



Washington State Department of
Enterprise Services

Annual Leased Facilities Report

**Facility Leases Executed and Delegated Leases
July 1, 2020 through June 30, 2021**

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Preface

[RCW 43.82.010](#) requires the Department of Enterprise Services (DES) to annually report information related to the leasing of real estate for state agencies and other state organizations to the appropriate Washington State Legislature committees and the Office of Financial Management (OFM). The applicable sections of the Revised Code of Washington (RCW) are:

Report 1: 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.

Report 2: 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.

This report provides an overview of the part of the state of Washington's real estate portfolio that is under DES' authority. It contains highlights of initiatives and actions occurring during Fiscal Year 2021, as well as a more detailed analysis of the specific areas required by statute.

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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 conduct the acquisition of leases for private space for state agencies, and the authority to delegate to any agency the acquisition upon such terms and conditions as the director deems advisable.

Requirement and Scope

State law [RCW 43.82.010](#) requires DES to submit an annual report to the Legislature and the Office of Financial Management (OFM) regarding two aspects of leasing for state agencies and other state entities:

- Facility Leases Executed
- Delegated Leases

State law grants real estate authority to several state agencies. This report covers only state-owned and leased facilities for which DES has authority and responsibility. This report covers activity in Fiscal Year (FY) 2021.

Summary of Real Estate Actions in FY 2021

During FY 2021, DES completed the following real estate activities:

- Executed 178 lease renewals, new leases, and lease extensions in privately owned facilities involving nearly 2.5 million square feet with an annual rent of approximately \$50.8 million.
- Lease negotiations during this period resulted in \$5.5 million in cost avoidance¹ for the first year of the lease term. Over the first five years of the lease term, cost avoidance will total more than \$22.4 million.
- Executed three (3) leases in state-owned facilities worth over \$25,000 annually for over 2,000 square feet.
- Reviewed and approved 96 delegations to lease by various state agencies and organizations through delegations of authority involving approximately 165,300 square feet and worth approximately \$2.1 million annually.
- Entered into 116 Interagency Agreements (IAA) with state agencies, boards and commissions, and colleges. The work included acquisition of new-leased space, alterations of existing leased space, acquisition and disposal of state-owned space, technical assistance, and providing professional real estate services for leasing, design, and construction management.

¹ Cost avoidance is a comparison of negotiated renewal rent rates to market rates for office or warehouse leases that are 5,000 SF or greater for lease terms greater than two years. Market rates are obtained from CoStar Group market data used by most industry professionals, broker reports in major metro areas, the Commercial Broker Association (CBA), and other market information sources.

Context

State Real Estate Portfolio

The state currently has a hybrid, decentralized model for authority over real estate. The [Facilities Inventory System Report](#) identifies three authorities: (1) Department of Enterprise Services, (2) other state agencies owning or leasing through statutory authorization or exemption [RCW 43.82.010\(13\)](#), and (3) higher education institutions [RCW 28B.10.020](#).

As of June 2021, the OFM Facilities Inventory System Report reported approximately 123 million square feet for all space types and includes:

- Approximately 109 million square feet of state-owned space.
- Approximately 14 million square feet of leased space.

The portfolio overseen by DES (owned and leased²) is a small subset of the state's total, including over 900 leases in privately-owned, and 85 leases state-owned buildings. This includes leases of all types, from offices to warehouse and storage units, parking lots, boat moorage, 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 as referenced in [RCW 43.82.010\(13\)](#):

- 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](#); and
- Health Benefit Exchange [RCW 43.71.020](#).

DES has statutory responsibility for the management, operation, and maintenance of the 486-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 agencies' behalf for spaces in private sector buildings, as well as 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 optimal pricing, based on availability within the market.

² This includes leases derived because of a delegation of authority from DES to an agency.

Report 1: Facility Leases Executed

Background

The director of the Department of Enterprise Services (DES) has the authority to purchase, lease, lease purchase, rent, or otherwise acquire all improved and unimproved real estate on behalf of a state organization and after consultation with OFM [RCW.43.82.010\(1\)](#). The director of DES has the authority to determine the location, size, and design of real estate or improvements to real estate for state agencies [RCW 43.82.010\(2\)](#). Within this authority, DES' Real Estate Services (RES) is responsible for real estate transactions on behalf of state organizations.

State law [RCW 43.82.045](#) prohibits state agencies from entering into lease agreements for privately owned buildings that are in the planning stage or under construction without prior approval from the director of OFM. DES is required to submit an annual report of facility leases executed under [RCW 43.82.010](#) and [RCW 43.82.045](#), including lease terms and annual lease costs [RCW 43.82.010\(15\)](#).

Scope of Executed Leases

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 leased 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 component.

Leases Executed in Privately-Owned Facilities

In FY 21, DES executed 178 leases involving over two million square feet in privately owned facilities with a cost over \$50 million annually³. The following tables show the type and number of lease transactions, square feet, and annual lease costs and the comparison of total lease transactions to previous fiscal years. The transactions include lease renewals, leases for new space, and lease amendments to extend.

Figure 1: Lease Transactions in Privately-Owned Facilities in FY 21

Type of Transaction	# of Leases	Square Feet	Annualized Lease Cost
1. Renewal	107	1,652,352	\$36,763,840
2. New	31	467,764	\$7,139,584
3. Extension	40	398,028	\$6,929,567
Totals	178	2,518,144	\$50,832,991

Figure 2: Lease Transactions in Privately-Owned Facilities by Fiscal Year

Fiscal Year	# of Leases	Square Feet	Annualized Lease Cost
2012	147	1,468,198	\$25,094,453
2013	138	1,404,153	\$25,562,667
2014	126	1,206,830	\$22,188,720
2015	148	1,820,812	\$29,920,551
2016	171	1,985,992	\$37,408,074
2017	179	1,756,928	\$31,983,348
2018	143	1,472,944	\$30,937,048
2019	143	1,912,877	\$30,414,257
2020	197	2,022,739	\$39,396,188
2021	178	2,518,144	\$50,832,991

The state leases a range of space types, including office, conditioned and unconditioned storage, laboratory, classrooms, residential, and hangar space. Office space makes up 77 percent of the state’s leased space, and this report indicates that “office” was the predominant type of lease executed in FY 21. The following tables provide summary information on the distribution of leased space by type and square footage, and by space type and number of leases.

³ Annualized lease cost is the net effective base rent that is the average rent to be paid over the term of the lease including specific concessions such as free rent, incentives, and allowances. It does not include operating expenses to be paid separately such as janitorial costs and utilities unless those expenses are part of the base rent. RES includes these expenses when comparing net effective base rents to market rents and budgets.

