



Washington State Department of
Enterprise Services

Annual Leased Facilities Report

Facility Leases Executed and Delegated Leases

July 1, 2019 through June 30, 2020

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Preface

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

Report 1: Facility Leases Executed

[RCW 43.82.010\(16\)](#): The department of enterprise services shall report annually to the office of financial management and the appropriate fiscal committees of the legislature on facility leases executed for all state agencies for the preceding year, lease terms, and annual lease costs. The report must include leases executed under [RCW 43.82.045](#) and subsection (13) of this section.

Report 2: Delegated Leases

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

This report provides an overview of the part of the state of Washington's real estate portfolio that is under DES' authority. It contains highlights of initiatives and actions occurring during Fiscal Year 2020 (July 1, 2020, through June 30, 2020), as well as a more detailed analysis of the specific areas required by statute.

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Executive Summary

Managing state leased facilities is one of the core business functions of the Department of Enterprise Services (DES). DES has the authority to conduct the acquisition of leases for private space for state agencies, and the authority to delegate to any agency the acquisition upon such terms and conditions as the director deems advisable.

Requirement and Scope

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

- Facility Leases Executed
- Delegated Leases

State law grants real estate authority to several state agencies. This report covers only state-owned and leased facilities for which DES has authority and responsibility. This report covers activity in Fiscal Year (FY) 2020.

Summary of Real Estate Actions in FY 2020

During FY 2020, DES completed the following real estate activities:

- Executed 197 lease renewals, new leases, and lease extensions in privately owned facilities involving over 2 million square feet with an annual rent of approximately \$39.6 million.
- Lease negotiations during this period resulted in \$4.2 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 \$17.9 million.
- Executed 79 leases in state-owned facilities worth over \$31 million annually for over 1.9 million square feet.
- Reviewed and approved 90 delegations to lease by various state agencies and organizations through delegations of authority involving approximately 104,600 square feet and worth approximately \$1.9 million annually.
- Entered into 138 Interagency Agreements (IAA) with state agencies, boards and commissions, and colleges. The work included acquisition of new-leased space, alterations of existing leased space, acquisition and disposal of state-owned space, technical assistance, and providing professional real estate services for leasing, design, and construction management.

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

Context

State Real Estate Portfolio

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

As of June 2020, the OFM Facilities Inventory System Report reported approximately 121 million square feet for all space types and includes:

- Approximately 107.3 million square feet of state-owned space.
- Approximately 14.3 million square feet of leased space.

The portfolio overseen by DES (owned and leased²) is a small subset of the state's total, including over 900 leases in privately-owned and 85 leases state-owned buildings. This includes leases of all types, from offices to warehouse and storage units, parking lots, boat moorage, and air-monitoring sites.

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

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

DES has statutory responsibility for the management, operation, and maintenance of the 486-acre Capitol Campus in Olympia and the state's process for leasing space on the campus. DES leases space in state-owned buildings to state agencies and on the agencies' behalf for spaces in private sector buildings, as well as spaces of other governmental (federal and local) entities. In this role, DES provides facilities that meet the business and operational needs of the state agencies at optimal pricing, based on availability within the market.

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

Report 1: Facility Leases Executed

Background

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

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

Scope of Executed Leases

An “executed facility lease” is a contract that grants use, or occupancy, of property or space during a specified period in exchange for a specified rent.

The primary type of facility 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 20, DES executed 197 leases involving nearly two million square feet in privately owned facilities worth over \$39 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.

Figure 1: Lease Transactions in Privately-Owned Facilities in FY 20

Type of Transaction	# of Leases	Square Feet	Annualized Lease Cost
1. Renewal	119	1,295,168	\$24,674,372
2. New	33	405,843	\$9,350,260
3. Extension	45	321,728	\$5,371,557
Totals	197	2,022,739	\$39,396,188

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

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

The state leases a range of space types, including office, conditioned and unconditioned storage, laboratory, classrooms, residential, and hangar space. Office space makes up 82 percent of the state’s leased space, and this report indicates that “office” was the predominant type of lease executed in FY 20. The following tables provide summary information on the distribution of leased space by type and square footage, and by space type and number of leases.

