

REPORT

Annual Leased Facilities

REAL ESTATE SERVICES
DIVISION

2022 Legislative Report

Agency Overview

The Department of Enterprise Services' (DES) **mission** is "strengthening the business of government." DES does this through our **vision** of delivering high quality, cost effective support services, policy and governance to state government and other public entities so they can focus on their core missions. DES's **values** include respect, integrity, diversity, equity and inclusion.

DES strengthens the business of government operations in Washington state by providing expertise in:

- **Facilities and capitol grounds:** Providing workplace solutions that enhance our customers' ability to fulfill their missions
- **Acquisitions:** Helping government get the best deal for mission-support services
- **Training and support:** Supporting agencies to meet their modern workforce needs
- **Shared services:** Reducing government risk and adding value through stewardship and services

DES's centralized services include everything from facilities and lease management to accounting, human resources, training, contracting, fleet services and an employee assistance program. DES also manages the Capitol Campus, one of the largest in the country.



Tara C. Smith, Director

360-407-9201 | tara.smith@des.wa.gov

Ann Larson, Policy and Government Relations Director

360-407-8275 | ann.larson@des.wa.gov

Rick Bushnell, Interim Assistant Director for Real Estate Services

360-407-7969 | rick.bushnell@des.wa.gov



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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) 2022.

Summary of Real Estate Actions in FY 2022

During FY 2022, DES completed the following real estate activities:

- Executed 125 lease renewals, new leases, and lease extensions in privately owned facilities involving nearly 1.3 million square feet with an annual rent of approximately \$32 million.
- Executed 87 lease amendments including lease extensions, changes to ownership, and other updates.
- Lease negotiations during this period resulted in \$2.7 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 \$11.4 million.
- Executed 99 leases in state-owned facilities worth over \$35.9 million annually for over 2.2 million square feet.
- Reviewed and approved 71 delegations to lease by various state agencies and organizations through delegations of authority involving approximately 160,000 square feet and worth approximately \$2.3 million annually.
- Entered into 184 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.

During FY 2022, DES made the following observation:

- Some state agencies have elected to extend their current leases for a shorter term instead of renewing leases for a full term, and are actively strategizing how to optimize their facilities footprint without impacting long-term business operations.

¹ Cost avoidance is a comparison of negotiated renewal rent rates to market rates for office or warehouse leases with 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.

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 detailed analysis of the specific areas required by statute.

State Real Estate Portfolio

The state currently has a hybrid, decentralized model for authority over real estate. The OFM [Facilities Inventory 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\(13\)](#),
- (3) Institutes of higher education [RCW 28B.10.020](#).

As of June 2022, the OFM Facilities Inventory Report reported approximately 124 million square feet for all space types and includes:

- Approximately 110 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 and includes over 780 leases in privately-owned buildings, and 99 leases for state-owned buildings. These are leases of all types, from offices to warehouses 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 agency's 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 on behalf of a state organization to purchase, lease, lease-purchase, rent, or otherwise acquire all improved and unimproved real estate on 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 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 component.

Leases Executed in Privately-Owned Facilities

In FY 22, DES executed 125 leases involving over 1.3 million square feet in privately owned facilities with a cost of nearly \$32 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. In FY 22, 87 lease amendments, including lease amendments to extend, were executed.

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 1: Lease Transactions in Privately-Owned Facilities in FY 22

Type of Transaction	# of Leases	Square Feet	Annualized Lease Cost
1. Renewal	98	1,156,485	\$24,284,373
2. New	10	110,431	\$4,121,518
3. Extension	17	78,839	\$3,542,658
Totals	125	1,345,755	\$31,948,549

Figure 1A: Lease Amendment Transactions in Privately-Owned Facilities in FY 22

Type of Lease Amendment	# of Lease Amendments
1. Changes to Ownership ⁴	39
2. Other ⁵	31
3. Extensions	17
Totals	87

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

⁴ Lease Amendments for "Changes to Ownership" includes lessor name changes, company structure changes, and new ownership. This data is not included in the rest of the report.

⁵ Lease Amedments for "Other" includes updates to square footage, rent deferred maintenance due dates, permission for Covid-19 drive through test site, and lease terminations. This data is not included in the rest of the report.

2020	197	2,022,739	\$39,396,188
2021	178	2,518,144	\$50,832,991
2022	125	1,345,755	\$31,948,549

The state leases a range of space types, including office, conditioned and unconditioned warehouses, laboratory, classrooms, residential, and hangar space. Office space makes up 80 percent of the state’s leased space, and this report indicates that “office” was the predominant type of lease executed in FY 22. 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.

Figure 3: Summary of Leases by Type in FY 22

Type of Space	# of Leases	Total SF	% of Total Leases by SF	% of Total Leases by Space Type
1. Office	105	1,072,971	80%	84%
2. Warehouse/Storage	8	85,666	6%	6%
3. Multiuse	5	139,151	10%	4%
4. Residential	5	36,887	3%	2%
5. Miscellaneous ⁶	2	11,080	1%	4%

Figure 4: Distribution of Leased Space by Square Footage in FY 22⁷

Square Footage	# of Leases	Percentage
1 - 999	11	9%
1,000 - 4,999	55	46%
5,000 - 9,999	24	20%
10,000 - 19,999	12	10%
20,000 - 49,999	14	12%
50,000 - 100,000	4	3%

⁶ Miscellaneous is used for: boat moorage and hangar space.

⁷ This data excludes five leases that reports “0” square footage due the space use type – residential, boat moorage, and Commercial Drivers License (CDL) training sites.

Figure 5: Lease Transactions by Counties in FY 22

County	Leased SF	% of Total Leased SF	# of Transactions	% of Total Transactions
1. Thurston	678,717	50.43%	33	26%
2. King	332,854	24.73%	16	13%
3. Spokane	60,274	4.48%	6	5%
4. Snohomish	38,778	2.88%	9	7%
5. Yakima	34,023	2.53%	8	6%
6. Benton	25,258	1.88%	7	6%
7. Grant	23,473	1.74%	5	4%
8. Chelan	21,214	1.58%	4	3%
9. Clark	20,927	1.56%	2	2%
10. Klickitat	15,174	1.13%	6	5%
11. Other	95,063	7.06%	29	23%

The following table identifies five state agencies with the largest number of leases, new and renewals and extensions, executed by DES in FY 22. The Department of Social and Health Services continues to be the largest single agency in terms of the number of transactions.