Figure 3: Summary of Leases by Type in FY 21

Type of Space	# of Leases	Total SF	% of Total Leases by SF	% of Total Leases by Space Type
1. Office	144	1,896,147	77%	81%
2. Multiuse	13	177,232	7%	7%
3. Warehouse/Storage	13	278,926	11%	7%
4. Parking	5	NA	0%	3%
5. Residential	2	90,400	4%	1%
6. Classroom	1	6,600	0%	1%

Figure 4: Distribution of Leased Space by Square Footage in FY 21

Square Footage ⁴	# of Leases	Percentage
1 - 999	25	14%
1,000 - 4,999	54	31%
5,000 - 9,999	42	24%
10,000 - 19,999	23	13%
20,000 - 49,999	25	14%
50,000 - 100,000	4	2%

Figure 5: Lease Transactions by Counties in FY 21

County	Leased SF ⁵	% of Total Leased SF ⁶	# of Transactions	% of Total Transactions
1. Thurston	1,165,623	47.59%	53	30%
2. King	333,860	13.63%	24	13%
3. Snohomish	304,220	12.42%	16	9%
4. Spokane	171,393	7.00%	16	9%
5. Benton	73,697	3.01%	3	2%
6. Pierce	69,726	2.85%	7	4%
7. Yakima	48,301	1.97%	5	3%
8. Okanogan	41,226	1.68%	5	3%
9. Grays Harbor	35,918	1.47%	2	1%
10. Kitsap	31,808	1.30%	7	4%
11. Other	173,533	7.08%	40	22%

The following table identifies ten state agencies with the largest number of leases, new and renewals, executed by DES in FY 21. The Department of Social and Health Services continues to be the largest single agency in terms of the number of transactions.

^{4 67} This data excludes four leases that reports “0” square footage due the space use type – parking and boat moorage.

Figure 6: Agencies by the Number of Transactions in FY 21

Agency	Renewal	New	Extension	Total	% of Total Transactions
1. Social & Health Services	23	6	7	36	20%
2. Corrections	16	0	1	17	10%
3. Children, Youth & Families	11	1	4	16	9%
4. Licensing	6	1	9	16	9%
5. Employment Security Department	7	3	3	13	7%
6. Others	44	20	16	80	45%
Totals	107	31	40	178	100%

The following chart identifies the top five state agencies by proportion of leased square feet related to their FY 21 executed leases. The Department of Social and Health Services is also the largest based on total square feet.

Figure 7: Agencies by Proportion of Leased Square Feet in FY 21

Agency	Total Square Feet ⁷	% of Total Square Footage
1. Social & Health Services	418,380	17%
2. Health	276,913	11%
3. Colleges	225,500	9%
4. Children, Youth & Families	218,541	9%
5. Enterprise Services	198,501	8%
6. Other	1,111,470	45%

⁷ This data excludes five leases that reports “0” square footage due the space use type – parking.

Leases Executed in State-Owned Facilities

DES manages or owns 49 of the approximately 10,500 state-owned buildings. The 49 buildings include facilities on the Capitol Campus in Olympia as well as state facilities in, Tumwater, and Yakima. These facilities also include parking structures, monuments, and parks.

In FY 21, DES executed three lease renewals for state agencies and other organizations in state-owned facilities. These leases total 2,005 square feet with annualized lease costs of \$25,576. The following table shows the number of lease transactions and annual lease costs.

Figure 8: Lease Transactions in State-Owned Facilities in FY 21

Type of Transaction	# of Leases	Square Feet	Annualized Lease Cost
Renewal	3	2,005	\$25,576
Totals	3	2,005	\$25,576

Leases in state-owned space are typically negotiated and executed on a biennial basis. In 2012, DES started using “occupancy agreements” for Capitol Campus space rather than lease agreements to enhance administrative efficiency. These occupancy agreements identify the space used, outline expectations around the tenant’s use of the space, and identify services that DES provides for the tenant in this space.

Leases Executed for Facilities in the Planning Stage of Development or Under Construction

State law [RCW 43.82.045](#) prohibits state organizations from entering into lease agreements without prior written approval from the director of OFM for privately owned facilities that are in planning stages of development or under construction from ground or on bare land.

Figure 9: Leases for Space Under Development in FY 21

Agency	Location	Square Feet	Annualized Lease Cost ⁸	Cost per SF
Social & Health Services	Kennewick	26,834	\$652,898	\$24.89
Employment Security Department	Sequim	9,129	\$222,747	\$26.69

⁸ Annualized lease cost is the net effective base rent that is the average rent to be paid over the term of the lease including specific concessions such as free rent, incentives, and allowances. It does not include operating expenses to be paid separately such as janitorial costs and utilities unless those expenses are part of the base rent. RES includes these expenses when comparing net effective base rents to market rents and budgets.

Report 2: Delegated Leases

Background

Under state law [RCW, 43.82.010](#), DES has authority to house state government. Under state law [RCW 43.82.010\(13\)](#), DES may delegate this authority to state agencies, boards, commissions, and colleges. The department may also delegate functions to any agency under terms and conditions deemed advisable. DES is required to submit an annual report to the Legislature regarding all delegated leases [RCW 43.82.010\(12\)](#).

Scope of Delegations of Authority

State law allows DES to determine the terms and conditions of delegation of authority. Past practices limited delegation to negotiating and executing leases under defined circumstances, such as for emergency and temporary needs, or for storage. Over time, this practice expanded to permit state agencies, boards, commissions, and community and technical colleges to request a delegation of authority to:

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

The department has established specific parameters relating to the granting of delegations of authority that help ensure state entities only enter into low-risk leases (short duration and low dollar amount thresholds) that are specialized in nature.

DES determines what assistance and/or training, if any, is essential for the requesting agency to manage successfully the proposed delegated real estate transactions. The agency is required to meet specific criteria related to its capabilities and resources before being granted a delegation.

DES then issues a written approval with the terms, conditions, and responsibilities of the delegation (including reporting responsibilities) to the requesting agency for the delegation. A delegation is time-limited. If the agency seeks to renew its delegated lease as it approaches expiration, it must reapply for a delegation of authority for such a renewal. It is not automatic. The delegation will be reviewed for compliance, as well as to determine if the delegation continues to meet real estate leasing needs of the agency and the state.

All delegations are required to use the pre-approved Delegated State Rental Agreement for terms less than one year or the pre-approved Delegated Lease Agreement. Any exceptions to this requirement must be approved in advance by the assistant director for Real Estate Services or delegate and be approved as to form by the appropriate assistant attorney general.

If an agency fails to comply with the procedures, terms, and conditions described above, DES may revoke the delegation of authority. DES retains the right to assess, at any time, the integrity of each individual lease action and the capability of the agency involved to perform all aspects of its delegation activities.

Uses of Delegations of Authority

Delegations include air monitoring sites, boat ramps, cellular sites, offices, parking lots, storage areas, and vacant land. In FY 21, the two largest users of delegated authority for leasing were the Department of Ecology, and Community and Technical Colleges. Out of 27 delegated leases for Ecology, 26 were air-monitoring sites. The miscellaneous category includes leases for a variety of state organizations, including the Department of Transportation, Superintendent of Public Instruction, Washington State Patrol, and the Department of Revenue.

Leases Executed Under Delegations of Authority in FY 21

In FY 21, DES granted 21 delegations for new leases and 75 delegations for renewals of leases. These 96 leases represented annualized costs of over \$2.1M.