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

Figure 3: Summary of Leases by Type in FY 20

Type of Space	# of Leases	Total SF	% of Total Leases by SF	% of Total Leases by Space Type
1. Office	155	1,657,448	81.94%	78.68%
2. Multiuse	16	122,735	6.07%	8.12%
3. Warehouse/Storage	11	151,875	7.51%	5.58%
4. Classroom	4	54,013	2.67%	2.03%
5. Residential	3	35,781	1.77%	1.52%
6. Miscellaneous ⁴	3	887	0.04%	1.52%
7. Parking	5	NA	0.00%	2.54%

Figure 4: Distribution of Leased Space by Square Footage in FY 20

Square Footage ⁵	# of Leases	Percentage
1 - 999	29	15%
1,000 - 4,999	55	29%
5,000 - 9,999	38	20%
10,000 - 19,999	36	19%
20,000 - 49,999	26	14%
50,000 - 100,000	5	3%

Figure 5: Lease Transactions by Counties in FY 20

County	Leased SF ⁶	% of Total Leased SF ⁷	# of Transactions	% of Total Transactions
1. Thurston	607,014	30%	38	20%
2. Spokane	361,920	18%	26	14%
3. King	300,442	15%	29	15%
4. Snohomish	207,556	10%	16	8%
5. Pierce	113,712	6%	12	6%
6. Kitsap	110,190	5%	13	7%
7. Benton	76,694	4%	8	4%
8. Yakima	51,158	3%	5	3%
9. Skagit	35,552	2%	4	2%
10. Others	158,501	8%	40	21%

The following table identifies five state agencies with the largest number of leases, new and renewals, executed by DES in FY 20. The Department of Social and Health Services continues to be the largest single agency in terms of the number of transactions.

⁴ Miscellaneous space types include coffee, ATM and lottery kiosks.

^{5 6 7} This data excludes four leases that reports “0” square footage due the space use type – parking and boat moorage.

Figure 6: Agencies by the Number of Transactions in FY 20

Agency	New	Renewal	Extension	Total	% of Total Transactions
1. Social & Health Services, Dept. of	5	31	4	40	20%
2. Children Youth And Families, Dept. of	4	20	3	27	14%
3. Licensing, Dept. of	2	2	13 ⁸	17	9%
4. Colleges	2	6	5	13	7%
5. Corrections, Dept. of	3	6	4	13	7%
6. Others	17	54	16	87	44%
Totals	33	119	45	197	100%

The following chart identifies the top five state agencies by proportion of leased square feet related to their FY 20 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 20

Agency	Total Square Feet ⁹	% of Total Square Footage
1. Social & Health Services, Dept. of	585,181	29%
2. Children Youth And Families, Dept. of	385,697	19%
3. Labor & Industries, Dept. of	152,899	8%
4. Colleges	124,745	6%
5. Employment Security, Dept. of	118,062	6%
6. Others	656,155	32%

⁸ There were 6 Department of Licensing leases that were extended multiple times, resulting in 13 extensions.

⁹ This data excludes four leases that reports “0” square footage due the space use type – parking and boat moorage.

Leases Executed in State-Owned Facilities

DES manages or owns 53 of the approximately 10,500 state-owned buildings. The 53 buildings include facilities on the Capitol Campus in Olympia including as well as state facilities in Tacoma, Tumwater, and Yakima. These facilities also include parking structures, monuments, and parks.

In FY 20, DES executed four types of occupancy agreements and leases for state agencies and other organizations in state-owned facilities. These leases total 1,917,551 square feet with annualized lease costs of \$31,758,065. The following table shows the number of lease transactions and annual lease costs.

Figure 8: Lease Transactions in State-Owned Facilities in FY 20

Type of Transaction	# of Leases	Square Feet	Annualized Lease Cost
Renewal	79	1,917,551	\$31,758,065
Totals	79	1,917,551	\$31,758,065

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

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

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

Figure 9: Leases for Space Under Development in FY 20

Agency	Location	Square Feet	Annualized Lease Cost ¹⁰	Cost per SF
Children, Youth & Families, Dept. of	Spokane	18,816	\$480,984	\$25.56
Colleges	Tumwater	12,376	\$304,655	\$24.62
Social & Health Services, Dept. of	Port Townsend	9,946	\$238,013	\$23.93
Social & Health Services, Dept. of	Union Gap	23,800	\$592,402	\$24.89

¹⁰ Annualized lease cost is the net effective base rent that is the average rent to be paid over the term of the lease including specific concessions such as free rent, incentives, and allowances. It does not include operating expenses to be paid separately such as janitorial costs and utilities unless those expenses are part of the base rent. RES includes these expenses when comparing net effective base rents to market rents and budgets.

Report 2: Delegated Leases

Background

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

Scope of Delegations of Authority

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

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

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

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

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

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

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

Uses of Delegations of Authority

Delegations include air monitoring sites, boat ramps, cellular sites, offices, parking lots, storage areas, and vacant land. In FY 20, the two largest users of delegated authority for leasing were the Department of Ecology, and Community and Technical Colleges. Out of 27 delegated leases for Ecology, 23 were air-monitoring sites. The miscellaneous category includes leases for a variety of state organizations, including the Department of Transportation, Superintendent of Public Instruction, Washington State Patrol, and the Department of Revenue.