Figure 6: Agencies by the Number of Transactions in FY 22

Agency	Renewal	New	Extension	Total	% of Total Transactions
1. Social & Health Services, Dept. of	15	1	5	21	17%
2. Licensing, Dept. of	17	1	2	20	16%
3. Corrections, Dept. of	10	1	0	11	9%
4. Employment Security Department	9	1	1	11	9%
5. Health, Dept. of	3	1	3	7	6%
6. Others	44	5	6	55	44%
Totals	98	10	17	125	100%

The following chart identifies the top five state agencies by proportion of leased square feet related to their FY 22 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 22⁸

Agency	Total Square Feet	% of Total Square Footage
1. Social & Health Services, Dept. of	245,646	18%
2. Attorney General, Office of the	162,754	12%
3. Enterprise Services, Dept of ⁹	116,009	9%
4. Children, Youth & Families, Dept. of	106,235	8%
5. Licensing, Dept. of	98,127	7%
6. Other	616,984	46%

Leases Executed in State-Owned Facilities

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

In FY 22, DES executed 14 new leases and 85 lease renewals for state agencies and other organizations in state-owned facilities. These leases total 2,272,133 square feet with annualized lease costs of \$35,911,676. The following table shows the number of lease transactions and annual lease costs.

Figure 8: Lease Transactions in State-Owned Facilities in FY 22

Type of Transaction	# of Leases	Square Feet	Annualized Lease Cost
New	14	96,862	\$1,436,585
Renewal	85	2,175,271	\$34,475,091
Totals	99	2,272,133	\$35,911,676

Leases in state-owned space are typically negotiated and executed on a biennial basis. 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.

⁸ This data excludes five leases that reports “0” square footage due the space use type – residential, boat moorage and Commercial Drivers License (CDL) training sites.

⁹ Total square footage represents – DES Surplus warehouse, DES Employee Assistance Program office space, DES Consolidated Mail, DES Fleet Operations – office, shop, and parking lot for car storage.

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 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 (RES) 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 22, the two largest users of delegated authority for leasing were the Department of Ecology, and Colleges. Out of 28 delegated leases for Ecology, 24 were air-monitoring sites. The miscellaneous category includes leases for a variety of state organizations, including Fish and Wildlife, Washington State Patrol and Colleges.

Leases Executed Under Delegations of Authority in FY 22

In FY 22, DES granted 15 delegations for new leases and 55 delegations for renewals of leases. These 70 leases represented annualized costs of over \$2.3M.

Figure 9: 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
2022	70	160,680	\$2,352,534

Figure 10: Number of Delegated Leases by Agency in FY 22

Agency	# of Delegated Leases	% of Total Delegated Leases
1. Ecology, Dept. of	28	40%
2. Colleges	13	19%
3. Natural Resources, Dept. of	5	7%
4. Transportation, Dept. of	5	7%
5. Labor & Industries, Dept. of	4	6%
6. Others	15	21%

Figure 11: Number of Delegated Leases by Type of Use in FY22

Type of Use	# of Delegated Leases	% of Total Leases
1. Air Monitoring	24	34.3%
2. Office	19	27.1%
3. Multi-Use	10	14.3%
4. Classroom	4	5.7%
5. Miscellaneous ¹⁰	3	4.3%
6. Hangar	3	4.3%
7. Residential	3	4.3%
8. Warehouse/Storage	3	4.3%
9. Parking	1	1.4%

Figure 12: 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%
2022	89.00%	10.00%	1.00%

¹⁰ Miscellaneous use – vehicle storage, arena, and land.

Appendices

Appendix A: Lease Transactions Related to Privately-Owned Facilities in FY 22

Extensions¹¹:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent
Commerce, Dept. of	Spokane	7/1/2017	12/31/2022	Office	1,501	\$2,751.83
Employment Security Department	Lynnwood	4/1/2016	3/31/2022	Office	5,125	\$9,963.39
Health, Dept. of	Shoreline	11/1/2020	8/31/2021	Warehouse/Storage	2,330	\$10.00
Health, Dept. of	Olympia	12/20/2021	3/19/2022	Quarantine Site ¹²	0	\$66,000.00
Health, Dept. of	Olympia	12/20/2021	3/31/2022	Quarantine Site ¹³	0	\$66,000.00
Insurance Commissioner, Office of the	Tumwater	7/1/2017	12/31/2022	Multiuse	3,459	\$3,321.00
Licensing, Dept. of	Kelso	7/1/2016	1/31/2022	Office	3,848	\$5,550.00
Licensing, Dept. of	Pacific	10/1/2018	9/30/2022	Multiuse	0	\$13,885.00
Liquor and Cannabis Board	Mount Vernon	9/1/2015	6/30/2022	Office	1,466	\$2,003.53
Revenue, Dept. of	Yakima	8/1/2016	7/31/2022	Office	5,458	\$6,481.37
Revenue, Dept. of	Bothell	7/1/2016	6/30/2023	Office	11,493	\$35,576.47
Seattle Coll Dist 6	Seattle	4/1/2020	8/31/2024	Residential	17,786	\$57,200.53
Social & Health Services, Dept. of	East Wenatchee	3/23/2020	12/31/2021	Office	7,690	\$12,624.42
Social & Health Services, Dept. of	Lynnwood	2/1/2015	8/31/2022	Office	4,872	\$9,541.00
Social & Health Services, Dept. of	Silverdale	3/1/2016	3/31/2022	Office	4,287	\$8,038.13
Social & Health Services, Dept. of	Everett	5/1/2016	6/30/2022	Office	274	Interagency Financial Agreement (IFA)
Social & Health Services, Dept. of	Tumwater	9/15/2020	9/30/2022	Warehouse/Storage	9,250	\$7,110.16

¹¹ Leases with "0" square footage in this section are not measured by square feet but another method for spaces such as rooms occupied or acres.

¹² Lease is a Quarantine Site - Environmental, Health and Safety for Infectious Diseases.

¹³ Lease is a Quarantine Site - Environmental, Health and Safety for Infectious Diseases.

New Space¹⁴:

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
Civil Legal Aid, Office of	Olympia	6/1/2022	5/31/2027	Office	1,152	\$2,064.00	\$24,768.00	\$21.50	\$1.39	\$22.89
Corrections, Dept. of	Wenatchee	11/1/2021	10/31/2031	Office	9,052	\$18,669.77	\$235,352.10	\$26.00	\$1.33	\$27.33
Ecology, Dept. of	Shoreline	7/1/2021	6/30/2041	Office	61,520	\$212,244.00	\$2,546,928.00	\$41.40	\$0.00	\$41.40
Employment Security Department	Clarkston	3/1/2022	8/31/2022	Office	459	\$472.87	\$5,674.44	\$12.36	\$2.25	\$14.61
Health, Dept. of	Olympia	12/20/2021	3/31/2022	Quarantine Site ¹⁵	0	\$66,000.00	\$792,000.00	\$0.00	\$0.00	\$0.00
Investment Board, WA State	Olympia	8/1/2021	7/31/2026	Office	1,998	\$3,829.50	\$45,954.00	\$23.00	\$1.83	\$24.83
Licensing, Dept. of	Lakewood	4/1/2022	3/31/2032	Office	8,624	\$17,212.07	\$215,477.85	\$24.99	\$3.11	\$28.10
Lottery Commission, WA State	Lacey	6/1/2022	5/31/2027	Warehouse/Storage	1,888	\$2,265.60	\$27,187.20	\$14.40	\$1.00	\$15.40
Services for the Blind, Dept. of	Seattle	6/19/2022	8/15/2026	Residential	19,101	\$5,833.34	\$88,800.04	\$4.65	\$1.46	\$6.11
Social & Health Services, Dept. of	Tumwater	8/1/2021	7/31/2026	Office	6,637	\$11,614.75	\$139,377.00	\$21.00	\$3.22	\$24.22

