



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES



DECEMBER 2025

Annual leased facilities

JULY 2024 — JUNE 2025

Real Estate Services Division

Report to the Legislature

Agency Overview

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

DES' mission is to strengthen the business of government.

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

Key Services

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



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Executive summary

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

As required by state law, this report covers state-owned and leased facilities that DES has authority over for fiscal year (FY) 2025 and includes:

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

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

Summary of DES real estate actions in FY 2025

Cost avoidance compares the rent DES negotiates on renewals to current market rates for office or warehouse leases longer than two years. During FY 2025, DES' lease negotiations avoided \$2.6 million in costs for the state for the first year of the lease term and will total more than \$9 million in avoided costs over the first five years of the lease.

DES also completed the following real estate activities in FY 2025:

- Executed 123 lease renewals, new leases, and lease extensions in privately owned facilities involving approximately 1.3 million square feet with an annual rent of approximately \$27 million.
- Executed 17 lease term extension amendments.
- Executed 80 lease amendments.
- Executed one lease in a state-owned facility worth \$23,756 annually for 1,107 square feet.
- Approved 83 delegation requests to lease by various state agencies and organizations.
 - The delegations of authority involve approximately 149,975 square feet with annual rent of approximately \$1.8 million.
- Entered into 138 interagency agreements (IAA) with state agencies, boards and commissions, and colleges. The scope of work included:
 - Acquisition of newly leased space.
 - Alterations of existing leased space.
 - Acquisition and disposal of state-owned space.
 - Technical assistance.
 - Providing professional real estate services for leasing, design, and construction management.
 - 11 IAAs for electrical vehicle supply equipment (EVSE) projects.

Statutory directive

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

- Facility leases executed.
- Delegated leases.

Facility leases executed

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

Delegated leases

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

Background

Scope

State law grants real estate authority to several state agencies. This report includes activity for FY 2025, covering only state-owned and leased facilities for which DES has authority and responsibility.

State real estate portfolio

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

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

As of June 2025, the OFM Facilities Inventory Report listed approximately 124.7 million square feet for all space types and includes approximately:

- 111.2 million square feet of state-owned space.
- 13.5 million square feet of leased space.

The real estate portfolio under DES's authority includes owned real estate, leased real estate, and real estate leased through delegated authority to other agencies.

DES has real estate authority for approximately 8.7 million square feet in leased space and separately owns around 4.5 million square feet of building space.

The real estate portfolio under DES authority is a subset of the state's total portfolio. It includes over 862 leases in privately-owned buildings and 90 leases for state-owned buildings. These are leases for various properties, including offices, warehouses and storage units, parking lots, residential, classrooms, and air-monitoring sites.

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

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

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

DES has statutory responsibility for the management, operation, and maintenance of 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 behalf of client agencies for spaces in private sector buildings and spaces of other governmental (federal and local) entities.

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

Findings/Results

Leases executed

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

We include leases for other types of space, such as office space combined with classroom space or office space combined with warehouse space, if the office space is the primary use or largest part of the facility.

Cost avoidance

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

Annualized lease cost

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

Leases executed in privately-owned facilities

The following tables show the type and number of lease transactions, square feet, annual lease costs, and the comparison of total lease transactions to previous fiscal years. Delegated lease data are excluded in this section of the report. The transactions include:

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

Figure 1: Lease transactions in privately-owned facilities

Type of transaction	# of leases	Square feet	Annualized lease cost
Renewal	88	987,227	\$20,474,449
New Space	35	325,448	\$6,664,024
Amendment - Extension	17	168,426	\$3,813,543
Total	140	1,481,101	\$30,952,016

Figure 2: Lease transactions in privately-owned facilities by fiscal year

Fiscal year	Total leases	Square feet	Annualized lease cost
2022	125	1,345,755	\$31,948,549
2023	149	1,298,005	\$25,077,852
2024	137	1,424,437	\$29,620,855
2025	140	1,481,101	\$30,952,017

Figure 3: Lease amendment transactions in privately-owned facilities

Type of lease amendment	Number of lease amendments
Change to ownership	17
Extensions	17
Other	63
Total	97

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

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

Office space was the predominant type of lease DES executed in FY 2025. Office space makes up 76% of the state’s leased square footage and 79% of the state’s leases by space type.

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

Space type	Total leases	Total SF	% of total leases by SF	% of total leases by space type
Office	110	1,128,504	76%	79%
Warehouse/Storage	15	248,404	17%	11%
Land	5	0	0%	4%
Parking	5	0	0%	4%
Classroom	3	57,097	4%	2%
Behavioral Health Facility	1	31,190	2%	1%
Residential	1	15,906	1%	1%

Figure 5: Distribution of leased space by square footage

The following data excludes ten leases that report zero square footage due the space use type parking and land.

Square footage	Total leases	Percentage
1 - 999	17	13%
1,000 - 4,999	36	28%
5,000 - 9,999	27	21%
10,000 - 19,999	29	22%
20,000 - 49,999	16	12%
50,000 - 100,000	5	4%

Figure 6: Distribution of leased space by county

County	Leased square feet	% of total leased square feet	Total transactions	% of total transactions
Thurston	339,511	23%	28	20%
King	196,356	13%	16	11%
Snohomish	191,350	13%	11	8%
Spokane	166,884	11%	13	9%
Yakima	127,742	9%	10	7%
Clark	127,544	9%	6	4%
Benton	85,743	6%	11	8%
Pierce	62,187	4%	7	5%
Thurston	31,044	2%	5	4%
Whatcom	28,350	2%	3	2%
All Other	124,390	8%	30	21%

Figure 7: Agencies by the number of transactions

The following table shows five state agencies with the largest number of leases — new, renewals, and extensions — executed by DES in FY 2025.