Figure 10: Delegations of Authority

Fiscal Year	# of Delegated Leases	Square Feet	Annualized Lease Cost
2010	89	95,616	\$1,342,140
2011	58	100,610	\$1,021,844
2012	64	95,233	\$1,855,548
2013	54	66,469	\$1,048,295
2014	61	45,567	\$935,626
2015	77	118,015	\$1,141,879
2016	31	73,656	\$684,009
2017	62	32,484	\$833,866
2018	77	99,737	\$1,042,393
2019	80	92,864	\$1,278,451
2020	90	104,634	\$1,974,279
2021	96	165,377	\$2,136,056

Figure 11: Number of Delegated Leases by Agency in FY 21

Agency	# of Delegated Leases	% of Total Delegated Leases
1. Ecology	27	28%
2. Community and Technical Colleges	13	14%
3. Fish & Wildlife	10	10%
4. Social & Health Services	7	7%
5. Transportation	7	7%
6. Others	32	33%

Figure 12: Number of Delegated Leases by Type of Use in FY21

Type of Use	# of Leases	% of Total Leases
1. Air Monitoring	26	27%
2. Office	26	27%
3. Multi-Use	14	15%
4. Warehouse/Storage	9	9%
5. Residential	8	8%
6. Miscellaneous	6	6%
7. Classroom	4	4%
8. Parking	2	2%
9. Hanger	1	1%

Figure 13: Duration of Delegated Leases

Fiscal Year	% < 2 Years	% 2-5 Years	% > 5 Years
2010	83.00%	17.00%	0.00%
2011	90.00%	10.00%	0.00%
2012	89.00%	11.00%	0.00%
2013	75.00%	25.00%	0.00%
2014	75.00%	25.00%	0.00%
2015	76.00%	21.30%	1.30%
2016	61.00%	39.00%	0.00%
2017	82.26%	16.13%	1.61%
2018	76.62%	23.38%	0.00%
2019	83.75%	16.25%	0.00%
2020	77.78%	22.22%	0.00%
2021	68.75%	31.25%	0.00%

Appendix A: Lease Transactions Related to Privately-Owned Facilities in FY 21

Extensions:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent
Agriculture, Dept. of	Bellingham	12/1/2018	11/30/2021	Office	187	\$2,500.00
Children, Youth & Families, Dept. of	Everett	10/1/2013	7/15/2020	Office	41,557	\$88,363.85
Children, Youth & Families, Dept. of	Omak	11/1/2015	12/31/2020	Office	1,920	\$2,880.00
Children, Youth & Families, Dept. of	Kent	2/1/2016	4/1/2021	Office	2,831	\$5,662.00
Children, Youth & Families, Dept. of	Kent	7/1/2018	7/31/2022	Office	8,087	\$11,962.02
Colleges	Lacey	9/1/2005	9/30/2021	Multiuse	33,832	\$69,059.82
Colleges	Spokane	9/1/2005	9/30/2022	Multiuse	33,832	\$69,059.82
Corrections, Dept. of	Silverdale	10/1/2020	9/30/2030	Office	17,228	\$26,559.83
Ecology Dept. of	Everett	1/1/2016	6/30/2021	Warehouse/Storage	2,328	\$1,250.00
Employment Security Department	Renton	10/1/2020	9/30/2030	Office	14,094	\$30,537.00
Employment Security Department	Olympia	6/1/2019	5/31/2024	Office	424	\$821.50
Employment Security Department - Leasing to Private Entity	Tumwater	8/1/2012	9/30/2021	Office	2,994	\$7,700.00
Enterprise Services, Dept. of	Tumwater	4/1/2016	3/31/2022	Multiuse	13,349	\$15,307.00
Enterprise Services, Dept. of	Tumwater	3/18/2018	3/31/2021	Parking	0	\$4,080.00
Environment/Land Use Hearing Office	Tumwater	9/1/2015	9/30/2020	Office	5,653	\$10,175.40
Health, Dept. of	Tumwater	9/1/2020	2/28/2021	Warehouse/Storage	4,000	\$10.00
Health, Dept. of	Yakima	9/1/2020	6/30/2021	Warehouse/Storage	4,000	\$10.00
Health, Dept. of	Chelan	9/1/2020	8/31/2021	Warehouse/Storage	4,000	\$10.00
Labor & Industries, Dept. of	Chelan	10/1/2017	10/20/2020	Office	18,135	\$24,935.63
Licensing, Dept. of	Poulsbo	7/1/2015	6/30/2022	Office	861	\$1,458.00
Licensing, Dept. of	Kent	7/1/2015	9/30/2022	Office	861	\$1,458.00
Licensing, Dept. of	Pullman	10/1/2015	9/30/2022	Office	3,222	\$5,101.50
Licensing, Dept. of	Ellensburg	1/1/2016	12/31/2022	Office	4,780	\$8,564.17
Licensing, Dept. of	Lacey	3/1/2016	8/31/2021	Office	1,367	\$1,525.00
Licensing, Dept. of	Lacey	2/1/2016	1/31/2023	Office	2,077	\$2,861.58
Licensing, Dept. of	Lacey	2/1/2018	8/31/2020	Office	5,746	\$8,738.71
Licensing, Dept. of	Mount Vernon	2/1/2018	8/31/2020	Parking	0	\$1,543.75
Licensing, Dept. of	Spokane Valley	10/1/2020	9/30/2030	Office	7,746	\$15,169.25
Liquor & Cannabis Board	Tacoma	9/1/2015	6/30/2021	Office	1,466	\$2,003.53
Lottery Commission, WA State	Lynnwood	9/1/2014	12/31/2020	Office	3,180	\$3,180.00

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent
Puget Sound Partnership, WA	Omak	9/1/2010	11/30/2020	Office	8,500	\$13,458.33
Social & Health Services, Dept. of	Silverdale	2/1/2015	4/30/2022	Office	4,872	\$8,570.66
Social & Health Services, Dept. of	Bremerton	8/1/2016	7/31/2022	Office	19,440	\$28,755.00
Social & Health Services, Dept. of	Spokane	3/1/2016	10/31/2021	Office	4,287	\$8,038.13
Social & Health Services, Dept. of	Kennewick	7/1/2020	6/30/2030	Office	4,229	\$8,105.58
Social & Health Services, Dept. of	Everett	1/15/2021	12/31/2030	Office	4,907	\$9,147.47
Social & Health Services, Dept. of	Seattle	3/1/2021	2/28/2031	Office	26,234	\$53,561.08
State Investment Board	Seattle	8/1/2014	9/30/2022	Office	4,513	\$8,886.37

