
Labor & Industries, Dept. of	Union Gap	9/1/2023	8/31/2025	Office	181	\$355.48	\$4,265.76	\$23.57
Labor & Industries, Dept. of	Auburn	7/1/2023	6/30/2025	Office	100	\$314.84	\$3,778.08	\$37.78
Labor & Industries, Dept. of	Tumwater	1/1/2024	12/31/2025	Office	89	\$1,000.44	\$12,005.28	\$135.65
Labor & Industries, Dept. of	Seattle	1/1/2024	12/31/2025	Office	64	\$848.68	\$10,184.16	\$159.13
Labor & Industries, Dept. of	Spokane	3/1/2024	2/28/2026	Office	427	\$817.01	\$9,804.12	\$22.96
Licensing, Dept. of	Davenport	1/1/2024	12/31/2024	Office	130	\$400.00	\$4,800.00	\$36.92
Natural Resources, Dept. of	Tumwater	7/1/2023	6/30/2028	Miscellaneous	360	\$1,600.00	\$19,200.00	\$53.33
Natural Resources, Dept. of	Omak	6/1/2024	5/31/2029	Multi-Use	505	\$1,150.00	\$13,800.00	\$27.33
Natural Resources, Dept. of	Shelton	7/1/2024	6/30/2029	Multi-Use	1798	\$946.63	\$11,359.56	\$6.32
Natural Resources, Dept. of	Yakima	5/1/2024	4/30/2029	Hangar	4132	\$2,500.00	\$30,000.00	\$7.26
Public Instruction, Superintendent of	Spokane	9/1/2023	8/31/2024	Office	223	\$1,005.00	\$12,060.00	\$54.08

Agency	City	Start date	Stop date	Use	Square feet	Monthly base rent	Annualized lease cost (net effective annual base rent)	Net effective annual base rent/SF
Revenue, Dept. of	Silverdale	4/1/2024	3/31/2025	Office	180	\$701.00	\$8,412.00	\$46.73
Revenue, Dept. of	Seattle	6/1/2024	5/31/2025	Parking	0	\$5,400.00	\$64,800.00	\$0.00
Transportation Dept. of	Tumwater	7/1/2023	6/30/2024	Storage	2,600	\$1,435.00	\$17,220.00	\$6.62
Transportation Dept. of	Tumwater	7/1/2023	6/30/2024	Hangar	1,800	\$422.36	\$5,068.32	\$2.82

DES