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

Agency	Renewal	New space	Extension	Total	% of total transactions
Social & Health Services, Dept. of	22	6	3	31	22%
Children, Youth & Families, Dept. of	10	3	1	14	10%
Employment Security Department	6	4	0	10	7%
Colleges	3	2	4	9	6%
Labor & Industries, Dept. of	7	0	1	8	6%
Other	40	20	8	68	49%

Figure 8: Agencies by proportion of leased square feet

The following chart shows the top five state agencies by proportion of leased square footage related to their FY 2025 executed leases.

It excludes ten leases that report zero square footage due to the space use type: parking and land.

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

Agency	Total square feet	% of total square footage
Social & Health Services, Dept. of	502,616	34%
Children, Youth & Families, Dept. of	168,221	11%
Colleges	114,233	8%
Labor & Industries, Dept. of	104,886	7%
Corrections, Dept. of	79,677	5%
Other	511,468	35%

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. The following table shows leases executed for facilities under construction.

Figure 9: Leases for space under development

This was one project in Sunnyside where the Lessor built one building for both DSHS and DCYF.

Agency	Location	Square feet	Annualized lease cost	Cost per square foot
Social & Health Services, Dept. of	1	6,427	\$184,967.08	\$32.30
Children, Youth & Families, Dept. of	1	11,198	\$322,222.02	\$32.29

Leases executed in state-owned facilities

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

These include:

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

In FY 2025, DES executed one new lease for other organizations in DES owned facilities. This lease totals 1,107 square feet with annualized lease costs of \$23,756. The following table shows the number of lease transactions and annual lease costs.

Figure 10: Lease transactions in DES owned facilities

Transaction type	Total leases	Square feet	Annualized lease cost
New	1	1,107	\$23,756
Totals	1	1,107	\$23,756

DES typically negotiates and executes leases in DES owned space on a biennial basis. These leases include:

- The space used.
- Outlined expectations around the tenant’s use of the space.
- A list of services that DES provides for the tenant in the space.

Delegated leases

State law authorizes DES to decide the terms and conditions of delegation of authority.

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

Delegation process

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

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

Delegation time limits

A delegation is for a specific amount of time. Renewals are not automatic. If the agency wants to renew its delegated lease when the lease is close to expiring, the agency must reapply for a delegation of authority for the renewal. DES will review the delegation request for compliance

and to find if the delegation continues to meet real estate leasing needs of the agency and the state.

Approved rental agreements

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

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

Revoking delegated authority

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

Uses of delegations of authority

Delegations include, but are not limited to, the following space types:

- Air monitoring sites.
- Office.
- Residential.
- Warehouse.
- Storage.
- Classroom.
- Turf space.
- Arena.
- Parking.
- Vehicle storage.
- Training facility for Fire Sciences Courses.
- Lab.
- Hangar space.

Leases executed under delegations of authority in FY 2025

In FY 2025, DES granted 12 delegations for new leases, 69 delegations for renewals of leases, and two delegations for lease extensions. These 83 leases represented annualized costs of over \$1.8 million.

The two largest users of delegated authority for leasing were the Department of Ecology and Department of Fish & Wildlife. Out of 28 delegated leases for Ecology, 27 were air-monitoring sites.

Figure 11: Delegations of authority

Fiscal year	Total delegated leases	Square feet	Annualized lease cost
2022	70	160,680	\$2,352,534
2023	97	169,782	\$2,128,393
2024	96	285,484	\$2,155,143
2025	83	149,975	\$1,822,637

Figure 12: Number of delegated leases by agency

Agency	Total delegated leases	% of total delegated leases
Ecology, Dept. of	28	34%
Fish & Wildlife, Dept. of	16	19%
Colleges	14	17%
Commerce, Dept. of	4	5%
Natural Resources, Dept. of	3	4%
Other	18	22%

Figure 13: Number of delegated leases by type of use

In the following table, miscellaneous includes arena, training facility for fire sciences courses, Head Start, turf space, childcare center, and lab.

Type of use	Total delegated leases	% of total leases
Air Monitoring Equipment	27	33%
Office	17	20%
Multi-Use	12	14%
Storage	8	10%
Miscellaneous	8	10%
Residential	4	5%
Warehouse	3	4%
Parking	2	2%
Hangar	1	1%
Classroom	1	1%

Figure 14: Duration of delegated leases

Fiscal year	% < 2 Years	% 2-5 Years	% > 5 Years
2022	89%	10%	1%
2023	84%	15%	1%
2024	64%	31%	3%
2025	77%	20%	2%

Conclusions

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

By completing lease negotiations on behalf of other agencies, in FY 2025 DES helped the state avoid \$2.6 million for the first year of new leases, which will total more than \$9 million in cost avoidance over the next five years of those leases.

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

Appendices

The following appendices include several costs, defined below.

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

Annualized lease cost (net effective annual base rent) — The rent the tenant pays over the course of one year including specific concessions such as free rent, incentives, and allowances.

Net effective annual base rate/SF — The annualized lease cost divided by the total square footage. This number shows how much the tenant is paying per square foot over the course of one year.

Whitestone estimate of operating expenses (OPEX) — DES refers to Whitestone's published industry standard calculations to estimate lease cost operating expenses.

Full-service net effective rent/SF/year — This is the annual rent per square foot per year including operating costs such as energy and custodial services.

Appendix A: Lease transactions for privately-owned facilities

Leases with "0" square footage are not measured by square footage but by another method for space. Examples include parking and land.