Renewals¹⁶:

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	Richland	8/1/2021	7/31/2026	Warehouse/Storage	170	\$150.00	\$1,800.00	\$10.59	\$0.09	\$10.68
Agriculture, Dept. of	Quincy	9/1/2021	8/31/2026	Office	1,125	\$1,564.69	\$18,776.28	\$16.69	\$1.33	\$18.02
Agriculture, Dept. of	East Wenatchee	5/1/2022	4/30/2027	Office	6,477	\$11,604.63	\$136,934.63	\$21.14	\$2.58	\$23.72
Arts Commission WA State	Tumwater	12/1/2021	11/30/2026	Warehouse/Storage	1,320	\$825.00	\$9,900.00	\$7.50	\$0.00	\$7.50
Attorney General, Office of the	Everett	8/1/2021	7/31/2026	Office	14,443	\$28,886.00	\$332,189.00	\$23.00	\$2.55	\$25.55
Attorney General, Office of the	Tumwater	12/1/2021	11/30/2031	Office	148,311	\$281,172.94	\$3,355,536.42	\$22.63	\$3.22	\$25.85
Auditor, Office of the State	Yakima	10/1/2021	9/30/2026	Office	1,541	\$2,054.67	\$24,656.04	\$16.00	\$0.00	\$16.00
Auditor, Office of the State	Bellevue	3/1/2022	2/28/2027	Office	1,434	\$4,063.00	\$48,756.00	\$34.00	\$0.00	\$34.00

¹⁴ Leases with "0" square footage in this section are not measured by square feet but another method for spaces such as rooms occupied.

¹⁵ Lease is a Quarantine Site - Environmental, Health and Safety for Infectious Diseases

¹⁶ Leases with "0" square footage in this section are not measured by square feet but another method for spaces such as a boat moorage.

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	Olympia	6/1/2022	5/31/2027	Office	11,483	\$16,267.58	\$195,210.96	\$17.00	\$0.00	\$17.00
Children, Youth & Families, Dept. of	Forks	10/1/2021	9/30/2026	Office	4,406	\$8,029.94	\$96,359.28	\$21.87	\$2.55	\$24.42
Children, Youth & Families, Dept. of	Bellevue	7/1/2021	6/30/2026	Office	42,166	\$108,015.24	\$1,274,579.83	\$30.23	\$4.06	\$34.29
Children, Youth & Families, Dept. of	Goldendale	6/1/2022	5/31/2027	Office	6,166	\$9,891.29	\$118,695.48	\$19.25	\$2.25	\$21.50
Children, Youth & Families, Dept. of	Everett	1/1/2022	12/31/2025	Office	378	\$404.78	\$4,857.36	\$12.85	\$0.00	\$12.85
Children, Youth & Families, Dept. of	Seattle	5/1/2022	4/30/2027	Office	41,636	\$51,299.02	\$1,169,617.66	\$28.09	\$0.00	\$28.09
Colleges	Olympia	10/1/2021	9/30/2024	Office	39,757	\$71,231.29	\$854,775.48	\$21.50	\$3.22	\$24.72
Colleges	Olympia	1/1/2022	12/31/2026	Office	7,318	\$11,422.18	\$137,066.16	\$18.73	\$0.00	\$18.73
Colleges	Wenatchee	4/1/2022	3/31/2025	Office	4,068	\$19,476.61	\$240,801.04	\$59.19	\$2.58	\$61.77
Commerce, Dept. of	Olympia	10/1/2021	9/30/2026	Office	43,613	\$83,228.14	\$981,292.48	\$22.50	\$3.22	\$25.72
Commerce, Dept. of	Olympia	10/1/2021	9/30/2022	Office	27,466	\$52,414.28	\$628,971.36	\$22.90	\$3.22	\$26.12
Corrections, Dept. of	Tacoma	7/1/2021	6/30/2023	Miscellaneous	0	\$466.00	\$5,592.00	\$0.00	\$0.00	\$0.00
Corrections, Dept. of	Clarkston	10/1/2021	9/30/2026	Office	3,648	\$5,776.00	\$69,312.00	\$19.00	\$2.58	\$21.58
Corrections, Dept. of	Moses Lake	7/1/2021	6/30/2026	Office	4,057	\$6,001.00	\$72,012.00	\$17.75	\$2.58	\$20.33
Corrections, Dept. of	Clallam Bay	7/1/2021	6/30/2026	Office	1,760	\$1,906.67	\$22,880.04	\$13.00	\$1.49	\$14.49
Corrections, Dept. of	Kennewick	11/1/2021	10/31/2026	Office	3,589	\$5,233.96	\$59,353.94	\$16.54	\$2.24	\$18.78
Corrections, Dept. of	Kennewick	11/1/2021	10/31/2026	Office	7,611	\$11,099.38	\$126,752.81	\$16.65	\$2.24	\$18.89
Corrections, Dept. of	Sunnyside	1/1/2022	12/31/2026	Office	2,500	\$2,481.25	\$29,775.00	\$11.91	\$2.25	\$14.16
Corrections, Dept. of	Vancouver	1/1/2022	12/31/2026	Office	8,347	\$12,694.50	\$152,334.00	\$18.25	\$2.21	\$20.46
Corrections, Dept. of	Bellevue	4/1/2022	3/31/2027	Office	3,275	\$8,733.33	\$104,799.96	\$32.00	\$0.00	\$32.00
Corrections, Dept. of	Bremerton	5/1/2022	4/30/2027	Office	5,857	\$10,503.55	\$123,042.60	\$21.01	\$1.40	\$22.41
Courts, Administrative Office of the	Seattle	9/1/2021	8/31/2026	Office	29,154	\$111,798.83	\$1,326,766.53	\$45.51	\$0.00	\$45.51
Employment Security Department	Seattle	7/1/2021	6/30/2026	Office	13,500	\$26,875.00	\$322,500.00	\$23.89	\$4.06	\$27.95
Employment Security Department	Union Gap	9/1/2021	8/31/2026	Office	10,000	\$20,898.19	\$250,778.28	\$25.08	\$1.36	\$26.44
Employment Security Department	Moses Lake	5/1/2022	4/30/2027	Office	7,015	\$11,545.52	\$138,546.24	\$19.75	\$0.00	\$19.75
Employment Security Department	Sunnyside	2/1/2022	1/31/2027	Office	8,514	\$12,061.50	\$139,629.60	\$16.40	\$0.00	\$16.40
Employment Security Department	Goldendale	11/1/2021	10/31/2026	Office	1,941	\$1,800.28	\$21,603.36	\$11.13	\$2.41	\$13.54
Employment Security Department	White Salmon	8/1/2021	7/31/2026	Office	2,505	\$3,340.00	\$40,080.00	\$16.00	\$1.33	\$17.33
Employment Security Department	Kennewick	7/1/2021	6/30/2024	Office	7,959	\$11,343.79	\$136,125.48	\$17.10	\$0.00	\$17.10
Employment Security Department	Mount Vernon	7/1/2021	6/30/2026	Office	7,930	\$16,289.54	\$195,474.48	\$24.65	\$0.00	\$24.65
Employment Security Department	Bellingham	7/1/2021	6/30/2026	Office	3,089	\$7,104.70	\$85,256.40	\$27.60	\$0.00	\$27.60