New Space:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full-Service Net Effective Rent/SF/Year
Agriculture, Dept. of	Colfax	3/1/2021	2/28/2031	Office	2,571	\$4,370.70	\$52,011.33	\$20.23	\$2.12	\$22.35
Arts Commission WA State	Olympia	10/1/2020	9/30/2025	Office	1,149	\$1,986.82	\$23,612.04	\$20.55	\$0.00	\$20.55
Board of Registration for Professional Engineers and Land Surveyors	Olympia	6/1/2021	5/31/2026	Office	2,114	\$1,937.83	\$23,253.96	\$11.00	\$1.29	\$12.29
Board of Registration for Professional Engineers and Land Surveyors	Olympia	7/1/2020	12/31/2020	Office	432	\$585.00	\$7,020.00	\$16.25	\$1.74	\$17.99
Children, Youth & Families, Dept. of	Lacey	11/1/2020	10/31/2025	Warehouse/Storage	17,557	\$14,630.83	\$175,569.96	\$10.00	\$0.44	\$10.44
Colleges	Des Moines	10/1/2020	9/30/2025	Multiuse	8,551	\$19,774.19	\$237,290.28	\$27.75	\$0.00	\$27.75
Colleges	Everett	9/1/2020	8/31/2025	Warehouse/Storage	2,278	\$2,088.17	\$25,058.04	\$11.00	\$2.46	\$13.46
Colleges	Federal Way	4/1/2021	3/31/2031	Office	7,391	\$14,196.88	\$184,651.89	\$24.98	\$0.00	\$24.98
Colleges	Lynnwood	8/1/2020	7/31/2030	Residential	88,550	\$183,333.33	\$2,397,999.97	\$27.08	\$1.12	\$28.20
Employment Security Department	Lacey	11/1/2020	10/31/2025	Office	10,767	\$17,945.00	\$150,738.00	\$14.00	\$3.03	\$17.03
Employment Security Department	Sequim	6/1/2021	5/31/2031	Office	9,129	\$18,562.30	\$231,457.78	\$25.35	\$1.34	\$26.69
Enterprise Services, Dept of	Lacey	7/1/2020	6/30/2021	Warehouse/Storage	198,501	\$105,205.00	\$1,262,460.00	\$6.36	\$0.96	\$7.32
Financial Management, Office of	Olympia	11/1/2020	10/31/2025	Office	4,155	\$7,444.38	\$89,332.56	\$21.50	\$3.03	\$24.53
Fish & Wildlife, Dept. of	North Bend	8/1/2020	7/31/2025	Office	1,390	\$3,185.42	\$38,225.04	\$27.50	\$2.29	\$29.79
Fish & Wildlife, Dept. of	Pasco	12/1/2020	11/30/2025	Multiuse	5,680	\$4,911.66	\$58,939.92	\$10.38	\$0.30	\$10.68
Fish & Wildlife, Dept. of	Yakima	9/1/2020	8/31/2025	Multiuse	3,067	\$3,705.96	\$44,471.52	\$14.50	\$2.43	\$16.93
Health, Dept. of	Shoreline	11/1/2020	1/31/2021	Warehouse/Storage	2,330	\$10.00	\$120.00	\$0.05	\$0.00	\$0.05

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full-Service Net Effective Rent/SF/Year
Health, Dept. of	Tumwater	9/1/2020	6/30/2021	Warehouse/Storage	4,000	\$10.00	\$120.00	\$0.03	\$0.00	\$0.03
Labor & Industries, Dept. of	Union Gap	10/1/2020	9/30/2030	Office	15,079	\$26,297.33	\$332,527.98	\$22.05	\$2.12	\$24.17
LGBTQ Commission	Olympia	11/1/2020	10/31/2025	Office	592	\$1,085.33	\$13,023.96	\$22.00	\$0.00	\$22.00
Licensing, Dept. of	Lacey	10/1/2020	9/30/2030	Office	7,746	\$15,169.25	\$183,289.73	\$23.66	\$1.29	\$24.95
Lottery Commission, WA State	Spokane	7/1/2020	6/30/2025	Office	2,107	\$4,465.08	\$49,580.96	\$23.53	\$2.28	\$25.81
Pollution Liability Insurance Program, WA State	Olympia	3/1/2021	6/30/2030	Office	5,440	\$10,993.33	\$135,878.57	\$24.98	\$3.03	\$28.01
Social & Health Services, Dept. of	Kennewick	10/1/2020	9/30/2030	Office	21,229	\$36,620.02	\$502,968.05	\$23.69	\$2.43	\$26.12
Social & Health Services, Dept. of	Kennewick	3/1/2021	2/28/2031	Office	26,234	\$53,561.08	\$652,898.68	\$24.89	\$2.43	\$27.32
Social & Health Services, Dept. of	Lynnwood	1/1/2021	12/31/2025	Office	4,225	\$8,175.38	\$93,199.33	\$22.06	\$2.90	\$24.96
Social & Health Services, Dept. of	Olympia	9/15/2020	9/14/2021	Warehouse/Storage	9,250	\$5,095.21	\$61,142.52	\$6.61	\$0.44	\$7.05
Social & Health Services, Dept. of	Spokane	11/1/2020	10/31/2030	Office	4,907	\$9,147.47	\$112,742.02	\$22.98	\$0.00	\$22.98

Renewals:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full-Service Net Effective Rent/SF/Year
Agriculture, Dept. of	Moses Lake	7/1/2020	6/30/2025	Office	992	\$1,240.00	\$14,632.00	\$14.75	\$2.45	\$17.20
Agriculture, Dept. of	Tumwater	8/1/2020	7/31/2025	Multiuse	3,452	\$3,490.00	\$41,880.00	\$12.13	\$5.93	\$18.06
Attorney General, Office of the	Port Orchard	4/1/2021	3/31/2022	Office	100	\$200.00	\$2,400.00	\$24.00	\$0.00	\$24.00
Attorney General, Office of the	Tacoma	8/1/2020	7/31/2025	Office	32,768	\$95,713.40	\$1,058,364.76	\$32.30	\$0.00	\$32.30
Attorney General, Office of the	Olympia	8/1/2020	7/31/2025	Office	54,744	\$87,818.50	\$1,053,822.00	\$19.25	\$3.03	\$22.28
Attorney General, Office of the	Yakima	8/1/2020	7/31/2025	Office	5,870	\$10,272.50	\$123,270.00	\$21.00	\$2.18	\$23.18
Children, Youth & Families, Dept. of	Olympia	4/1/2021	3/31/2026	Office	5,574	\$7,780.38	\$90,252.41	\$16.19	\$1.74	\$17.93
Children, Youth & Families, Dept. of	Seattle	10/1/2020	9/30/2025	Office	43,139	\$86,707.75	\$1,040,493.00	\$24.12	\$2.29	\$26.41
Children, Youth & Families, Dept. of	Aberdeen	9/1/2020	8/31/2025	Office	15,025	\$29,248.67	\$350,984.04	\$23.36	\$2.46	\$25.82
Children, Youth & Families, Dept. of	Bellingham	7/1/2020	6/30/2025	Office	15,840	\$29,790.00	\$357,480.00	\$22.57	\$0.00	\$22.57
Children, Youth & Families, Dept. of	Long Beach	12/1/2020	11/30/2025	Office	5,407	\$7,997.85	\$95,974.20	\$17.75	\$2.90	\$20.65
Children, Youth & Families, Dept. of	Bellingham	1/1/2021	12/31/2025	Office	1,920	\$3,611.20	\$43,334.40	\$22.57	\$0.00	\$22.57
Children, Youth & Families, Dept. of	Everett	4/1/2021	3/31/2026	Office	2,831	\$6,133.83	\$72,379.19	\$25.57	\$0.00	\$25.57
Children, Youth & Families, Dept. of	Centralia	4/1/2021	3/31/2026	Office	19,292	\$30,545.67	\$360,438.91	\$18.68	\$2.90	\$21.58
Children, Youth & Families, Dept. of	Arlington	5/1/2021	4/30/2026	Office	31,394	\$58,471.33	\$695,655.96	\$22.16	\$2.90	\$25.06