Leased new space

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Children, Youth & Families, Dept. of	Vancouver	11/1/2024	10/31/2034	Office	12,986	\$33,438.95	\$419,447.82	\$32.30	\$32.30
Children, Youth & Families, Dept. of	Sunnyside	5/1/2025	4/30/2035	Office	6,427	\$14,996.33	\$184,967.08	\$28.78	\$32.30
Children, Youth & Families, Dept. of	Forks	4/1/2025	3/31/2035	Office	3,697	\$7,239.96	\$91,500.78	\$24.75	\$27.79
Colleges	Walla Walla	1/1/2025	12/31/2027	Land	0	\$135.41	\$1,624.90	\$0.00	\$0.00
Colleges	Tacoma	10/1/2024	9/30/2025	Warehouse	15,000	\$20,000.00	\$240,000.00	\$16.00	\$17.06
Corrections, Dept. of	Richland	7/1/2024	6/30/2034	Office	9,655	\$22,536.38	\$270,436.56	\$28.01	\$29.66
Corrections, Dept. of	Lacey	6/1/2025	5/31/2035	Office	9,782	\$18,842.58	\$226,110.96	\$23.12	\$27.35
County Road Administration Board	Olympia	1/1/2025	12/31/2030	Office	983	\$1,843.13	\$22,117.50	\$22.50	\$26.73
Criminal Justice Training Commission, Washington State	Arlington	2/1/2025	1/31/2035	Warehouse	38,736	\$39,263.73	\$471,164.76	\$12.16	\$13.34
Ecology, Dept. of	Mount Vernon	1/1/2024	12/31/2029	Land	0	\$2,199.91	\$26,398.92	\$0.00	\$0.00
Employment Security Department	Ellensburg	7/1/2024	6/30/2034	Office	3,166	\$7,031.16	\$87,144.18	\$27.53	\$29.14
Employment Security Department	Everett	12/1/2024	11/30/2034	Office	16,130	\$44,021.46	\$586,728.78	\$36.38	\$37.74
Employment Security Department	Spokane	7/1/2024	6/30/2027	Office	2,500	\$5,000.00	\$59,444.45	\$23.78	\$23.78
Employment Security Department	Centralia	12/1/2024	6/30/2025	Office	553	\$1,269.40	\$15,232.77	\$27.55	\$27.55
Enterprise Services, Dept. of	Tumwater	6/1/2024	5/31/2034	Land	0	\$0.08	\$1.00	\$0.00	\$0.00
Enterprise Services, Dept. of	Brush Prairie	9/13/2024	8/31/2034	Behavioral Health Facility	31,190	\$0.08	\$1.00	\$0.00	\$4.48
Enterprise Services, Dept. of	Olympia	2/1/2025	2/28/2026	Parking	0	\$1,440.00	\$17,280.00	\$0.00	\$0.00

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Enterprise Services, Dept. of	Spokane	5/1/2025	6/30/2029	Office	789	\$673.94	\$8,087.28	\$10.25	\$11.73
Fish & Wildlife, Dept. of	Lacey	9/1/2024	8/31/2029	Warehouse	24,697	\$29,759.89	\$357,118.68	\$14.46	\$15.57
Fish & Wildlife, Dept. of	Stanwood	4/15/2025	3/31/2035	Warehouse	28,606	\$43,531.44	\$571,690.92	\$19.99	\$21.17
Health, Dept. of	Spokane	11/1/2024	10/31/2029	Office	7,907	\$14,240.08	\$170,880.96	\$21.61	\$21.61
Independent Investigations, Office of	Olympia	9/1/2024	8/31/2029	Office	15,363	\$33,926.63	\$407,119.56	\$26.50	\$29.05
Independent Investigations, Office of	Olympia	12/1/2024	11/30/2029	Storage	9,754	\$3,949.50	\$47,394.00	\$4.86	\$9.09
Industrial Insurance Appeals, Board of	Renton	1/1/2025	12/31/2034	Office	6,117	\$20,022.98	\$212,749.26	\$34.78	\$34.78
Insurance Commissioner, Office of the	Seattle	9/1/2024	2/28/2029	Office	2,809	\$8,352.10	\$100,225.20	\$35.68	\$35.68
Licensing, Dept. of	Tukwila	8/7/2024	7/31/2029	Office	6,814	\$19,166.67	\$230,000.04	\$33.75	\$36.89
Liquor and Cannabis Board	Federal Way	7/1/2023	6/30/2028	Office	1,572	\$4,978.97	\$59,747.64	\$38.01	\$38.01
Natural Resources, Dept. of	Stanwood	9/1/2024	8/31/2034	Warehouse	2,140	\$5,350.00	\$64,200.00	\$30.00	\$31.18
Secretary of State, Office of	Tumwater	6/1/2025	5/31/2030	Office	29,213	\$60,860.42	\$730,325.04	\$25.00	\$29.23
Social & Health Services, Dept. of	Spokane Valley	7/1/2024	6/30/2034	Office	18,650	\$36,522.92	\$444,957.96	\$23.86	\$23.86
Social & Health Services, Dept. of	Burien	7/15/2024	6/30/2029	Parking	0	\$3,500.00	\$30,000.00	\$0.00	\$0.00
Social & Health Services, Dept. of	Sunnyside	5/1/2025	4/30/2035	Office	11,198	\$26,128.67	\$322,222.02	\$28.77	\$32.29
Social & Health Services, Dept. of	Yakima	1/1/2025	12/31/2030	Office	1,406	\$2,821.37	\$29,185.69	\$20.76	\$22.41
Social & Health Services, Dept. of	Vancouver	4/1/2025	3/31/2030	Warehouse	4,680	\$6,973.20	\$70,678.40	\$15.10	\$16.12
Social & Health Services, Dept. of	University Place	1/1/2025	8/31/2028	Office	2,928	\$7,320.00	\$87,840.00	\$30.00	\$31.86