Leases Executed Under Delegations of Authority in FY 20

In FY 20, DES granted 21 delegations for new leases and 69 delegations for renewals of leases. These 90 leases represented annualized costs of over \$1.9M.

Figure 10: Delegations of Authority

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

Figure 11: Number of Delegated Leases by Agency in FY 20

Agency	# of Delegated Leases	% of Total Delegated Leases
1. Ecology, Dept. of	27	30.00%
2. Colleges	13	14.44%
3. Social & Health Services, Dept. of	13	14.44%
4. Supt Of Public Instruction	6	6.67%
5. Transportation, Dept. of	6	6.67%
6. Others	25	27.78%

Figure 12: Number of Delegated Leases by Type of Use in FY20

Type of Use	# of Leases	% of Total Leases
1. Office	27	30.00%
2. Air Monitoring	24	26.67%
3. Residential	12	13.33%
4. Miscellaneous	8	8.89%
5. Multiuse	7	7.78%
6. Warehouse/Storage	6	6.67%
7. Parking	3	3.33%
8. Classroom	2	2.22%
9. Hanger	1	1.11%

Figure 13: Duration of Delegated Leases

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

Appendix A: Lease Transactions Related to Privately-Owned Facilities in FY 20

Extensions:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent
Auditor, Office of the State	Port Orchard	2/1/2020	4/30/2020	Office	1,015	\$1,470.06
Auditor, Office of the State	Port Orchard	9/1/2019	1/31/2020	Office	1,015	\$1,470.06
Auditor, Office of the State	Vancouver	12/1/2019	1/31/2020	Office	2,868	\$4,428.67
Children, Youth & Families, Dept. of	Bremerton	1/1/2020	1/31/2020	Office	29,654	\$29,654.00
Children, Youth & Families, Dept. of	Spokane	1/1/2020	7/15/2020	Office	41,557	\$88,363.85
Children, Youth & Families, Dept. of	Spokane	9/1/2019	12/31/2019	Office	41,557	\$88,363.85
Colleges	Everett	1/1/2020	1/31/2020	Multiuse	4,415	\$6,894.75
Colleges	Everett	10/1/2019	12/31/2019	Multiuse	4,415	\$6,894.75
Colleges	Lynnwood	7/1/2019	8/31/2020	Residential	0	\$31,200.00
Colleges	Lynnwood	8/31/2019	8/31/2020	Residential	1,7995	\$26,550.00
Colleges	Spokane Valley	7/1/2019	9/30/2019	Classroom	2,063	\$1,779.34
Corrections, Dept. of	Kent	5/1/2020	6/30/2020	Office	5,526	\$16,525.00
Corrections, Dept. of	Kent	1/1/2020	4/30/2020	Office	5,526	\$16,525.00
Corrections, Dept. of	Kent	9/1/2019	12/31/2019	Office	5,526	\$16,525.00
Corrections, Dept. of	Renton	10/1/2019	10/31/2019	Office	5,713	\$12,497.19