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full-Service Net Effective Rent/SF/Year
Children, Youth & Families, Dept. of	Newport	9/1/2020	8/31/2025	Office	3,930	\$6,631.88	\$79,582.56	\$20.25	\$0.00	\$20.25
Children, Youth & Families, Dept. of	White Salmon	7/1/2020	6/30/2025	Office	2,237	\$2,656.84	\$31,882.08	\$14.25	\$0.00	\$14.25
Colleges	Spokane	7/1/2020	6/30/2025	Multiuse	20,036	\$19,839.93	\$250,284.46	\$12.49	\$0.00	\$12.49
Colleges	Spokane	8/1/2020	7/31/2025	Classroom	6,600	\$4,620.00	\$52,140.00	\$7.90	\$2.45	\$10.35
Colleges	Spokane	9/1/2020	8/31/2022	Office	24,430	\$35,161.75	\$421,941.00	\$17.27	\$0.00	\$17.27
Commerce, Dept. of	Olympia	3/1/2021	2/28/2026	Office	2,494	\$3,533.17	\$42,398.04	\$17.00	\$0.00	\$17.00
Corrections, Dept. of	Longview	7/1/2020	6/30/2025	Office	6,473	\$11,780.86	\$141,370.32	\$21.84	\$2.46	\$24.30
Corrections, Dept. of	Tacoma	9/1/2020	8/31/2025	Office	13,008	\$27,012.00	\$310,936.80	\$23.90	\$0.00	\$23.90
Corrections, Dept. of	Everett	10/1/2020	9/30/2025	Office	13,313	\$22,188.33	\$266,259.96	\$20.00	\$2.46	\$22.46
Corrections, Dept. of	Seattle	7/1/2020	6/30/2025	Office	3,854	\$7,329.00	\$87,948.00	\$22.82	\$0.00	\$22.82
Corrections, Dept. of	Spokane	1/1/2021	12/31/2030	Office	7,990	\$11,985.00	\$142,821.25	\$17.88	\$0.00	\$17.88
Corrections, Dept. of	Ellensburg	12/1/2020	11/30/2025	Office	1,728	\$2,176.00	\$27,415.20	\$15.87	\$2.45	\$18.32
Corrections, Dept. of	Seattle	8/1/2020	7/31/2025	Office	40,790	\$126,279.04	\$1,490,874.48	\$36.55	\$3.86	\$40.41
Corrections, Dept. of	Walla Walla	4/1/2021	3/31/2026	Multiuse	8,500	\$12,218.75	\$144,193.25	\$16.96	\$2.45	\$19.41
Corrections, Dept. of	Spokane	12/1/2020	11/30/2025	Office	15,786	\$23,679.00	\$284,148.00	\$18.00	\$0.00	\$18.00
Corrections, Dept. of	Yakima	1/1/2021	12/31/2025	Office	6,150	\$6,600.00	\$79,200.00	\$12.88	\$2.43	\$15.31
Corrections, Dept. of	Port Angeles	10/1/2020	9/30/2025	Office	3,402	\$3,730.86	\$43,277.98	\$12.72	\$2.46	\$15.18
Corrections, Dept. of	Spokane	1/1/2021	12/31/2030	Office	21,501	\$25,532.44	\$298,729.55	\$13.89	\$2.12	\$16.01
Corrections, Dept. of	Raymond	1/1/2021	12/31/2025	Office	1,843	\$1,600.00	\$19,200.00	\$10.42	\$2.90	\$13.32
Corrections, Dept. of	Shelton	4/1/2021	3/31/2026	Office	4,459	\$7,390.79	\$87,211.32	\$19.56	\$2.90	\$22.46
Corrections, Dept. of	Port Orchard	4/1/2021	3/31/2026	Office	5,282	\$9,023.42	\$108,281.04	\$20.50	\$1.34	\$21.84
Corrections, Dept. of	Everett	6/1/2021	5/31/2026	Office	9,786	\$18,756.50	\$225,078.00	\$23.00	\$0.00	\$23.00
Employment Security Department	Omak	5/1/2021	4/30/2031	Office	7,989	\$11,151.31	\$134,647.91	\$16.85	\$0.00	\$16.85
Employment Security Department	East Wenatchee	10/1/2020	9/30/2025	Office	8,211	\$978.48	\$167,750.76	\$20.43	\$1.23	\$21.66
Employment Security Department	Tumwater	1/1/2021	12/31/2025	Office	28,346	\$49,487.39	\$547,368.68	\$19.31	\$3.03	\$22.34
Employment Security Department	Colville	8/1/2020	7/31/2025	Office	3,447	\$4,165.13	\$49,148.53	\$14.26	\$2.45	\$16.71
Employment Security Department	Vancouver	12/1/2020	11/30/2025	Office	13,638	\$23,298.25	\$274,919.35	\$20.16	\$0.00	\$20.16
Employment Security Department	Long Beach	12/1/2020	11/30/2025	Office	966	\$1,428.88	\$17,146.56	\$17.75	\$2.90	\$20.65
Employment Security Department	Kelso	6/1/2021	5/31/2026	Office	6,635	\$13,087.54	\$154,432.97	\$23.28	\$0.00	\$23.28
Employment Security Department - Leasing to Private Entity	Tumwater	1/1/2021	12/31/2025	Office	9,016	\$15,740.43	\$188,885.16	\$20.95	\$3.03	\$23.98
Enterprise Services, Dept of	Tumwater	4/1/2021	3/31/2024	Parking	0	\$4,460.00	\$53,520.00	\$0.00	\$0.00	\$0.00
Environment/Land Use Hearing Office	Tumwater	10/1/2020	9/30/2025	Office	5,653	\$11,777.08	\$141,324.96	\$25.00	\$0.00	\$25.00