Lease renewals

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base Rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Agriculture, Dept. of	Yakima	8/1/2024	7/31/2034	Office	56,441	\$68,147.70	\$858,659.40	\$15.21	\$18.53
Attorney General, Office of the	Tumwater	7/1/2024	6/30/2029	Office	12,494	\$19,365.70	\$232,388.40	\$18.60	\$20.65
Attorney General, Office of the	Tumwater	7/1/2024	6/30/2029	Warehouse	10,678	\$9,343.25	\$112,119.00	\$10.50	\$11.73
Attorney General, Office of the	Spokane	11/1/2024	10/31/2029	Office	30,450	\$48,212.50	\$548,100.00	\$18.00	\$18.00
Attorney General, Office of the	Montesano	5/15/2025	4/30/2030	Office	100	\$670.83	\$8,400.00	\$84.00	\$84.00
Auditor, Office of the State	Mill Creek	12/1/2024	11/30/2029	Office	2,462	\$7,342.92	\$89,168.74	\$36.22	\$38.08
Auditor, Office of the State	Vancouver	2/1/2025	1/31/2030	Office	2,868	\$6,240.29	\$74,883.48	\$26.11	\$29.10
Auditor, Office of the State	Port Orchard	4/1/2025	3/31/2030	Office	2,204	\$5,939.78	\$71,277.36	\$32.34	\$34.02
Auditor, Office of the State	Walla Walla	6/1/2025	5/31/2030	Office	575	\$750.38	\$9,004.56	\$15.66	\$18.75
Auditor, Office of the State	Tacoma	5/1/2025	4/30/2035	Office	4,422	\$11,055.00	\$132,660.00	\$0.00	\$0.00
Children, Youth & Families, Dept. of	Lynnwood	7/1/2024	6/30/2029	Office	19,122	\$39,598.48	\$463,708.56	\$24.25	\$28.07
Children, Youth & Families, Dept. of	Toppenish	1/1/2025	12/31/2029	Office	9,863	\$16,438.33	\$197,259.96	\$20.00	\$23.52
Children, Youth & Families, Dept. of	Renton	8/1/2024	7/31/2029	Office	5,173	\$11,423.71	\$131,394.22	\$25.40	\$25.40
Children, Youth & Families, Dept. of	Richland	9/1/2024	8/31/2029	Office	25,138	\$35,786.73	\$397,180.37	\$15.80	\$19.12
Children, Youth & Families, Dept. of	Walla Walla	9/1/2024	8/31/2029	Office	13,720	\$20,065.50	\$240,786.00	\$17.55	\$21.07
Children, Youth & Families, Dept. of	South Bend	11/1/2024	10/31/2027	Office	10,037	\$15,055.50	\$180,666.00	\$18.00	\$21.82
Children, Youth & Families, Dept. of	Seattle	9/1/2024	8/31/2029	Office	40,738	\$84,870.83	\$985,859.56	\$24.20	\$29.20
Children, Youth & Families, Dept. of	Colville	3/1/2025	2/28/2030	Office	7,632	\$12,720.00	\$148,990.00	\$19.52	\$23.04
Children, Youth & Families, Dept. of	Vancouver	11/1/2024	10/31/2029	Office	2,166	\$1,664.89	\$59,547.67	\$27.49	\$31.97
Children, Youth & Families, Dept. of	Clarkston	2/1/2025	1/31/2030	Office	4,928	\$7,597.33	\$91,167.96	\$18.50	\$22.02
Colleges	Seattle	9/1/2024	8/31/2029	Residential	15,906	\$57,406.76	\$702,337.03	\$44.16	\$49.16
Colleges	Spokane	7/1/2024	6/30/2029	Classroom	38,780	\$25,853.33	\$310,239.96	\$8.00	\$11.52
Colleges	Everett	9/1/2024	8/31/2029	Classroom	8,317	\$20,792.50	\$263,905.61	\$31.73	\$33.41
Corrections, Dept. of	Olympia	8/1/2024	7/31/2029	Warehouse	20,956	\$13,621.40	\$163,456.80	\$7.80	\$9.03

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base Rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Corrections, Dept. of	Lacey	12/1/2024	11/30/2029	Office	18,104	\$31,682.00	\$380,184.00	\$21.00	\$24.96
Corrections, Dept. of	Bellingham	5/1/2025	4/30/2030	Office	7,524	\$16,302.00	\$195,624.00	\$26.00	\$29.14
Corrections, Dept. of	Walla Walla	10/1/2024	9/30/2029	Office	7,296	\$11,400.00	\$136,800.00	\$18.75	\$22.27
Corrections, Dept. of	Aberdeen	5/1/2025	4/30/2030	Office	6,360	\$10,091.20	\$120,548.27	\$18.95	\$21.99
County Road Administration Board	Olympia	1/1/2025	12/31/2030	Office	5,644	\$10,582.50	\$126,990.00	\$22.50	\$26.73
Ecology, Dept. of	Lacey	6/1/2025	5/31/2030	Warehouse	3,864	\$3,500.00	\$42,000.00	\$10.87	\$12.10
Employment Security Department	Clarkston	3/1/2025	2/28/2026	Office	459	\$472.77	\$5,673.24	\$12.36	\$15.45
Employment Security Department	Pullman	11/1/2024	10/31/2029	Office	2,142	\$3,632.48	\$43,589.76	\$20.35	\$20.35
Employment Security Department	Auburn	6/1/2025	5/31/2030	Office	13,303	\$26,328.85	\$315,946.20	\$23.75	\$28.75
Employment Security Department	Spokane Valley	7/1/2024	6/30/2029	Office	2,000	\$3,916.67	\$45,433.37	\$22.72	\$22.72
Employment Security Department	Pullman	11/1/2024	10/31/2029	Office	811	\$1,375.32	\$16,503.84	\$20.35	\$20.35
Employment Security Department	Kennewick	7/1/2024	6/30/2027	Office	7,959	\$12,197.17	\$146,366.04	\$18.39	\$18.39
Enterprise Services, Dept. of	Spokane	10/1/2024	9/30/2029	Office	595	\$1,066.04	\$11,602.48	\$19.50	\$19.50
Enterprise Services, Dept. of	Tumwater	4/1/2024	3/31/2027	Parking	0	\$5,047.00	\$60,581.64	\$0.00	\$0.00
Fish & Wildlife, Dept. of	Port Angeles	5/1/2025	4/30/2030	Office	681	\$1,154.36	\$13,852.32	\$20.34	\$20.34
Health Care Authority, Washington State	Olympia	7/1/2024	11/30/2028	Office	11,617	\$25,421.87	\$305,062.44	\$26.26	\$30.49
Health Care Authority, Washington State	Olympia	7/1/2024	11/30/2024	Office	4,567	\$9,994.12	\$119,929.44	\$26.26	\$30.49
Health Care Authority, Washington State	Olympia	12/1/2024	11/30/2028	Office	4,567	\$9,994.12	\$119,929.44	\$26.26	\$30.49
Health, Dept. of	Yakima	9/1/2024	8/31/2025	Office	180	\$1,000.00	\$12,000.00	\$66.67	\$66.67
Health, Dept. of	Tumwater	11/1/2024	10/31/2029	Warehouse	12,000	\$9,000.00	\$108,000.00	\$9.00	\$10.23
Industrial Insurance Appeals, Board of	Richland	3/1/2025	2/28/2030	Office	2,833	\$4,544.60	\$54,535.20	\$19.25	\$22.30
Industrial Insurance Appeals, Board of	Spokane	6/1/2025	5/31/2030	Office	3,978	\$8,668.73	\$104,024.76	\$26.15	\$26.15
Insurance Commissioner, Office of the	Tumwater	1/1/2025	12/31/2029	Office	4,198	\$7,084.13	\$85,009.56	\$20.25	\$24.48
Labor & Industries, Dept. of	Tumwater	2/1/2025	1/31/2030	Warehouse	26,084	\$18,476.17	\$221,714.04	\$8.50	\$9.73