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
Enterprise Services, Dept of	Tumwater	11/1/2021	10/31/2026	Warehouse/Storage	56,550	\$23,400.00	\$280,800.00	\$4.97	\$0.95	\$5.92
Enterprise Services, Dept of	Olympia	1/1/2022	12/31/2026	Office	2,765	\$4,903.27	\$57,858.59	\$20.93	\$1.39	\$22.32
Enterprise Services, Dept of	Olympia	11/1/2021	10/31/2026	Multiuse	43,345	\$32,689.35	\$392,272.20	\$9.05	\$1.00	\$10.05
Enterprise Services, Dept of	Olympia	4/1/2022	3/31/2027	Office	13,349	\$17,075.60	\$194,907.20	\$14.60	\$3.22	\$17.82
Financial Management, Office of	Olympia	1/1/2022	12/31/2023	Office	22,347	\$40,038.38	\$480,460.56	\$21.50	\$1.83	\$23.33
Governor, Office of the	Tukwila	3/1/2022	2/28/2027	Office	1,614	\$3,766.00	\$45,192.00	\$28.00	\$0.00	\$28.00
Health Care Authority State	Tumwater	10/1/2021	9/30/2026	Warehouse/Storage	10,408	\$5,767.77	\$69,213.24	\$6.65	\$0.89	\$7.54
Health, Dept. of	Richland	9/1/2021	8/31/2026	Office	4,709	\$8,633.17	\$97,261.17	\$20.65	\$1.36	\$22.01
Health, Dept. of	Tumwater	7/1/2021	6/30/2026	Office	2,210	\$4,189.79	\$50,277.48	\$22.75	\$3.22	\$25.97
Health, Dept. of	Tumwater	12/1/2021	11/30/2026	Warehouse/Storage	3,750	\$2,700.00	\$32,400.00	\$8.64	\$0.89	\$9.53
Human Rights Commission	Spokane	8/1/2021	7/31/2026	Office	2,592	\$4,195.94	\$46,155.34	\$17.81	\$0.00	\$17.81
Insurance Commissioner, Office of the	Tumwater	5/1/2022	4/30/2027	Office	46,080	\$81,600.00	\$979,200.00	\$21.25	\$3.22	\$24.47
Labor & Industries, Dept. of	Pullman	9/1/2021	8/31/2026	Office	1,395	\$2,092.50	\$25,110.00	\$18.00	\$2.25	\$20.25
Labor & Industries, Dept. of	Moses Lake	5/1/2022	4/30/2027	Office	9,274	\$15,263.46	\$177,056.14	\$19.09	\$2.58	\$21.67
Labor & Industries, Dept. of	Kennewick	7/1/2021	6/30/2024	Office	346	\$481.52	\$5,917.76	\$17.10	\$0.00	\$17.10
Licensing, Dept. of	Port Townsend	11/1/2021	10/31/2026	Office	1,250	\$2,100.00	\$25,200.00	\$20.16	\$2.55	\$22.71
Licensing, Dept. of	Pullman	9/1/2021	8/31/2026	Office	1,367	\$1,670.00	\$20,040.00	\$14.66	\$2.25	\$16.91
Licensing, Dept. of	Oroville	11/1/2021	10/31/2026	Office	830	\$778.13	\$9,337.56	\$11.25	\$2.25	\$13.50
Licensing, Dept. of	Clarkston	1/1/2022	12/31/2026	Office	2,026	\$2,363.67	\$28,364.04	\$14.00	\$2.25	\$16.25
Licensing, Dept. of	Walla Walla	12/1/2021	11/30/2026	Office	2,899	\$3,500.54	\$42,006.48	\$14.49	\$2.58	\$17.07
Licensing, Dept. of	Coulee Dam	1/1/2022	12/31/2026	Office	502	\$460.17	\$5,522.04	\$11.00	\$1.33	\$12.33
Licensing, Dept. of	Ilwaco	10/1/2021	9/30/2026	Office	1,157	\$867.75	\$9,892.35	\$8.55	\$2.64	\$11.19
Licensing, Dept. of	Omak	4/1/2022	3/31/2027	Office	2,301	\$3,451.50	\$40,037.40	\$17.40	\$2.25	\$19.65
Licensing, Dept. of	White Salmon	7/1/2021	6/30/2026	Office	689	\$1,062.21	\$12,746.52	\$18.50	\$1.33	\$19.83
Licensing, Dept. of	Goldendale	6/1/2022	5/31/2027	Office	1,000	\$1,200.00	\$14,400.00	\$14.40	\$1.08	\$15.48
Licensing, Dept. of	Spokane	9/1/2021	8/31/2026	Office	4,950	\$8,353.13	\$100,237.56	\$20.25	\$2.58	\$22.83
Licensing, Dept. of	Sunnyside	12/1/2021	11/30/2026	Office	4,165	\$5,525.57	\$66,306.84	\$15.92	\$2.25	\$18.17
Licensing, Dept. of	Wenatchee	4/1/2022	3/31/2027	Office	4,515	\$7,856.10	\$94,273.20	\$20.88	\$2.41	\$23.29
Licensing, Dept. of	Tumwater	12/1/2021	11/30/2026	Multiuse	42,443	\$38,623.13	\$463,477.56	\$10.92	\$1.90	\$12.82