Employment Security Department	Bremerton	4/1/2020	6/30/2020	Office	9,280	\$15,466.67
Employment Security Department	Bremerton	1/1/2020	3/31/2020	Office	9,280	\$15,466.67
Employment Security Department	Pullman	7/1/2019	10/31/2019	Office	171	\$650.00
Employment Security Department	Spokane	12/1/2019	2/29/2020	Office	20,063	\$38,201.50
Health, Dept. of	Olympia	7/1/2019	10/31/2019	Multiuse	12,000	\$5,400.00
Health, Dept. of	Tumwater	5/1/2020	6/30/2020	Warehouse/Storage	4,000	\$10.00
Health, Dept. of	Tumwater	3/1/2020	4/30/2020	Warehouse/Storage	4,000	\$10.00
Health, Dept. of	Tumwater	1/1/2020	2/29/2020	Warehouse/Storage	4,000	\$10.00
Labor & Industries, Dept. of	Bellevue	4/1/2020	5/31/2020	Office	10,290	\$30,012.80
Licensing, Dept. of	Bellevue	10/1/2019	1/31/2020	Office	12,050	\$25,606.25
Licensing, Dept. of	Bellevue	12/1/2019	12/31/2019	Parking	0	\$3,500.00
Licensing, Dept. of	Bellevue	10/1/2019	11/30/2019	Parking	0	\$3,500.00
Licensing, Dept. of	Lynnwood	5/1/2020	6/30/2020	Office	9,834	\$20,348.19
Licensing, Dept. of	Lynnwood	3/1/2020	4/30/2020	Office	9,834	\$20,348.19
Licensing, Dept. of	Lynnwood	2/1/2020	2/29/2020	Office	9,834	\$20,348.19
Licensing, Dept. of	Lynnwood	10/1/2019	1/31/2020	Office	9,834	\$20,348.19
Licensing, Dept. of	Lynnwood	9/1/2019	9/30/2019	Office	9,834	\$20,348.19
Licensing, Dept. of	Republic	7/1/2019	12/31/2019	Office	643	\$800.00
Licensing, Dept. of	Seattle	7/1/2019	7/31/2019	Office	2,764	\$7,140.33
Licensing, Dept. of	South Bend	3/1/2020	5/31/2020	Office	549	\$616.79
Licensing, Dept. of	South Bend	12/1/2019	2/29/2020	Office	549	\$616.79
Licensing, Dept. of	South Bend	9/1/2019	11/30/2019	Office	549	\$616.79
Lieutenant Governor, Office of	Seattle	1/1/2020	6/30/2020	Office	300	\$900.00
Lieutenant Governor, Office of	Seattle	7/1/2019	12/31/2019	Office	300	\$900.00
Lottery Commission, WA State	Spokane Valley	5/1/2020	6/30/2020	Office	3,180	\$3,180.00
Lottery Commission, WA State	Spokane Valley	3/1/2020	4/30/2020	Office	3,180	\$3,180.00
Social & Health Services, Dept. of	Bremerton	4/1/2020	6/30/2020	Office	505	\$841.67
Social & Health Services, Dept. of	Bremerton	1/1/2020	3/31/2020	Office	505	\$841.67
Social & Health Services, Dept. of	Kennewick	4/1/2020	1/31/2021	Office	5,335	\$8,558.23
Social & Health Services, Dept. of	Spokane	12/1/2019	2/29/2020	Office	220	\$418.73