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base Rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Labor & Industries, Dept. of	Mount Vernon	3/1/2025	2/28/2030	Office	14,256	\$23,878.80	\$286,545.60	\$20.10	\$23.14
Labor & Industries, Dept. of	Tacoma	5/1/2025	4/30/2030	Office	29,188	\$64,659.83	\$775,917.96	\$26.58	\$26.58
Labor & Industries, Dept. of	Bellingham	4/1/2025	3/31/2030	Office	10,826	\$25,260.67	\$303,128.04	\$28.00	\$28.00
Labor & Industries, Dept. of	Bellevue	6/1/2025	5/31/2030	Office	10,290	\$25,081.88	\$280,917.00	\$27.30	\$28.62
Labor & Industries, Dept. of	Kennewick	6/1/2025	5/31/2030	Office	13,396	\$21,768.50	\$261,222.00	\$19.50	\$19.50
Labor & Industries, Dept. of	Kennewick	7/1/2024	6/30/2027	Office	346	\$530.25	\$6,363.00	\$18.39	\$18.39
Licensing, Dept. of	Anacortes	7/1/2024	6/30/2029	Office	1,965	\$4,118.31	\$49,419.72	\$25.15	\$28.19
Liquor and Cannabis Board	Olympia	11/1/2024	10/31/2029	Warehouse	2,304	\$4,224.00	\$50,688.00	\$22.00	\$23.11
Minority and Women's Business Enterprises, Office of	Kennewick	7/1/2024	6/30/2026	Office	118	\$650.00	\$7,800.00	\$66.10	\$66.10
Natural Resources, Dept. of	Sedro Woolley	7/1/2024	6/30/2029	Office	3,155	\$3,980.56	\$47,766.72	\$15.14	\$16.50
Public Disclosure Commission	Olympia	7/1/2024	6/30/2029	Office	9,106	\$16,694.33	\$200,331.96	\$22.00	\$22.00
Revenue, Dept. of	Richland	10/1/2024	9/30/2029	Office	6,853	\$9,756.01	\$106,107.30	\$15.48	\$18.80
Social & Health Services, Dept. of	Vancouver	11/1/2024	10/31/2029	Office	73,654	\$159,460.91	\$1,995,434.17	\$27.09	\$31.57
Social & Health Services, Dept. of	Lynnwood	7/1/2024	6/30/2029	Office	51,312	\$106,258.60	\$1,244,316.00	\$24.25	\$28.07
Social & Health Services, Dept. of	Toppenish	9/1/2024	8/31/2029	Office	9,932	\$16,553.33	\$198,639.96	\$20.00	\$23.52
Social & Health Services, Dept. of	Olympia	4/1/2025	3/31/2030	Warehouse	28,500	\$20,092.50	\$241,110.00	\$8.46	\$9.69
Social & Health Services, Dept. of	Kent	4/1/2025	3/31/2030	Office	3,866	\$8,682.39	\$104,188.68	\$26.95	\$26.95
Social & Health Services, Dept. of	Arlington	7/1/2024	6/30/2029	Office	18,836	\$35,317.50	\$423,810.00	\$22.50	\$25.54
Social & Health Services, Dept. of	Spokane	1/1/2025	12/31/2029	Office	28,209	\$53,479.56	\$624,532.48	\$22.14	\$22.14
Social & Health Services, Dept. of	Tumwater	3/1/2025	2/28/2030	Office	12,760	\$24,456.67	\$290,928.04	\$22.80	\$27.03
Social & Health Services, Dept. of	Port Angeles	4/1/2025	3/31/2030	Office	4,940	\$8,439.17	\$101,270.04	\$20.50	\$24.32
Social & Health Services, Dept. of	Spokane	8/1/2024	7/31/2029	Office	8,596	\$16,654.75	\$199,857.00	\$23.25	\$23.25
Social & Health Services, Dept. of	Clarkston	2/1/2025	1/31/2030	Office	14,608	\$22,520.67	\$261,483.24	\$17.90	\$21.42
Social & Health Services, Dept. of	Lacey	8/1/2024	7/31/2029	Office	54,788	\$108,434.58	\$1,301,214.96	\$23.75	\$27.98
Social & Health Services, Dept. of	SeaTac	4/1/2025	3/31/2030	Office	5,013	\$13,368.00	\$157,408.20	\$31.40	\$31.40