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full-Service Net Effective Rent/SF/Year
Fish & Wildlife, Dept. of	Twisp	7/1/2020	6/30/2025	Multiuse	4,800	\$4,476.00	\$53,712.00	\$11.19	\$2.12	\$13.31
Health Care Authority State	Olympia	8/1/2020	7/31/2025	Office	7,235	\$12,510.52	\$154,084.27	\$21.30	\$3.03	\$24.33
Health Care Authority State	Olympia	3/1/2021	2/28/2026	Office	161,200	\$335,833.33	\$3,933,279.96	\$24.40	\$3.03	\$27.43
Health Care Authority State	Olympia	3/1/2021	2/28/2026	Parking	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care Facilities Authority State	Olympia	5/1/2021	4/30/2026	Office	2,780	\$4,691.25	\$55,356.75	\$19.91	\$0.00	\$19.91
Health, Dept. of	Olympia	10/1/2020	9/30/2025	Warehouse/Storage	7,632	\$4,083.12	\$47,364.90	\$6.21	\$0.44	\$6.65
Health, Dept. of	Tumwater	7/1/2020	6/30/2022	Multiuse	20,610	\$18,000.00	\$216,000.00	\$10.48	\$0.44	\$10.92
Health, Dept. of	Tumwater	3/1/2021	2/28/2026	Office	99,621	\$188,864.81	\$2,166,756.72	\$21.75	\$3.03	\$24.78
Health, Dept. of	Tumwater	3/1/2021	2/28/2031	Office	130,720	\$247,823.33	\$2,957,420.00	\$22.62	\$3.03	\$25.65
Human Rights Commission	Olympia	4/1/2021	3/31/2026	Office	6,719	\$11,198.33	\$133,779.96	\$19.91	\$0.00	\$19.91
Industrial Insurance Appeals, Board of	Olympia	6/1/2021	5/31/2026	Office	48,874	\$84,714.93	\$1,021,466.57	\$20.90	\$1.74	\$22.64
Labor & Industries, Dept. of	East Wenatchee	4/1/2021	3/31/2026	Office	10,158	\$15,829.55	\$189,954.60	\$18.70	\$2.45	\$21.15
Labor & Industries, Dept. of	Tumwater	3/1/2021	2/28/2026	Office	93,509	\$177,277.48	\$2,127,329.76	\$22.75	\$3.03	\$25.78
Law Library State	Olympia	8/1/2020	7/31/2025	Warehouse/Storage	3,050	\$1,500.00	\$18,000.00	\$5.90	\$0.42	\$6.32
Licensing, Dept. of	Lynnwood	12/1/2020	11/30/2025	Office	9,834	\$23,396.73	\$280,760.76	\$28.55	\$2.46	\$31.01
Licensing, Dept. of	Seattle	11/1/2020	4/30/2023	Office	9,604	\$17,447.27	\$209,367.24	\$21.80	\$3.86	\$25.66
Licensing, Dept. of	Colville	5/1/2021	4/30/2026	Office	1,781	\$2,226.25	\$26,269.75	\$14.75	\$1.23	\$15.98
Licensing, Dept. of	Bellingham	1/1/2021	12/31/2025	Office	5,827	\$10,682.83	\$121,784.26	\$20.90	\$2.56	\$23.46
Licensing, Dept. of	Arlington	12/1/2020	11/30/2025	Office	5,931	\$10,379.25	\$124,551.00	\$21.00	\$2.46	\$23.46
Licensing, Dept. of	Newport	9/1/2020	8/31/2025	Office	277	\$527.92	\$6,335.04	\$22.87	\$0.00	\$22.87
Liquor & Cannabis Board	Tacoma	12/1/2020	11/30/2025	Office	3,850	\$5,650.00	\$68,613.60	\$17.82	\$0.00	\$17.82
Lottery Commission, WA State	Lacey	4/1/2021	3/31/2026	Multiuse	13,923	\$8,500.00	\$100,300.00	\$7.20	\$0.43	\$7.63
Public Employment Relations Commission	Kirkland	12/1/2020	11/30/2025	Office	2,705	\$6,762.50	\$78,445.00	\$29.00	\$0.00	\$29.00
Retirement Systems, Dept. of	Tumwater	3/1/2021	2/28/2026	Office	5,250	\$4,200.00	\$47,560.00	\$9.06	\$3.03	\$12.09
Revenue, Dept. of	Kent	12/1/2020	11/30/2025	Office	10,508	\$24,956.50	\$294,486.70	\$28.03	\$0.00	\$28.03
Revenue, Dept. of	Spokane	6/1/2021	5/31/2026	Office	8,986	\$16,287.13	\$177,024.26	\$19.70	\$0.00	\$19.70
Secretary of State, Office of	Olympia	7/1/2020	6/30/2025	Office	10,666	\$19,554.33	\$234,651.96	\$22.00	\$3.03	\$25.03
Social & Health Services, Dept. of	Spokane Valley	8/1/2020	7/31/2025	Residential	1,850	\$1,565.00	\$18,780.00	\$10.15	\$2.45	\$12.60
Social & Health Services, Dept. of	Tumwater	12/1/2020	11/30/2021	Warehouse/Storage	20,000	\$13,800.00	\$165,600.00	\$8.28	\$0.88	\$9.16
Social & Health Services, Dept. of	Newport	9/1/2020	8/31/2025	Office	7,752	\$13,081.50	\$156,978.00	\$20.25	\$2.45	\$22.70
Social & Health Services, Dept. of	Chehalis	7/1/2020	6/30/2025	Office	10,737	\$15,434.44	\$185,213.28	\$17.25	\$0.00	\$17.25
Social & Health Services, Dept. of	White Salmon	7/1/2020	6/30/2025	Office	4,566	\$5,422.12	\$65,065.44	\$14.25	\$2.45	\$16.70

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full-Service Net Effective Rent/SF/Year
Social & Health Services, Dept. of	Auburn	9/1/2020	8/31/2025	Office	8,741	\$14,539.20	\$174,470.40	\$19.96	\$3.86	\$23.82
Social & Health Services, Dept. of	Mattawa	10/1/2020	9/30/2025	Office	130	\$300.00	\$3,600.00	\$27.69	\$0.00	\$27.69
Social & Health Services, Dept. of	Buckley	2/1/2021	1/31/2026	Multiuse	7,600	\$6,333.33	\$75,999.96	\$10.00	\$2.32	\$12.32
Social & Health Services, Dept. of	Olympia	11/1/2020	10/31/2030	Office	53,905	\$96,579.79	\$1,202,081.44	\$22.30	\$3.03	\$25.33
Social & Health Services, Dept. of	Federal Way	2/1/2021	1/31/2026	Office	22,590	\$42,356.25	\$499,803.75	\$22.13	\$3.86	\$25.99
Social & Health Services, Dept. of	Walla Walla	2/1/2021	1/31/2026	Office	631	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Social & Health Services, Dept. of	Aberdeen	9/1/2020	8/31/2025	Office	20,893	\$40,671.71	\$488,060.52	\$23.36	\$2.46	\$25.82
Social & Health Services, Dept. of	Everett	12/1/2020	11/30/2025	Office	111,908	\$230,810.25	\$2,710,504.50	\$24.22	\$2.90	\$27.12
Social & Health Services, Dept. of	Steilacoom	9/1/2020	8/31/2025	Office	4,000	\$7,333.33	\$87,999.96	\$22.00	\$1.55	\$23.55
Social & Health Services, Dept. of	Steilacoom	5/1/2021	4/30/2026	Parking	0	\$10,500.00	\$126,000.00	\$0.00	\$0.00	\$0.00
Social & Health Services, Dept. of	Lynnwood	2/1/2021	6/30/2024	Office	3,753	\$7,262.05	\$87,144.60	\$23.22	\$2.90	\$26.12
Social & Health Services, Dept. of	Tumwater	6/1/2021	5/31/2026	Office	5,191	\$8,867.96	\$102,565.53	\$19.76	\$3.03	\$22.79
Social & Health Services, Dept. of	Omak	5/1/2021	4/30/2031	Office	910	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Social & Health Services, Dept. of	East Wenatchee	10/1/2020	9/30/2025	Office	281	\$0.00	\$0.00	\$0.00	\$1.23	\$1.23
Social & Health Services, Dept. of	Tumwater	1/1/2021	12/31/2025	Office	1,126	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Social & Health Services, Dept. of	Federal Way	2/1/2021	1/31/2026	Office	363	\$792.85	\$9,514.20	\$26.21	\$0.00	\$26.21
Social & Health Services, Dept. of	Vancouver	12/1/2020	11/30/2025	Office	566	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Social & Health Services, Dept. of	Long Beach	3/1/2021	11/30/2025	Office	205	\$303.23	\$3,638.76	\$17.75	\$2.90	\$20.65
Social & Health Services, Dept. of - Leasing to Private Entity	Moses Lake	8/1/2020	7/31/2025	Office	219	\$412.63	\$4,951.56	\$22.61	\$0.00	\$22.61
Social & Health Services, Dept. of - Leasing to Private Entity	White Salmon	7/1/2020	6/30/2025	Office	294	\$413.32	\$4,959.84	\$16.87	\$0.00	\$16.87
Social & Health Services, Dept. of - Leasing to Private Entity	Auburn	9/1/2020	8/31/2025	Office	99	\$195.28	\$2,343.36	\$23.67	\$0.00	\$23.67
Social & Health Services, Dept. of - Leasing to Private Entity	Auburn	9/1/2020	8/31/2025	Office	200	\$394.50	\$4,734.00	\$23.67	\$0.00	\$23.67
Student Achievement Council	Olympia	9/1/2020	8/31/2025	Office	15,300	\$24,735.00	\$296,820.00	\$19.40	\$3.03	\$22.43
Student Achievement Council	Olympia	9/1/2020	8/31/2025	Office	12,376	\$20,007.87	\$240,094.44	\$19.40	\$3.03	\$22.43
Transportation, Dept. of	Seattle	9/1/2020	8/31/2025	Office	87,665	\$255,689.58	\$3,068,274.96	\$35.00	\$0.00	\$35.00
Veteran's Affairs, Dept. of	Seattle	4/1/2021	3/31/2026	Office	3,378	\$8,014.31	\$99,738.89	\$29.53	\$1.61	\$31.14
Washington State Patrol	Tumwater	1/1/2021	12/31/2025	Office	5,064	\$6,963.00	\$83,556.00	\$16.50	\$2.57	\$19.07
Workforce Training and Education Coordinating Board	Olympia	7/1/2020	6/30/2025	Office	8,168	\$15,417.73	\$185,012.76	\$22.65	\$1.74	\$24.39