New Space:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full Service Net Effective Rent/SF/Year
Attorney General, Office of the Auditor, Office of the State	Bellingham Port Orchard	7/1/2019 4/1/2020	6/30/2029 3/31/2025	Office Office	6,596 2,204	\$15,390.67 \$4,775.33	\$199,529.04 \$57,303.96	\$30.25 \$26.00	\$0.00 \$1.29	\$30.25 \$27.29
Children, Youth & Families, Dept. of	Spokane	8/15/2019	7/31/2029	Office	18,816	\$39,200.00	\$480,984.00	\$25.56	\$2.45	\$28.01
Children, Youth & Families, Dept. of	Bremerton	1/1/2020	12/31/2029	Office	27,093	\$49,602.77	\$610,089.21	\$22.52	\$2.32	\$24.84
Children, Youth & Families, Dept. of	Spokane	6/1/2020	5/31/2030	Office	34,482	\$63,271.00	\$793,410.00	\$23.01	\$0.00	\$23.01
Children, Youth & Families, Dept. of	Lacey	8/1/2019	1/31/2020	Warehouse/Storage	17,557	\$14,630.83	\$175,569.96	\$10.00	\$0.86	\$10.86
Colleges	Tumwater	4/1/2020	3/31/2030	Classroom	12,376	\$26,299.00	\$304,654.70	\$24.62	\$2.90	\$27.52
Colleges	Lynnwood	4/1/2020	3/31/2025	Office	6,439	\$12,459.47	\$139,546.06	\$21.67	\$2.70	\$24.37
Corrections, Dept. of	Auburn	12/1/2019	8/31/2025	Office	1,708	\$3,131.33	\$37,575.96	\$22.00	\$3.71	\$25.71
Corrections, Dept. of	Kent	5/1/2020	4/30/2030	Office	7,446	\$16,753.50	\$210,535.65	\$28.28	\$3.71	\$31.99
Corrections, Dept. of	Lacey	6/1/2020	5/31/2030	Office	17,228	\$26,559.83	\$303,405.99	\$17.61	\$2.90	\$20.51
Employment Security Department	Pullman	11/1/2019	10/31/2024	Office	2,142	\$3,302.25	\$39,627.00	\$18.50	\$0.00	\$18.50
Employment Security Department	Silverdale	4/1/2020	3/31/2030	Office	14,094	\$30,537.00	\$384,061.50	\$27.25	\$0.00	\$27.25
Employment Security Department - Leasing to Private Entity	Pullman	12/1/2019	10/31/2024	Office	361	\$628.12	\$7,537.44	\$20.88	\$0.00	\$20.88
Enterprise Services, Dept of	Spokane	10/1/2019	9/30/2024	Office	595	\$1,016.46	\$12,197.52	\$20.50	\$0.00	\$20.50
Enterprise Services, Dept of	Spokane Valley	5/1/2020	4/30/2025	Office	657	\$900.00	\$10,800.00	\$16.44	\$0.00	\$16.44
Enterprise Services, Dept of	Tumwater	6/1/2020	5/31/2022	Warehouse/Storage	20,000	\$13,800.00	\$165,600.00	\$8.28	\$0.83	\$9.11
Health Care Authority State	Olympia	9/1/2019	8/31/2024	Office	3,402	\$6,180.30	\$74,163.60	\$21.80	\$2.90	\$24.70
Health, Dept. of	Olympia	4/28/2020	6/30/2020	Warehouse/Storage	20,610	\$18,000.00	\$144,000.00	\$6.99	\$0.89	\$7.88
Investment Board, WA State	Seattle	10/1/2019	9/30/2022	Office	1,438	\$6,710.67	\$80,528.04	\$56.00	\$0.00	\$56.00
Labor & Industries, Dept. of	Seattle	3/1/2020	2/28/2030	Office	17,999	\$58,496.75	\$701,961.00	\$39.00	\$0.00	\$39.00
Licensing, Dept. of	Seattle	7/1/2019	6/30/2029	Office	10,121	\$35,845.21	\$480,747.48	\$47.50	\$3.51	\$51.01
Licensing, Dept. of	Redmond	12/1/2019	11/30/2029	Office	11,267	\$38,495.58	\$516,958.82	\$45.88	\$3.71	\$49.59
Liquor And Cannabis Board	Olympia	7/1/2019	6/30/2029	Office	54,028	\$92,198.41	\$1,216,382.56	\$22.51	\$2.90	\$25.41
Natural Resources, Dept. of	Sedro-Woolley	7/1/2019	6/30/2024	Multiuse	3,155	\$3,400.00	\$42,180.00	\$13.37	\$1.03	\$14.40
Social & Health Services, Dept. of	Pullman	11/1/2019	10/31/2024	Office	791	\$1,219.34	\$14,632.08	\$18.50	\$0.00	\$18.50
Social & Health Services, Dept. of	Centralia	7/1/2019	4/30/2024	Office	1,459	\$2,462.53	\$29,550.36	\$20.25	\$0.00	\$20.25
Social & Health Services, Dept. of	Port Townsend	9/1/2019	8/31/2029	Office	9,946	\$19,436.14	\$238,013.09	\$23.93	\$2.70	\$26.63
Social & Health Services, Dept. of	Bremerton	11/15/2019	8/31/2029	Office	13,216	\$24,317.44	\$304,100.16	\$23.01	\$2.32	\$25.33
Social & Health Services, Dept. of	Union Gap	1/1/2020	12/31/2029	Office	23,800	\$48,690.83	\$592,401.79	\$24.89	\$2.45	\$27.34
State Board Of Technical Colleges	Olympia	1/1/2020	12/31/2024	Parking	-	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full Service Net Effective Rent/SF/Year
Utilities and Transportation Commission	Lacey	7/1/2019	6/30/2029	Office	43,329	\$75,645.21	\$959,520.66	\$22.14	\$2.90	\$25.04
Volunteer Firefighters, Board for	Olympia	2/1/2020	1/31/2025	Office	1,488	\$1,891.00	\$22,692.00	\$15.25	\$1.04	\$16.29