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base Rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Social & Health Services, Dept. of	Lakewood	2/1/2025	1/31/2030	Office	7,374	\$15,055.25	\$180,663.00	\$24.50	\$27.73
Social & Health Services, Dept. of	Colville	3/1/2025	2/28/2030	Office	10,204	\$17,006.67	\$200,430.04	\$19.64	\$23.16
Social & Health Services, Dept. of	Kennewick	4/1/2025	3/31/2030	Office	11,588	\$20,761.83	\$247,141.96	\$21.33	\$24.38
Social & Health Services, Dept. of	Yakima	1/1/2025	12/31/2030	Office	5,781	\$11,600.54	\$134,535.69	\$23.27	\$24.92
Social & Health Services, Dept. of	Walla Walla	9/1/2024	8/31/2029	Office	3,571	\$5,222.59	\$62,671.08	\$17.55	\$21.07
Social & Health Services, Dept. of	South Bend	11/1/2024	10/31/2027	Office	4,256	\$6,384.00	\$76,608.00	\$18.00	\$21.82
Social & Health Services, Dept. of	Seattle	9/1/2024	8/31/2029	Office	15,603	\$32,506.25	\$390,075.00	\$25.00	\$30.00
Social & Health Services, Dept. of	Pullman	11/1/2024	10/31/2029	Office	791	\$1,341.40	\$16,096.80	\$20.35	\$20.35
Social & Health Services, Dept. of	Kennewick	7/1/2024	6/30/2027	Office	874	\$1,339.41	\$16,072.92	\$18.39	\$18.39
Superintendent of Public Instruction, Office of	Olympia	8/1/2024	7/31/2025	Parking	0	\$1,560.00	\$17,280.00	\$0.00	\$0.00
Transportation, Dept. of	Richland	10/1/2024	9/30/2029	Office	6,983	\$10,595.73	\$115,976.00	\$16.61	\$19.93
Volunteer Firefighters and Reserve Officers, Board for	Olympia	2/1/2025	1/31/2030	Office	1,488	\$1,911.67	\$22,022.40	\$14.80	\$16.48
Washington State Patrol	Monroe	1/1/2025	12/31/2029	Office	3,961	\$8,500.00	\$102,000.00	\$25.75	\$28.93
Washington State Patrol	Cheney	3/1/2025	2/28/2035	Land	0	\$0.08	\$1.00	\$0.00	\$0.00
Washington State Patrol	Tumwater	4/1/2025	3/31/2028	Office	6,000	\$8,688.00	\$107,414.96	\$17.90	\$21.33

Lease extensions

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF	Full-Service net effective rent/SF/year
Agriculture, Dept. of	Tumwater	3/1/2018	12/31/2025	Office	6,043	\$9,000.00	\$212,744.68	\$35.21	\$37.76
Agriculture, Dept. of	Seattle	12/1/2023	11/30/2025	Office	374	\$2,497.57	\$29,970.84	\$80.14	\$80.14
Blind, Dept. of Services for the	Tacoma	5/1/2020	4/30/2027	Office	2,775	\$6,507.92	\$67,486.44	\$24.32	\$24.32
Children, Youth & Families, Dept. of	Sunnyside	3/1/2019	5/31/2025	Office	6,594	\$10,165.75	\$121,989.00	\$18.50	\$18.50
Colleges	Bellingham	11/1/2009	10/31/2029	Classroom	10,000	\$1,665.07	\$5,411.14	\$0.54	\$4.36
Colleges	Republic	7/1/2019	12/31/2026	Office	1,800	\$3,000.00	\$51,823.84	\$28.79	\$32.31
Colleges	Spokane	9/1/2022	12/31/2028	Office	24,430	\$41,734.58	\$488,480.87	\$20.00	\$20.00
Colleges	Walla Walla	1/1/2025	12/31/2027	Land	0	\$135.33	\$1,623.96	\$0.00	\$0.00
Fish & Wildlife, Dept. of	Tumwater	3/1/2018	9/30/2024	Warehouse	20,405	\$10,753.04	\$105,768.27	\$5.18	\$6.41
Fish & Wildlife, Dept. of	Edmonds	1/1/2020	12/31/2029	Office	1,728	\$2,443.16	\$29,403.92	\$17.02	\$22.02
Governor, Office of the	Washington D.C.	2/1/2013	3/31/2029	Office	483	\$3,022.37	\$11,857.52	\$24.55	\$24.55
Labor & Industries, Dept. of	Tacoma	12/8/2018	10/31/2025	Office	500	\$1,100.00	\$9,496.67	\$18.99	\$18.99
Public Instruction, Superintendent of	Olympia	9/1/2022	2/28/2026	Parking	0	\$1.00	\$12.00	\$0.00	\$0.00
Social & Health Services, Dept. of	Sunnyside	3/1/2019	5/31/2025	Office	19,920	\$30,710.00	\$360,520.00	\$18.10	\$18.10
Social & Health Services, Dept. of	Seattle	5/1/2019	10/31/2025	Office	55,490	\$97,107.50	\$1,165,290.00	\$21.00	\$26.00
Social & Health Services, Dept. of	Seattle	11/1/2019	7/31/2026	Office	13,288	\$22,690.00	\$1,078,034.96	\$81.13	\$82.45
Transportation, Dept. of	Tumwater	10/1/2018	4/30/2025	Office	4,596	\$6,664.97	\$73,629.09	\$16.02	\$20.25

Appendix B: Lease transactions for state-owned facilities

New lease transactions

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF	Full-service net effective rent/SF/year
Third House Washington	Olympia	01/01/25	04/30/25	Office	1,107	\$1,979.68	\$23,756.16	\$21.46	\$21.46

Appendix C: Lease transactions for delegated authority

Leases with "0" square footage are not measured by square footage but by another method for space. Miscellaneous Uses include air monitoring stations, parking, and arenas.