Appendix B: Lease Transactions Related to State-Owned Facilities in FY 21

Renewals:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Full-Service Net Effective Rent/SF/Year
Dept. of Services of Blind	Olympia	1/1/2020	4/25/2021	Office	1,515	\$1,460.71	\$1,095.53	\$0.72	\$0.72
EcoStudies Institute	Olympia	11/1/2020	6/30/2021	Office	323	\$408.90	\$4,906.80	\$15.19	\$15.19
Engage Strategies	Olympia	12/1/2020	6/30/2021	Office	167	\$261.76	\$3,141.12	\$18.81	\$18.81

Appendix C: Lease Transactions Related to Delegated Authority in FY 21

New:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Attorney General, Office of the	Spokane	3/1/2021	2/2/2023	Warehouse/Storage	2000	\$575.00	\$6,900.00	\$3.45
College	Everett	3/1/2021	2/28/2023	Office	136	\$319.72	\$3,836.64	\$28.21
College	Bellingham	5/1/2021	6/30/2021	Office	2920	\$1,333.00	\$15,996.00	\$5.48
College	Ellensburg	7/1/2020	6/30/2021	Office	3700	\$2,500.00	\$30,000.00	\$8.11
College	Spokane	5/1/2021	4/30/2022	Office	7084	\$3,011.43	\$36,137.16	\$5.10
Corrections, Dept. of	Newport	1/31/2021	12/31/2021	Office	3292	\$1,275.00	\$15,300.00	\$4.65
Ecology, Dept. of	Newport	12/1/2020	11/30/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Chehalis	1/1/2021	12/31/2021	Air Monitoring	0	\$25.00	\$300.00	\$0.00
Fish & Wildlife, Dept. of	Bellingham	2/1/2021	1/31/2023	Multi-Use	839	\$1,023.91	\$12,286.92	\$14.64
Fish & Wildlife, Dept. of	Wenatchee	1/1/2021	12/31/2022	Multi-Use	3875	\$5,570.00	\$66,840.00	\$17.25
Health, Department of	Spokane	1/19/2021	6/30/2021	Miscellaneous	0	\$50,605.00	\$607,260.00	\$0.00
Labor & Industries, Dept. of	Seattle	1/1/2021	12/31/2023	Office	67	\$848.68	\$10,184.16	\$152.00
Labor & Industries, Dept. of	Union Gap	1/1/2021	8/31/2021	Office	225	\$369.30	\$4,431.60	\$19.70
Labor & Industries, Dept. of	Silverdale	10/1/2020	9/30/2022	Office	352	\$819.79	\$9,837.48	\$27.92
Natural Resources, Dept. of	Orting	12/1/2020	11/30/2025	Warehouse/Storage	1600	\$1,500.00	\$18,000.00	\$11.25
Social & Health Services, Dept. of	Lynnwood	6/1/2021	11/30/2021	Residential	1300	\$2,550.00	\$30,600.00	\$23.54
Social & Health Services, Dept. of	Lynnwood	12/18/2020	4/30/2021	Residential	1446	\$2,800.00	\$33,600.00	\$23.24
Social & Health Services, Dept. of	Lacey	1/1/2021	6/30/2021	Residential	1650	\$2,000.00	\$24,000.00	\$14.55
Social & Health Services, Dept. of	Olympia	7/7/2020	12/31/2020	Residential	1686	\$2,000.00	\$24,000.00	\$14.23
Social & Health Services, Dept. of	Tacoma	2/17/2021	7/31/2021	Residential	1760	\$2,700.00	\$32,400.00	\$18.41

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Social & Health Services, Dept. of	Graham	1/1/2021	6/30/2021	Residential	2400	\$2,900.00	\$34,800.00	\$14.50