Renewals:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full Service Net Effective Rent/SF/Year
Admin Hearings, Office of	Tacoma	5/1/2020	4/30/2025	Office	5,221	\$9,889.38	\$118,672.56	\$22.73	\$0.00	\$22.73
Admin Hearings, Office of	Tacoma	5/1/2020	4/30/2025	Office	6,035	\$11,315.63	\$135,787.56	\$22.50	\$0.00	\$22.50
Agriculture, Dept. of	Chehalis	1/1/2020	12/31/2020	Office	100	\$284.75	\$3,417.00	\$34.17	\$0.00	\$34.17
Agriculture, Dept. of	Chelan	1/1/2020	12/31/2021	Office	1,000	\$1,050.00	\$12,600.00	\$12.60	\$1.29	\$13.89
Agriculture, Dept. of	Spokane	1/1/2020	12/31/2022	Office	1,134	\$1,545.00	\$18,540.00	\$16.35	\$0.00	\$16.35
Arts Commission WA State	Olympia	8/1/2019	7/31/2024	Office	5,971	\$9,006.26	\$102,671.36	\$17.20	\$0.00	\$17.20
Attorney General, Office of the	Olympia	7/1/2019	6/30/2024	Multiuse	10,678	\$8,302.15	\$97,965.37	\$9.17	\$2.90	\$12.07
Attorney General, Office of the	Spokane	11/1/2019	10/31/2024	Office	30,450	\$46,943.75	\$563,325.00	\$18.50	\$0.00	\$18.50
Attorney General, Office of the	Tumwater	7/1/2019	6/30/2024	Office	12,494	\$17,439.54	\$201,778.08	\$16.15	\$1.44	\$17.59
Attorney General, Office of the	Wenatchee	11/1/2019	10/31/2024	Office	3,695	\$6,628.94	\$79,047.28	\$21.39	\$0.00	\$21.39
Auditor, Office of the State	Tacoma	5/1/2020	4/30/2025	Office	4,422	\$8,891.25	\$106,695.00	\$24.13	\$0.00	\$24.13
Auditor, Office of the State	Vancouver	2/1/2020	1/31/2025	Office	2,868	\$4,899.50	\$56,834.20	\$19.82	\$2.10	\$21.92
Children, Youth & Families, Dept. of	Bremerton	7/1/2019	5/31/2024	Office	1,904	\$3,133.67	\$37,604.04	\$19.75	\$1.29	\$21.04
Children, Youth & Families, Dept. of	Chehalis	7/1/2019	6/30/2020	Office	1,759	\$2,528.56	\$30,342.72	\$17.25	\$0.00	\$17.25
Children, Youth & Families, Dept. of	Clarkston	2/1/2020	1/31/2025	Office	4,928	\$6,776.00	\$78,601.60	\$15.95	\$2.45	\$18.40
Children, Youth & Families, Dept. of	Colville	3/1/2020	2/28/2025	Office	6,849	\$10,273.50	\$123,282.00	\$18.00	\$0.00	\$18.00
Children, Youth & Families, Dept. of	Federal Way	7/1/2019	1/31/2021	Office	8,398	\$13,996.67	\$159,120.04	\$18.95	\$3.71	\$22.66
Children, Youth & Families, Dept. of	Lynnwood	7/1/2019	6/30/2024	Office	19,122	\$36,985.14	\$443,821.68	\$23.21	\$2.70	\$25.91
Children, Youth & Families, Dept. of	Olympia	1/1/2020	12/31/2024	Office	6,071	\$8,600.58	\$103,206.96	\$17.00	\$1.63	\$18.63
Children, Youth & Families, Dept. of	Olympia	5/1/2020	4/30/2025	Office	12,232	\$17,328.67	\$204,478.31	\$16.72	\$0.00	\$16.72
Children, Youth & Families, Dept. of	Port Orchard	3/1/2020	2/28/2025	Office	425	\$858.45	\$10,301.40	\$24.24	\$0.00	\$24.24
Children, Youth & Families, Dept. of	Port Townsend	9/1/2019	8/31/2029	Office	4,578	\$8,946.18	\$109,545.72	\$23.93	\$2.70	\$26.63
Children, Youth & Families, Dept. of	Renton	8/1/2019	7/31/2024	Office	5,173	\$9,914.92	\$118,979.04	\$23.00	\$0.00	\$23.00
Children, Youth & Families, Dept. of	Richland	9/1/2019	8/31/2024	Office	25,138	\$38,754.42	\$457,302.16	\$18.19	\$2.59	\$20.78
Children, Youth & Families, Dept. of	Seattle	9/1/2019	8/31/2024	Office	40,738	\$78,929.88	\$947,158.56	\$23.25	\$3.71	\$26.96