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
Licensing, Dept. of	North Bend	8/1/2021	7/31/2026	Office	1,917	\$4,632.75	\$55,593.00	\$29.00	\$0.00	\$29.00
Licensing, Dept. of	Federal Way	10/1/2021	9/30/2026	Office	5,704	\$9,269.00	\$111,228.00	\$19.50	\$4.06	\$23.56
Licensing, Dept. of	Everett	1/1/2022	12/31/2026	Office	7,940	\$13,564.17	\$157,344.37	\$19.82	\$2.55	\$22.37
Liquor and Cannabis Board	Spokane	10/1/2021	9/30/2026	Office	4,950	\$7,528.13	\$85,346.31	\$17.24	\$0.92	\$18.16
Liquor and Cannabis Board	Pasco	4/1/2022	3/31/2027	Office	1,138	\$2,015.21	\$24,182.52	\$21.25	\$2.24	\$23.49
Lottery Commission, WA State	Everett	1/1/2022	12/31/2026	Office	3,105	\$5,951.25	\$71,415.00	\$23.00	\$2.55	\$25.55
Natural Resources, Dept. of	Pasco	9/1/2021	8/31/2026	Office	3,809	\$2,774.02	\$33,288.24	\$8.74	\$1.36	\$10.10
Natural Resources, Dept. of	Arlington	4/1/2022	3/31/2027	Office	1,060	\$1,249.92	\$14,999.04	\$14.15	\$1.40	\$15.55
Revenue, Dept. of	Port Angeles	8/1/2021	7/31/2026	Office	2,647	\$3,639.63	\$43,675.56	\$16.50	\$2.55	\$19.05
Revenue, Dept. of	Wenatchee	7/1/2021	6/30/2026	Office	3,579	\$5,666.75	\$66,867.65	\$18.68	\$2.25	\$20.93
Revenue, Dept. of	Vancouver	1/1/2022	12/31/2026	Office	12,580	\$19,132.08	\$229,584.96	\$18.25	\$1.39	\$19.64
Secretary of State, Office of	Tumwater	1/1/2022	12/31/2026	Multiuse	49,904	\$91,490.67	\$1,097,888.04	\$22.00	\$3.22	\$25.22
Social & Health Services, Dept. of	Spokane	7/1/2021	6/30/2026	Office	19,836	\$30,580.50	\$360,849.90	\$18.19	\$0.00	\$18.19
Social & Health Services, Dept. of	Tumwater	7/1/2021	6/30/2026	Office	22,236	\$41,692.50	\$500,310.00	\$22.50	\$3.22	\$25.72
Social & Health Services, Dept. of	Tumwater	2/1/2022	1/31/2027	Office	31,320	\$53,505.00	\$618,831.00	\$19.76	\$3.22	\$22.98
Social & Health Services, Dept. of	Bellingham	10/1/2021	9/30/2026	Office	5,527	\$9,902.54	\$118,830.48	\$21.50	\$1.40	\$22.90
Social & Health Services, Dept. of	Seattle	5/1/2022	4/30/2027	Office	80,224	\$98,842.66	\$2,205,478.14	\$27.49	\$0.00	\$27.49
Social & Health Services, Dept. of	Oak Harbor	10/1/2021	9/30/2026	Office	8,404	\$13,306.33	\$155,840.76	\$18.54	\$0.00	\$18.54
Social & Health Services, Dept. of	Tumwater	5/1/2022	4/30/2027	Office	9,199	\$15,714.95	\$181,220.20	\$19.70	\$3.22	\$22.92
Social & Health Services, Dept. of	Moses Lake	5/1/2022	4/30/2027	Office	2,002	\$3,294.96	\$39,539.52	\$19.75	\$0.00	\$19.75
Social & Health Services, Dept. of	Arlington	9/1/2021	8/31/2026	Office	1,581	\$2,537.38	\$29,433.61	\$18.62	\$1.40	\$20.02
Social & Health Services, Dept. of	Spokane	6/1/2022	5/31/2027	Office	26,445	\$48,482.50	\$542,122.50	\$20.50	\$0.00	\$20.50
Social & Health Services, Dept. of	Kennewick	7/1/2021	6/30/2024	Office	874	\$1,216.32	\$14,948.32	\$17.10	\$0.00	\$17.10
Social & Health Services, Dept. of	Forks	10/1/2021	9/30/2026	Office	270	\$492.08	\$5,904.96	\$21.87	\$2.55	\$24.42
Social & Health Services, Dept. of	Union Gap	9/1/2021	8/31/2026	Office	204	\$20,898.19	\$250,778.28	\$1,229.31	\$1.36	\$1,230.67
Social & Health Services, Dept. of	Sunnyside	2/1/2022	1/31/2027	Office	1,641	\$2,324.75	\$27,897.00	\$17.00	\$0.00	\$17.00

Appendix B: Lease Transactions Related to State-Owned Facilities in FY 22

New:

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
Associated Press	Olympia	09/13/21	06/30/23	Office	104	\$163.97	\$1,967.64	\$18.92	\$18.92
Ecostudies Institute	Olympia	11/01/20	06/30/23	Office	156	\$91.00	\$1,092.00	\$7.00	\$7.00
Employment Security	Olympia	07/01/21	06/30/23	Office	92,619	\$116,931.49	\$1,403,177.85	\$15.15	\$15.15
Engage Strategies, SPC	Olympia	12/01/20	06/30/23	Office	167	\$200.41	\$2,404.92	\$14.40	\$14.40
NW Public Affairs Network	Olympia	11/10/21	06/30/23	Office	170	\$268.03	\$3,216.36	\$18.92	\$18.92
Office of Financial Management	Olympia	07/01/21	06/30/23	Office	1,050	\$100.00	\$1,200.00	\$1.14	\$1.14
Office of Minority & Women's Business Enterprises	Olympia	07/01/21	06/30/23	Office	72	\$72.00	\$864.00	\$12.00	\$12.00
Sapsucker Farm, LLC	Olympia	02/01/22	01/31/23	Office	167	\$200.41	\$2,404.92	\$14.40	\$14.40
Sound Publishing, Inc. DBA The Daily Herald	Olympia	11/17/21	06/30/23	Office	120	\$189.20	\$2,270.40	\$18.92	\$18.92
The Olympian & News Tribune	Olympia	11/29/21	06/30/23	Office	150	\$236.50	\$2,838.00	\$18.92	\$18.92
The Seattle Times Company	Olympia	12/01/21	06/30/23	Office	207	\$326.37	\$3,916.44	\$18.92	\$18.92
The Spokesman Review	Olympia	11/17/21	06/30/23	Office	140	\$220.73	\$2,648.76	\$18.92	\$18.92
Third House Washington	Olympia	04/01/22	06/30/23	Office	145	\$192.37	\$2,308.44	\$15.92	\$15.92
Washington State Patrol	Olympia	01/10/22	03/10/22	Office	1,595	\$523.00	\$6,276.00	\$3.93	\$3.93

Renewals¹⁷:

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
Administrative Office of the Courts	Olympia	07/01/21	06/30/23	Office	4,251	\$5,267.70	\$63,212.37	\$14.87	\$14.87

¹⁷ Leases with "0" square footage in this section are not measured by square feet but another method for spaces such as a Covid testing table during session.