New lease transactions

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF
Colleges	Walla Walla	1/1/2025	12/31/2029	Multi-Use	3,295	\$2,250.00	\$32,439.36	\$9.85
Colleges	Clarkston	1/2/2025	12/31/2025	Office	270	\$468.29	\$5,619.48	\$20.81
Colleges	Aberdeen	4/1/2025	3/31/2030	Miscellaneous	0	\$1,800.00	\$21,600.00	\$0.00
Colleges	Everett	4/28/2025	2/14/2026	Office	228	\$535.99	\$6,431.88	\$28.21
Colleges	Bothell	1/20/2025	8/30/2027	Miscellaneous	31	\$1,200.00	\$14,400.00	\$464.52
Colleges	Everett	4/1/2025	3/30/2026	Office	115	\$270.35	\$3,244.20	\$28.21
Conservation Commission, WA State	Spokane Valley	4/1/2025	3/31/2027	Office	2,968	\$5,050.00	\$60,600.00	\$20.42
Corrections, Dept. of	Montesano	11/1/2024	1/31/2025	Residential	0	\$3,373.33	\$40,479.96	\$0.00
Fish & Wildlife, Dept. of	Bellingham	2/1/2025	1/31/2027	Office	839	\$1,174.20	\$14,090.40	\$16.79
Labor & Industries, Dept. of	Tumwater	8/1/2023	7/31/2033	Multi-Use	24,019	\$61,266.96	\$735,203.52	\$30.61
Natural Resources, Dept. of	Washougal	3/1/2025	2/28/2030	Multi-Use	3,486	\$1,000.00	\$12,741.94	\$3.66
Social & Health Services, Dept. of	Yakima	7/1/2024	6/30/2029	Residential	3,478	\$4,800.00	\$57,600.00	\$16.56

Lease renewals

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF
Auditor, Office of the State	Colfax	10/1/2024	9/30/2025	Office	415	\$946.49	\$11,357.88	\$27.37
Auditor, Office of the State	Okanogan	5/1/2025	4/30/2026	Office	200	\$200.00	\$2,400.00	\$12.00
Colleges	Milton	10/1/2024	5/31/2025	Miscellaneous	37,500	\$1,400.00	\$16,800.00	\$0.45
Colleges	Spokane Valley	8/1/2024	7/31/2025	Multi-Use	1,200	\$1,400.00	\$16,800.00	\$14.00
Colleges	Walla Walla	11/1/2024	3/31/2025	Miscellaneous	0	\$3,000.00	\$36,000.00	\$0.00
Colleges	Longview	7/1/2024	6/30/2025	Classroom	2,650	\$1,000.00	\$12,000.00	\$4.53
Colleges	Monroe	9/1/2024	8/31/2025	Miscellaneous	4,188	\$1,500.00	\$18,000.00	\$4.30
Colleges	Walla Walla	3/1/2025	10/31/2025	Miscellaneous	2,576	\$1,288.00	\$15,456.00	\$6.00
Commerce, Dept. of	Seattle	12/1/2024	11/30/2025	Office	147	\$1,071.00	\$12,852.00	\$87.43
Commerce, Dept. of	Seattle	12/1/2024	11/30/2025	Office	176	\$1,392.00	\$16,704.00	\$94.91
Commerce, Dept. of	Seattle	12/1/2024	11/30/2025	Office	287	\$2,142.00	\$25,704.00	\$89.56
Commerce, Dept. of	Seattle	12/1/2024	11/30/2025	Office	113	\$1,553.00	\$18,636.00	\$164.92
Conservation Commission, WA State	Ellensburg	10/1/2024	9/30/2026	Office	250	\$275.00	\$3,300.00	\$13.20
Corrections, Dept. of	Colfax	4/1/2024	3/31/2027	Office	400	\$750.00	\$16,800.00	\$42.00
Criminal Justice Training Commission, WA State	Lacey	1/1/2025	12/31/2029	Multi-Use	270	\$540.00	\$6,873.60	\$25.46
Ecology, Dept. of	Olympia	7/1/2024	6/30/2026	Warehouse	1,600	\$2,000.00	\$24,000.00	\$15.00
Ecology, Dept. of	Walla Walla	7/1/2024	6/30/2025	Air Monitoring Equipment	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Lacey	7/1/2024	6/30/2025	Air Monitoring Equipment	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Vancouver	7/1/2024	6/30/2025	Air Monitoring Equipment	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Mesa	8/1/2024	7/31/2025	Air Monitoring Equipment	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Burbank	8/1/2024	7/31/2025	Air Monitoring Equipment	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Sunnyside	9/1/2024	8/31/2025	Air Monitoring Equipment	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Colville	9/1/2024	8/31/2025	Air Monitoring Equipment	0	\$175.00	\$2,100.00	\$0.00