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	South Bend	11/1/2019	10/31/2024	Office	10,037	\$14,277.63	\$171,331.56	\$17.07	\$2.70	\$19.77
Children, Youth & Families, Dept. of	Spokane	8/1/2019	7/31/2029	Office	2,548	\$4,246.67	\$52,021.71	\$20.42	\$0.00	\$20.42
Children, Youth & Families, Dept. of	Spokane	7/1/2019	7/31/2019	Office	2,548	\$3,921.80	\$47,061.60	\$18.47	\$0.00	\$18.47
Children, Youth & Families, Dept. of	Spokane Valley	7/1/2019	6/30/2028	Office	2,244	\$3,272.50	\$40,803.40	\$18.18	\$0.00	\$18.18
Children, Youth & Families, Dept. of	Toppenish	1/1/2020	12/31/2024	Office	10,164	\$16,347.10	\$192,895.78	\$18.98	\$2.45	\$21.43
Children, Youth & Families, Dept. of	Vancouver	7/1/2019	10/31/2024	Office	2,166	\$3,689.42	\$43,911.59	\$20.27	\$3.20	\$23.47
Children, Youth & Families, Dept. of	Yakima	1/1/2020	12/31/2024	Office	7,959	\$10,691.59	\$124,022.44	\$15.58	\$2.34	\$17.92
Colleges	Everett	9/1/2019	8/31/2024	Multiuse	7,339	\$15,937.86	\$224,065.56	\$30.53	\$1.29	\$31.82
Colleges	Everett	1/1/2020	12/31/2024	Multiuse	7,455	\$10,312.75	\$118,136.90	\$15.85	\$2.32	\$18.17
Colleges	Republic	7/1/2019	6/30/2024	Multiuse	4,888	\$4,997.98	\$59,975.76	\$12.27	\$2.45	\$14.72
Colleges	Seattle	4/1/2020	8/31/2023	Residential	17,786	\$54,444.29	\$657,428.15	\$36.96	\$3.71	\$40.67
Colleges	Spokane	7/1/2019	6/30/2024	Classroom	38,780	\$12,920.00	\$158,171.95	\$4.08	\$2.45	\$6.53
Colleges	Spokane Valley	10/1/2019	9/30/2024	Classroom	794	\$718.57	\$8,622.84	\$10.86	\$0.00	\$10.86
Corrections Dept Of	Tacoma	7/1/2019	6/30/2021	Boat Moorage	0	\$448.00	\$19,161.37	\$23.80	\$0.00	\$23.80
Corrections, Dept. of	Bellingham	5/1/2020	4/30/2025	Office	7,524	\$15,361.50	\$184,338.00	\$24.50	\$2.42	\$26.92
Corrections, Dept. of	Lacey	12/1/2019	11/30/2024	Office	18,104	\$27,759.47	\$318,113.64	\$17.57	\$2.90	\$20.47
Corrections, Dept. of	Olympia	8/1/2019	7/31/2024	Warehouse/Storage	20,956	\$11,543.26	\$136,210.47	\$6.50	\$0.89	\$7.39
Corrections, Dept. of	Pasco	11/1/2019	10/31/2024	Office	3,480	\$3,915.00	\$44,631.00	\$12.83	\$1.24	\$14.07
Corrections, Dept. of	Walla Walla	10/1/2019	9/30/2024	Multiuse	7,500	\$10,312.50	\$121,687.50	\$16.23	\$2.45	\$18.68
County Road Administration Board	Olympia	1/1/2020	12/31/2024	Office	5,644	\$7,642.92	\$87,129.29	\$15.44	\$1.63	\$17.07
Court of Appeals	Tacoma	5/1/2020	4/30/2022	Office	27,692	\$60,526.50	\$726,318.00	\$26.23	\$0.00	\$26.23
Ecology, Dept. of	Lacey	6/1/2020	5/31/2025	Warehouse/Storage	3,864	\$2,160.00	\$25,488.00	\$6.60	\$0.89	\$7.49
Employment Security Department	Auburn	6/1/2020	5/21/2025	Office	13,303	\$22,814.65	\$273,775.80	\$20.58	\$3.71	\$24.29
Employment Security Department	Port Townsend	10/1/2019	3/31/2020	Office	2,005	\$3,674.16	\$44,089.92	\$21.99	\$0.00	\$21.99
Employment Security Department	Spokane	3/1/2020	2/28/2030	Office	20,063	\$38,454.08	\$465,461.58	\$23.20	\$0.00	\$23.20
Employment Security Department	Spokane Valley	7/1/2019	6/30/2024	Office	27,300	\$47,775.00	\$573,300.00	\$21.00	\$0.00	\$21.00
Enterprise Services Dept Of	Olympia	10/1/2019	9/30/2024	Parking	0	\$462.50	\$56,834.20	\$19.82	\$0.00	\$21.92
Enterprise Services, Dept of	Medical Lake	7/1/2019	1/31/2024	Office	252	\$275.00	\$3,300.00	\$13.10	\$0.00	\$13.10
Enterprise Services, Dept of	Tacoma	1/1/2020	12/31/2021	Miscellaneous	82	\$169.26	\$2,031.12	\$24.77	\$0.00	\$24.77
Fish & Wildlife, Dept. of	Edmonds	1/1/2020	12/30/2022	Multiuse	1,728	\$2,016.00	\$24,925.00	\$14.42	\$1.34	\$15.76
Fish & Wildlife, Dept. of	La Conner	7/1/2019	6/30/2024	Multiuse	16,176	\$9,800.00	\$117,600.00	\$7.27	\$2.70	\$9.97
Fish & Wildlife, Dept. of	Okanogan	5/1/2020	4/30/2025	Multiuse	1,520	\$1,678.24	\$19,682.88	\$12.95	\$0.00	\$12.95
Fish & Wildlife, Dept. of	Port Angeles	5/1/2020	4/30/2025	Office	681	\$964.75	\$11,577.00	\$17.00	\$0.00	\$17.00
Gambling Commission WA State	Lacey	10/1/2019	9/30/2029	Office	30,969	\$49,679.44	\$623,251.14	\$20.13	\$2.90	\$23.03