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
Allied Daily Newspaper of WA	Olympia	07/01/21	06/30/23	Office	157	\$157.00	\$1,884.00	\$12.00	\$12.00
Attorney General's Office	Olympia	07/01/21	06/30/23	Office	72,639	\$91,706.74	\$1,100,480.85	\$15.15	\$15.15
Baxter, Gordon	Olympia	07/01/21	06/30/23	Office	267	\$267.00	\$3,204.00	\$12.00	\$12.00
Board of Tax Appeals	Olympia	07/01/21	06/30/23	Office	4,670	\$11,091.25	\$133,095.00	\$28.50	\$28.50
Carney Badley Spellman	Olympia	07/01/21	06/30/22	Office	885	\$1,216.80	\$14,601.60	\$16.50	\$16.50
Caseload Forecast Council	Olympia	07/01/21	06/30/23	Office	3,974	\$12,250.25	\$147,003.00	\$36.99	\$36.99
Clifford Traisman & Associates, LLC	Olympia	07/01/21	06/30/23	Office	155	\$155.00	\$1,860.00	\$12.00	\$12.00
Commission of African American Affairs	Olympia	07/01/21	06/30/23	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Asian Pacific American Affairs	Olympia	07/01/21	06/30/23	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Hispanic Affairs	Olympia	07/01/21	06/30/23	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Judicial Conduct	Olympia	07/01/21	06/30/23	Office	5,175	\$12,291.00	\$147,492.00	\$28.50	\$28.50
Commission on Salaries for Elected Officials	Olympia	07/01/21	06/30/23	Office	666	\$1,582.00	\$18,984.00	\$28.50	\$28.50
Department of Agriculture	Olympia	07/01/21	06/30/23	Office	48,144	\$40,320.60	\$483,847.20	\$10.05	\$10.05
Department of Archaeology and Historic Preservation	Olympia	07/01/21	06/30/23	Office	9,336	\$22,173.00	\$266,076.00	\$28.50	\$28.50
Department of Children, Youth and Families	Kelso	07/01/21	06/30/23	Office	21,257	\$34,753.00	\$417,036.00	\$19.62	\$19.62
Department of Children, Youth and Families	Olympia	07/01/21	06/30/23	Office	49,437	\$62,414.21	\$748,970.55	\$15.15	\$15.15
Department of Children, Youth and Families	Yakima	07/01/21	06/30/23	Office	29,483	\$46,122.00	\$553,464.00	\$18.77	\$18.77
Department of Fish & Wildlife	Olympia	07/01/21	06/30/23	Office	140,136	\$176,921.70	\$2,123,060.40	\$15.15	\$15.15
Department of Labor & Industries	Kelso	07/01/21	06/30/23	Office	10,323	\$16,877.00	\$202,524.00	\$19.62	\$19.62
Department of Licensing	Olympia	07/01/21	06/30/23	Office	104,161	\$131,503.26	\$1,578,039.15	\$15.15	\$15.15
Department of Natural Resources	Olympia	07/01/21	06/30/23	Office	153,042	\$128,172.68	\$1,538,072.10	\$10.05	\$10.05
Department of Services for the Blind	Olympia	07/01/21	06/30/23	Office	2,400	\$0.00	\$0.00	\$0.00	\$0.00
Department of Services for the Blind	Olympia	07/01/21	06/30/23	Office	868	\$1,095.85	\$13,150.20	\$15.15	\$15.15
Department of Services for the Blind	Olympia	07/01/21	06/30/23	Office	591	\$942.00	\$11,304.00	\$19.13	\$19.13
Department of Services for the Blind	Olympia	07/01/21	06/30/23	Office	3,022	\$2,530.93	\$30,371.10	\$10.05	\$10.05
Department of Services for the Blind	Olympia	07/01/21	06/30/23	Office	2,675	\$2,404.00	\$28,848.00	\$10.78	\$10.78
Department of Services for the Blind	Olympia	07/01/21	06/30/23	Office	1,434	\$1,776.97	\$21,323.58	\$14.87	\$14.87

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
Department of Services for the Blind	Seattle	07/01/21	06/30/23	Office	20,708	\$8,415.00	\$100,980.00	\$4.88	\$4.88
Department of Social and Health Services	Kelso	07/01/21	06/30/23	Office	29,001	\$47,413.00	\$568,956.00	\$19.62	\$19.62
Department of Social and Health Services	Olympia	07/01/21	06/30/23	Office	187,486	\$236,701.08	\$2,840,412.90	\$15.15	\$15.15
Department of Social and Health Services	Yakima	07/01/21	06/30/23	Office	69,517	\$108,751.00	\$1,305,012.00	\$18.77	\$18.77
Department of Transportation	Olympia	07/01/21	06/30/23	Office	182,993	\$231,028.66	\$2,772,343.95	\$15.15	\$15.15
DES Buildings & Grounds	Olympia	07/01/21	06/30/23	Office	18,761	\$23,685.76	\$284,229.15	\$15.15	\$15.15
DES Business Resources Division, Parking Services	Olympia	07/01/21	06/30/23	Office	650	\$1,543.75	\$18,525.00	\$28.50	\$28.50
DES Business Resources Division, Printing Services	Olympia	07/01/21	06/30/23	Office	89,004	\$40,793.50	\$489,522.00	\$5.50	\$5.50
DES Capitol Security & Visitor Services	Olympia	07/01/21	06/30/23	Office	4,728	\$11,229.00	\$134,748.00	\$28.50	\$28.50
DES Capitol Security & Visitor Services	Olympia	07/01/21	06/30/23	Office	300	\$799.00	\$9,588.00	\$31.96	\$31.96
DES Capitol Security & Visitor Services	Olympia	07/01/21	06/30/23	Office	1,588	\$2,004.85	\$24,058.20	\$15.15	\$15.15
G. Scott Richards LLC	Olympia	07/01/21	06/30/22	Office	220	\$220.00	\$2,640.00	\$12.00	\$12.00
Governor's Office / Office of Financial Management	Olympia	07/01/21	06/30/23	Office	17,257	\$21,786.96	\$261,443.55	\$15.15	\$15.15
Governor's Office of Indian Affairs	Olympia	07/01/21	06/30/23	Office	1,312	\$3,116.00	\$37,392.00	\$28.50	\$28.50
Heather Hansen	Olympia	07/01/21	05/31/22	Office	622	\$622.00	\$7,464.00	\$12.00	\$12.00
House of Representatives	Olympia	07/01/21	06/30/23	Office	45,304	\$49,833.83	\$598,005.99	\$13.20	\$13.20
House of Representatives	Olympia	07/01/21	06/30/23	Office	78,594	\$86,452.42	\$1,037,428.99	\$13.20	\$13.20
Insurance Commissioner	Olympia	07/01/21	06/30/23	Office	6,989	\$8,281.97	\$99,383.58	\$14.22	\$14.22
Joint Legislative Audit and Review Committee (JLARC)	Olympia	07/01/21	06/30/23	Office	8,887	\$23,683.00	\$284,196.00	\$31.98	\$31.98
Joint Legislative System Committee	Olympia	07/01/21	06/30/23	Office	1,143	\$1,257.29	\$15,087.43	\$13.20	\$13.20
Joint Legislative System Committee	Olympia	07/01/21	06/30/23	Office	7,679	\$8,446.80	\$101,361.65	\$13.20	\$13.20
Joint Legislative Systems Committee (LegTech)	Olympia	07/01/21	06/30/23	Office	11,969	\$31,896.00	\$382,752.00	\$31.98	\$31.98
Legislative Evaluation and Accountability Program (LEAP)	Olympia	07/01/21	06/30/23	Office	4,243	\$11,307.00	\$135,684.00	\$31.98	\$31.98
Legislative Support Services	Olympia	07/01/21	06/30/23	Office	4,979	\$5,476.84	\$65,722.05	\$13.20	\$13.20
Legislative Support Services	Olympia	07/01/21	06/30/23	Office	3,973	\$4,370.25	\$52,443.00	\$13.20	\$13.20
Legislative Support Services	Olympia	07/01/21	06/30/23	Office	14,308	\$7,154.00	\$85,848.00	\$6.00	\$6.00