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF
Ecology, Dept. of	Wenatchee	9/1/2024	8/31/2025	Air Monitoring Equipment	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Quincy	5/1/2024	4/30/2025	Air Monitoring Equipment	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Issaquah	1/1/2025	12/31/2025	Air Monitoring Equipment	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Chehalis	1/1/2025	12/31/2025	Air Monitoring Equipment	0	\$25.00	\$300.00	\$0.00
Ecology, Dept. of	Ellensburg	1/1/2025	12/31/2025	Air Monitoring Equipment	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Port Angeles	2/1/2025	1/31/2026	Air Monitoring Equipment	0	\$45.83	\$549.96	\$0.00
Ecology, Dept. of	Leavenworth	2/1/2025	1/31/2026	Air Monitoring Equipment	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Spokane	11/1/2024	10/31/2025	Air Monitoring Equipment	0	\$67.00	\$804.00	\$0.00
Ecology, Dept. of	Vancouver	2/1/2025	1/31/2026	Air Monitoring Equipment	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Yakima	2/1/2025	1/31/2026	Air Monitoring Equipment	0	\$250.00	\$3,000.00	\$0.00
Ecology, Dept. of	Moses Lake	1/1/2025	12/31/2025	Air Monitoring Equipment	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Cheney	3/1/2025	2/28/2026	Air Monitoring Equipment	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Ritzville	4/1/2025	3/31/2026	Air Monitoring Equipment	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Colbert	4/1/2025	3/31/2026	Air Monitoring Equipment	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Aberdeen	3/1/2025	2/28/2026	Air Monitoring Equipment	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Twisp	4/1/2025	3/31/2026	Air Monitoring Equipment	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Pomeroy	5/1/2025	4/30/2026	Air Monitoring Equipment	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Rosalia	5/1/2025	4/30/2026	Air Monitoring Equipment	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Quincy	5/1/2025	4/30/2026	Air Monitoring Equipment	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Lacrosse	6/1/2025	5/31/2026	Air Monitoring Equipment	0	\$75.00	\$900.00	\$0.00
Fish & Wildlife, Dept. of	North Bend	8/1/2024	7/31/2025	Storage	162	\$1,504.53	\$18,054.36	\$111.45
Fish & Wildlife, Dept. of	Ellensburg	9/1/2024	8/31/2025	Multi-Use	4,200	\$3,229.00	\$38,748.00	\$9.23
Fish & Wildlife, Dept. of	Chehalis	8/1/2024	7/31/2025	Multi-Use	1,225	\$1,298.00	\$15,576.00	\$12.72
Fish & Wildlife, Dept. of	Morton	12/1/2024	11/30/2026	Multi-Use	8,842	\$2,438.00	\$29,256.00	\$3.31
Fish & Wildlife, Dept. of	Spokane	12/1/2024	11/30/2025	Warehouse	16,000	\$5,333.00	\$63,996.00	\$4.00
Fish & Wildlife, Dept. of	Saint John	12/1/2024	11/30/2026	Warehouse	3,000	\$110.00	\$1,320.00	\$0.44

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF
Fish & Wildlife, Dept. of	Concrete	3/1/2025	2/28/2026	Storage	60	\$104.00	\$1,248.00	\$20.80
Fish & Wildlife, Dept. of	Port Angeles	3/1/2025	2/28/2026	Multi-Use	600	\$703.00	\$8,436.00	\$14.06
Fish & Wildlife, Dept. of	Olympia	3/1/2025	2/28/2026	Parking	0	\$1,523.72	\$18,284.64	\$0.00
Fish & Wildlife, Dept. of	Twisp	5/1/2025	4/30/2026	Storage	860	\$2,150.00	\$25,800.00	\$30.00
Fish & Wildlife, Dept. of	Omak	5/1/2025	4/30/2026	Storage	250	\$175.00	\$2,100.00	\$8.40
Fish & Wildlife, Dept. of	Stevenson	6/1/2025	5/31/2027	Multi-Use	400	\$730.00	\$8,760.00	\$21.90
Fish & Wildlife, Dept. of	Ilwaco	5/1/2025	10/31/2025	Storage	140	\$2,250.00	\$27,000.00	\$192.86
Fish & Wildlife, Dept. of	Westport	5/1/2025	4/30/2026	Storage	146	\$190.00	\$2,280.00	\$15.62
Fish & Wildlife, Dept. of	Westport	5/1/2025	4/30/2026	Storage	360	\$325.00	\$3,900.00	\$10.83
Labor & Industries, Dept. of	Silverdale	10/1/2024	9/30/2026	Office	352	\$760.98	\$9,131.76	\$25.94
Labor & Industries, Dept. of	Silverdale	4/1/2025	3/31/2026	Office	180	\$701.00	\$8,412.00	\$46.73
Licensing, Dept. of	Davenport	1/1/2025	12/31/2025	Multi-Use	520	\$400.00	\$4,800.00	\$9.23
Natural Resources, Dept. of	Toledo	11/1/2024	10/31/2027	Residential	1,600	\$1,812.50	\$21,750.00	\$13.59
Natural Resources, Dept. of	Omak	5/16/2025	5/16/2030	Multi-Use	4,896	\$2,350.00	\$28,200.00	\$5.76
Revenue, Dept. of	Seattle	6/1/2024	5/31/2025	Parking	0	\$5,670.00	\$68,040.00	\$0.00
Social & Health Services, Dept. of	Lakewood	2/1/2025	1/31/2030	Residential	3,008	\$5,627.00	\$67,524.00	\$22.45
Superintendent of Public Instruction	Yakima	8/1/2024	7/31/2025	Office	100	\$400.00	\$4,800.00	\$48.00
Superintendent of Public Instruction	Spokane	9/1/2024	8/31/2025	Office	223	\$1,042.00	\$12,504.00	\$56.07
Transportation Dept. of	Tumwater	7/1/2024	6/30/2025	Hangar	1,800	\$422.36	\$5,068.32	\$2.82
Transportation Dept. of	Tumwater	7/1/2024	6/30/2025	Storage	2,600	\$1,435.00	\$17,220.00	\$6.62

Lease Extensions

Agency	City	Start date	Stop date	Use	SF	Monthly base rent	Net effective annual base rent (annualized lease cost)	Net effective annual base rent/SF
Colleges	Spokane	7/1/2024	12/31/2024	Miscellaneous	3,875	\$900.00	\$10,800.00	\$2.79
Colleges	Spokane	1/1/2025	3/31/2025	Miscellaneous	3,875	\$900.00	\$10,800.00	\$2.79

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