Renewal:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
College	Everett	7/1/2020	6/30/2022	Classroom	0	\$0.00	\$0.00	\$0.00
College	Everett	7/1/2020	6/30/2022	Classroom	172	\$319.71	\$3,836.52	\$22.31
College	Vancouver	5/24/2021	5/24/2022	Miscellaneous	1200	\$2,039.83	\$24,477.96	\$20.40
College	Spokane Valley	8/1/2020	7/31/2021	Multi-Use	1200	\$1,270.00	\$15,240.00	\$12.70
College	Centralia	7/1/2020	6/30/2021	Multi-Use	1248	\$2,000.00	\$24,000.00	\$19.23
College	Everett	1/1/2021	12/31/2023	Classroom	1919	\$3,789.45	\$45,473.40	\$23.70
College	Clarkston	7/1/2020	6/30/2023	Classroom	2688	\$112.84	\$1,354.08	\$0.50
College	Milton-Freewater	10/1/2020	5/31/2021	Miscellaneous	37500	\$1,400.00	\$16,800.00	\$0.45
College	Lynnwood	5/1/2021	4/30/2026	Miscellaneous	0	\$6,500.00	\$78,000.00	\$0.00
Commerce, Dept. of	Seattle	12/1/2020	11/30/2021	Office	149	\$1,000.00	\$12,000.00	\$80.54
Commerce, Dept. of	Seattle	12/1/2020	11/30/2021	Office	176	\$1,300.00	\$15,600.00	\$88.64
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2020	11/30/2021	Office	113	\$1,450.00	\$17,400.00	\$153.98
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2020	11/30/2021	Office	147	\$1,000.00	\$12,000.00	\$81.63
Corrections, Dept. of	Colfax	4/1/2021	3/31/2024	Office	477	\$650.00	\$7,800.00	\$16.35
Ecology, Dept. of	Yakima	2/1/2021	1/31/2022	Air Monitoring	0	\$250.00	\$3,000.00	\$0.00
Ecology, Dept. of	Colville	9/1/2020	8/31/2021	Air Monitoring	0	\$175.00	\$2,100.00	\$0.00
Ecology, Dept. of	Ritsville	4/1/2021	3/31/2022	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Quincy	5/1/2021	4/30/2022	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Issaquah	1/1/2021	12/31/2021	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Moses Lake	1/1/2021	12/31/2021	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Dayton	6/1/2021	5/31/2022	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Burbank	8/1/2020	7/31/2021	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Vancouver	7/1/2020	6/30/2021	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Vancouver	7/1/2020	6/30/2021	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Wenatchee	9/1/2020	8/31/2021	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Ellensburg	1/1/2021	12/31/2021	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Ecology, Dept. of	Colbert	4/1/2021	3/31/2022	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Twisp	4/1/2021	3/31/2022	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Sunnyside	9/1/2020	8/31/2021	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Vancouver	2/1/2021	1/31/2022	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Rosalia	5/1/2021	4/30/2022	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Lacey	7/1/2020	6/30/2021	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Cheney	3/1/2021	2/28/2022	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Pomeroy	5/1/2021	4/30/2022	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Walla Walla	7/1/2020	6/30/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Mesa	8/1/2020	7/31/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Leavenworth	2/1/2021	1/31/2022	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Aberdeen	3/1/2021	2/28/2022	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Olympia	7/1/2020	6/30/2022	Multi-Use	1600	\$1,700.00	\$20,400.00	\$12.75
Employment Security Department	Mattawa	4/1/2021	3/31/2022	Office	329	\$325.00	\$3,900.00	\$11.85
Fish & Wildlife, Dept. of	Colfax	5/1/2021	4/30/2023	Office	120	\$330.00	\$3,960.00	\$33.00
Fish & Wildlife, Dept. of	Okanogan	11/1/2020	10/31/2021	Office	173	\$210.00	\$2,520.00	\$14.57
Fish & Wildlife, Dept. of	Stevenson	5/1/2021	4/30/2023	Miscellaneous	400	\$700.00	\$8,400.00	\$21.00
Fish & Wildlife, Dept. of	Twisp	8/1/2020	8/31/2022	Multi-Use	860	\$1,833.00	\$21,996.00	\$25.58
Fish & Wildlife, Dept. of	Chehalis	8/1/2020	7/30/2022	Multi-Use	1560	\$1,055.00	\$12,660.00	\$8.12
Fish & Wildlife, Dept. of	Wenatchee	3/1/2021	2/28/2023	Office	1567	\$3,016.85	\$36,202.20	\$23.10
Fish & Wildlife, Dept. of	Ellensburg	7/1/2020	6/30/2022	Multi-Use	4200	\$2,700.00	\$32,400.00	\$7.71
Fish & Wildlife, Dept. of	Morton	12/1/2020	11/30/2022	Multi-Use	8842	\$0.00	\$0.00	\$0.00
Labor & Industries, Dept. of	Tumwater	1/1/2021	12/31/2023	Office	89	\$1,000.44	\$12,005.28	\$135.65
Licensing, Dept. of	Davenport	1/1/2021	12/31/2021	Multi-Use	570	\$200.00	\$2,400.00	\$4.21
Natural Resources, Dept. of	Central Park	6/15/2021	6/14/2026	Multi-Use	1700	\$2,500.00	\$30,000.00	\$17.65
Natural Resources, Dept. of	Bellingham	10/1/2020	9/30/2025	Office	1780	\$972.06	\$11,664.72	\$6.55
Natural Resources, Dept. of	Morton	3/1/2021	2/28/2026	Multi-Use	2400	\$1,400.00	\$16,800.00	\$7.00
Public Instruction, Superintendent of	Spokane	9/1/2020	8/31/2021	Office	223	\$926.97	\$11,123.64	\$49.88
Revenue, Dept. of	Silverdale	4/1/2021	3/31/2022	Office	180	\$701.00	\$8,412.00	\$46.73
Revenue, Dept. of	Seattle	6/1/2021	5/31/2022	Parking	NA	\$6,625.00	\$79,500.00	\$0.00
Revenue, Dept. of	Seattle	6/1/2021	5/31/2022	Parking	NA	\$4,770.00	\$57,240.00	\$0.00
Secretary of State, Office of	Olympia	7/1/2020	6/30/2025	Warehouse/Storage	25000	\$14,062.50	\$168,750.00	\$6.75
Services for the Blind, Department of	Olympia	7/1/2020	2/28/2021	Multi-Use	120	\$232.90	\$2,794.80	\$23.29

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Social & Health Services, Dept. of	Pt Orchard	2/1/2021	7/31/2021	Residential	1500	\$2,200.00	\$26,400.00	\$17.60
State Auditor, Office of	Okanogan	5/1/2021	4/30/2022	Office	200	\$200.00	\$2,400.00	\$12.00
State Conservation Commission	Ellensburg	10/1/2020	10/1/2022	Office	200	\$275.00	\$3,300.00	\$16.50
State Conservation Commission	Spokane	1/16/2021	1/16/2023	Office	250	\$300.00	\$3,600.00	\$14.40
Superintendent of Public Instruction	Spokane	9/1/2020	8/31/2021	Office	223	\$929.17	\$11,150.04	\$50.00
The Governor, Office of	Seattle	12/1/2020	11/30/2021	Office	149	\$1,000.00	\$12,000.00	\$80.54
Transportation Dept. of	Tumwater	7/1/2020	6/30/2021	Warehouse/Storage	1080	\$750.00	\$9,000.00	\$8.33
Transportation Dept. of	Anacortes	7/1/2020	6/30/2021	Miscellaneous	1500	\$3,300.00	\$39,600.00	\$26.40
Transportation Dept. of	Friday Harbor	1/1/2021	12/31/2021	Residential	1800	\$2,120.00	\$25,440.00	\$14.13
Transportation Dept. of	Tumwater	7/1/2020	6/30/2021	Hanger	1800	\$377.44	\$4,529.28	\$2.52
Transportation Dept. of	Tumwater	7/1/2020	6/30/2021	Warehouse/Storage	2600	\$1,400.00	\$16,800.00	\$6.46
Transportation Dept. of	Airway Heights	10/1/2020	3/31/2021	Warehouse/Storage	6000	\$2,667.33	\$32,007.96	\$5.33
Transportation Dept. of	Olympia	9/1/2020	8/31/2025	Warehouse/Storage	6260	\$4,080.00	\$48,960.00	\$7.82
Transportation, Dept. of	Airway Heights	10/1/2020	3/31/2021	Warehouse/Storage	6000	\$2,667.33	\$32,007.96	\$5.33
Washington State Patrol	Bremerton	10/1/2020	9/30/2025	Multi-Use	181	\$200.00	\$2,400.00	\$13.26
Washington State Patrol	Moses Lake	2/1/2021	1/31/2022	Warehouse/Storage	600	\$275.00	\$3,300.00	\$5.50