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
Lieutenant Governor	Olympia	07/01/21	06/30/23	Office	8,874	\$13,991.34	\$167,896.08	\$18.92	\$18.92
LSS / Senate	Olympia	01/02/22	03/10/22	Miscellaneous	0	\$630.00	\$7,560.00	\$0.00	\$0.00
Office of Financial Management	Olympia	07/01/21	06/30/23	Office	699	\$1,660.13	\$19,921.56	\$28.50	\$28.50
Office of Financial Management	Olympia	07/01/21	06/30/23	Office	24,879	\$66,300.00	\$795,600.00	\$31.98	\$31.98
Office of Financial Management	Olympia	07/01/21	06/30/23	Office	41,707	\$49,422.80	\$593,073.54	\$14.22	\$14.22
Office of Minority & Women's Business Enterprises	Olympia	07/01/21	06/30/23	Office	4,819	\$11,221.00	\$134,652.00	\$27.94	\$27.94
Office of the State Treasurer	Olympia	07/01/21	06/30/24	Office	12,915	\$34,417.00	\$413,004.00	\$31.98	\$31.98
Office of the State Treasurer	Olympia	07/01/21	06/30/23	Office	10,715	\$16,893.98	\$202,727.80	\$18.92	\$18.92
Puget Sound Partnership	Olympia	07/01/21	06/30/23	Office	1,382	\$3,282.25	\$39,387.00	\$28.50	\$28.50
Recreation Conservation Office	Olympia	07/01/21	06/30/23	Office	11,819	\$14,921.49	\$179,057.85	\$15.15	\$15.15
Secretary of State	Olympia	07/01/21	06/30/23	Office	47,488	\$41,624.00	\$499,488.00	\$10.52	\$10.52
Secretary of State	Olympia	07/01/21	06/30/23	Office	47,200	\$36,245.00	\$434,940.00	\$9.21	\$9.21
Secretary of State	Olympia	07/01/21	06/30/23	Office	10,650	\$16,793.00	\$201,516.00	\$18.92	\$18.92
Secretary of State	Olympia	07/01/21	06/30/23	Office	17,000	\$35,591.00	\$427,092.00	\$25.12	\$25.12
Secretary of State - State Library Division	Olympia	07/01/21	06/30/23	Office	6,382	\$2,883.00	\$34,596.00	\$5.42	\$5.42
State Auditor's Office	Olympia	07/01/21	06/30/23	Office	6,412	\$7,598.22	\$91,178.64	\$14.22	\$14.22
Statute Law Committee	Olympia	07/01/21	06/30/23	Office	12,238	\$13,461.65	\$161,539.76	\$13.20	\$13.20
Stephen R. Lindstrom (Merlin Advocates)	Olympia	07/01/21	06/30/23	Office	169	\$169.00	\$2,028.00	\$12.00	\$12.00
Superintendent of Public Instruction	Olympia	07/01/21	06/30/23	Office	97,800	\$123,472.50	\$1,481,670.00	\$15.15	\$15.15
TSS Digital Services	Olympia	07/01/21	06/30/23	Office	1,107	\$1,107.00	\$13,284.00	\$12.00	\$12.00
Wa Tech	Olympia	07/01/21	06/30/23	Office	304	\$383.80	\$4,605.60	\$15.15	\$15.15
Washington State Charter Schools Commission	Olympia	07/01/21	06/30/23	Office	1,539	\$2,088.00	\$25,056.00	\$16.28	\$16.28
\Washington State Dental Association	Olympia	07/01/21	06/30/23	Office	461	\$461.00	\$5,532.00	\$12.00	\$12.00
Washington State Hospital Association	Olympia	07/01/21	06/30/23	Office	321	\$321.00	\$3,852.00	\$12.00	\$12.00
Washington State Law Library	Olympia	07/01/21	06/30/23	Office	15,418	\$19,105.47	\$229,265.66	\$14.87	\$14.87
Washington State Patrol	Olympia	07/01/21	06/30/23	Office	137,399	\$366,157.00	\$4,393,884.00	\$31.98	\$31.98
Washington State Patrol	Olympia	07/01/21	06/30/23	Office	520	\$819.87	\$9,838.40	\$18.92	\$18.92
Washington State Senate	Olympia	07/01/21	06/30/23	Office	77,281	\$97,567.26	\$1,170,807.15	\$15.15	\$15.15
Washington State Senate	Olympia	07/01/21	06/30/23	Office	37,849	\$41,633.43	\$499,601.11	\$13.20	\$13.20

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
Washington State Senate	Olympia	07/01/21	06/30/23	Office	22,032	\$24,234.92	\$290,819.09	\$13.20	\$13.20
Washington State Supreme Court	Olympia	07/01/21	06/30/23	Office	33,940	\$42,057.32	\$504,687.80	\$14.87	\$14.87

Appendix C: Lease Transactions Related to Delegated Authority in FY 22

Extension:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Washington State Patrol	Colville	1/1/2022	12/31/2022	Office	1,728	\$13,971.96	\$167,663.52	\$97.03

New¹⁸:

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	Newport	12/1/2021	11/30/2022	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Chehalis	1/1/2022	12/31/2022	Air monitoring station	0	\$25.00	\$300.00	\$0.00
Colleges	Spokane	9/1/2021	8/31/2031	Classroom	6,064	\$3,057.27	\$36,687.24	\$6.05
Colleges	Republic	6/1/2022	5/31/2024	Classroom	890	\$2,166.67	\$26,000.04	\$29.21
Labor & Industries, Dept. of	Seattle	7/1/2021	6/30/2022	Office	170	\$563.33	\$6,759.96	\$39.76
Labor & Industries, Dept. of	Vancouver	7/1/2021	6/30/2023	Office	329	\$600.00	\$7,200.00	\$21.88

¹⁸ Leases with "0" square footage in this section are not measured by square feet but another method for spaces such as air monitoring stations, an arena and vehicle storage.

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
State Auditor, Office of the	Colfax	10/1/2021	9/30/2022	Office	415	\$757.21	\$9,086.52	\$21.90
State Auditor, Office of the	Colfax	10/1/2021	9/30/2022	Office	415	\$840.50	\$10,086.00	\$24.30
Colleges	Walla Walla	8/1/2021	7/31/2022	Multiuse	8,565	\$8,349.17	\$100,190.04	\$11.70
Natural Resources, Dept. of	E Wenatchee	1/15/2022	1/14/2027	Multiuse	6,567	\$15,200.00	\$182,400.00	\$27.78
Natural Resources, Dept. of	Kulshan/Bellingham	5/1/2022	4/30/2027	Multiuse	2,685	\$2,000.00	\$38,760.00	\$14.44
Natural Resources, Dept. of	Tumwater	7/1/2021	6/30/2026	Multiuse	11,698	\$11,937.53	\$266,707.46	\$22.80
Children, Youth & Families, Dept. of	Centralia	6/1/2022	5/31/2023	Residential	2,598	\$7,000.00	\$84,000.00	\$32.33
Social & Health Services, Dept. of	Lynnwood	11/1/2021	4/30/2022	Residential	2,450	\$3,000.00	\$36,000.00	\$14.69

Renewal¹⁹:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Colleges	Milton-Freewater OR 97862	10/1/2021	5/31/2022	Miscellaneous	37,500	\$1,400.00	\$6,300.00	\$0.17
Colleges	Walla Walla	11/1/2021	3/30/2022	Miscellaneous	0	\$2,800.00	\$33,600.00	\$0.00
Colleges	Walla Walla	10/1/2021	9/30/2023	Classroom	240	\$818.09	\$9,817.08	\$40.90
Colleges	Kelso	8/1/2021	12/31/2021	Classroom	630	\$400.00	\$4,800.00	\$7.62
Colleges	Ellensburg	7/1/2021	6/30/2022	Office	3,700	\$2,500.00	\$30,000.00	\$8.11
Colleges	Walla Walla	7/1/2021	6/30/2023	Office	636	\$1,107.00	\$13,284.00	\$20.90
Colleges	Walla Walla	7/1/2021	6/30/2022	Office	8,000	\$2,080.00	\$24,960.00	\$3.12
Colleges	Spokane	5/1/2022	4/30/2024	Office	7,084	\$5,372.03	\$64,464.36	\$9.10
Colleges	Walla Walla	2/1/2022	1/31/2023	Office	1,148	\$1,936.62	\$23,239.44	\$20.24
Colleges	Spokane Valley	8/1/2021	7/31/2022	Multiuse	1,200	\$1,300.00	\$15,600.00	\$13.00
Ecology, Dept. of	Walla Walla	7/1/2021	6/30/2022	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Lacey	7/1/2021	6/30/2022	Air monitoring station	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Colville	9/1/2021	8/31/2022	Air monitoring station	0	\$175.00	\$2,100.00	\$0.00
Ecology, Dept. of	Sunnyside	9/1/2021	8/31/2022	Air monitoring station	0	\$75.00	\$900.00	\$0.00

¹⁹ Leases with "0" square footage in this section are not measured by square feet but another method for spaces such as air monitoring stations, an arena and vehicle storage.

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	Mesa	8/1/2021	7/31/2022	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Wenatchee	9/1/2021	8/31/2022	Air monitoring station	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Burbank	8/1/2021	7/31/2022	Air monitoring station	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Moses Lake	1/1/2022	12/31/2022	Air monitoring station	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Ellensburg	1/1/2022	12/31/2022	Air monitoring station	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Issaquah	1/1/2022	12/31/2022	Air monitoring station	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Vancouver	2/1/2022	1/31/2023	Air monitoring station	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Yakima	2/1/2022	1/31/2023	Air monitoring station	0	\$250.00	\$3,000.00	\$0.00
Ecology, Dept. of	Leavenworth	2/1/2022	1/31/2023	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Port Angeles	2/1/2022	1/31/2023	Air monitoring station	0	\$45.83	\$549.96	\$0.00
Ecology, Dept. of	Cheney	3/1/2022	2/28/2023	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Aberdeen	3/1/2022	2/28/2023	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Twisp	4/1/2022	3/31/2023	Air monitoring station	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Ritsville	4/1/2022	3/31/2023	Air monitoring station	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Colbert	4/1/2022	3/31/2023	Air monitoring station	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Rosalia	5/1/2022	4/30/2023	Air monitoring station	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Pomeroy	5/1/2022	4/30/2023	Air monitoring station	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Quincy	5/1/2022	4/30/2023	Air monitoring station	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Port Townsend	7/1/2021	6/30/2023	Office	80	\$260.00	\$3,120.00	\$39.00
Ecology, Dept. of	Mount Vernon	7/1/2021	6/30/2023	Office	150	\$51.00	\$612.00	\$4.08
Ecology, Dept. of	Mount Vernon	7/1/2021	6/30/2023	Office	60	\$521.00	\$6,252.00	\$104.20
Ecology, Dept. of	Lacey	8/1/2021	7/31/2023	Multiuse	1,625	\$1,625.00	\$19,500.00	\$12.00
Fish and Wildlife, Dept. of	St John	12/1/2021	11/30/2022	Multiuse	3,000	\$90.00	\$1,080.00	\$0.36
Fish and Wildlife, Dept. of	Auburn	1/1/2022	12/31/2024	Multiuse	1,440	\$1,101.00	\$13,212.00	\$9.18
Fish and Wildlife, Dept. of	Illwaco	5/1/2022	10/31/2022	Warehouse/Storage	140	\$157.08	\$1,884.96	\$13.46
Housing Finance Commission, Washington State	Seattle	7/1/2021	6/30/2024	Office	26,014	\$75,874.16	\$780,419.92	\$30.00
Labor & Industries, Dept. of	Auburn	7/1/2021	6/30/2023	Office	411	\$314.84	\$3,778.08	\$9.19
Labor & Industries, Dept. of	Colville	3/1/2022	2/28/2023	Office	179	\$281.92	\$3,383.04	\$18.90
Licensing, Dept. of	Davenport	1/1/2022	12/31/2022	Office	520	\$280.00	\$3,360.00	\$6.46
Natural Resources, Dept. of	Tumwater	11/1/2021	10/31/2026	Hangar	12,000	\$9,000.00	\$108,000.00	\$9.00

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Natural Resources, Dept. of	Kalama	11/1/2021	6/30/2023	Multiuse	429	\$450.00	\$5,400.00	\$12.59
Revenue, Dept. of	Silverdale	4/1/2022	3/31/2023	Office	180	\$701.00	\$8,412.00	\$46.73
Revenue, Dept. of	Seattle	6/1/2022	5/31/2023	Parking	0	\$5,040.00	\$60,480.00	\$0.00
State Auditor, Office of the	Okanogan	5/1/2022	4/30/2023	Office	200	\$200.00	\$2,400.00	\$12.00
Transportation, Dept. of	Olympia	7/1/2021	6/30/2022	Hangar	1,800	\$383.11	\$4,597.32	\$2.55
Transportation, Dept. of	Tumwater	7/1/2021	6/30/2022	Hangar	1,800	\$402.25	\$4,827.00	\$2.68
Transportation, Dept. of	Anacortes	7/1/2021	6/30/2022	Residential	1,500	\$3,366.00	\$40,392.00	\$26.93
Transportation, Dept. of	Tumwater	7/1/2021	6/30/2022	Warehouse/Storage	2,600	\$1,400.00	\$16,800.00	\$6.46
Transportation, Dept. of	Tumwater	7/1/2021	6/30/2022	Warehouse/Storage	1,080	\$750.00	\$9,000.00	\$8.33
Washington State Patrol	Tacoma	1/1/2022	12/31/2026	Miscellaneous	0	\$3,274.00	\$39,288.00	\$0.00
Washington State Patrol	Moses Lake	2/1/2022	1/31/2023	Multiuse	600	\$275.00	\$3,300.00	\$5.50