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Governor's Office of the Education Ombudsman	Seattle	5/1/2020	4/30/2021	Office	297	\$1,299.00	\$15,588.00	\$52.48	\$0.00	\$52.48
Health Care Authority State	Olympia	12/1/2019	11/30/2024	Office	13,652	\$23,606.58	\$290,679.72	\$21.29	\$2.90	\$24.19
Health, Dept. of	Olympia	11/1/2019	10/31/2024	Multiuse	12,000	\$6,610.00	\$77,998.00	\$6.50	\$2.90	\$9.40
Health, Dept. of	Tumwater	12/1/2019	7/31/2022	Office	7,327	\$13,677.07	\$154,749.84	\$21.12	\$2.90	\$24.02
Industrial Insurance Appeals, Board of	Moses Lake	9/1/2019	8/31/2024	Office	992	\$1,375.00	\$16,225.00	\$16.36	\$2.26	\$18.62
Industrial Insurance Appeals, Board of	Richland	3/1/2020	2/28/2025	Office	2,833	\$4,461.98	\$50,994.06	\$18.00	\$2.34	\$20.34
Industrial Insurance Appeals, Board of	Spokane	6/1/2020	5/31/2025	Office	3,978	\$7,750.47	\$93,005.64	\$23.38	\$0.00	\$23.38
Insurance Commissioner, Office of the	Tumwater	1/1/2020	12/31/2024	Office	4,198	\$6,734.29	\$79,464.62	\$18.93	\$2.90	\$21.83
Labor & Industries, Dept. of	Bellevue	6/1/2020	5/31/2025	Office	10,290	\$30,012.50	\$360,150.00	\$35.00	\$0.90	\$35.90
Labor & Industries, Dept. of	Bellingham	4/1/2020	3/31/2025	Office	10,826	\$17,592.00	\$211,104.00	\$19.50	\$0.00	\$19.50
Labor & Industries, Dept. of	Kennewick	6/1/2020	5/31/2025	Office	13,396	\$20,373.08	\$236,439.36	\$17.65	\$0.00	\$17.65
Labor & Industries, Dept. of	Mount Vernon	3/1/2020	2/28/2025	Office	14,256	\$20,764.40	\$249,172.80	\$17.48	\$2.32	\$19.80
Labor & Industries, Dept. of	Olympia	7/1/2019	6/30/2024	Multiuse	20,570	\$32,997.71	\$395,972.52	\$19.25	\$2.90	\$22.15
Labor & Industries, Dept. of	Olympia	2/1/2020	1/31/2025	Warehouse/Storage	26,084	\$13,823.44	\$163,116.59	\$6.25	\$0.89	\$7.14
Labor & Industries, Dept. of	Tacoma	5/1/2020	4/30/2025	Office	29,188	\$65,634.17	\$787,610.04	\$26.98	\$0.00	\$26.98
Licensing, Dept. of	Anacortes	7/1/2019	6/30/2024	Office	1,965	\$3,600.00	\$43,200.00	\$21.98	\$2.32	\$24.30
Licensing, Dept. of	Republic	1/1/2020	12/31/2024	Office	643	\$880.37	\$10,564.44	\$16.43	\$0.00	\$16.43
Liquor And Cannabis Board	Olympia	11/1/2019	10/31/2024	Warehouse/Storage	2,304	\$1,296.00	\$15,292.80	\$6.64	\$0.83	\$7.47
Lottery Commission, WA State	Yakima	1/1/2020	12/31/2024	Multiuse	3,454	\$4,533.38	\$53,493.88	\$15.49	\$1.10	\$16.59
Public Disclosure Commission	Olympia	7/1/2019	6/30/2024	Office	9,106	\$13,848.71	\$163,414.78	\$17.95	\$0.00	\$17.95
Revenue, Dept. of	Richland	10/1/2019	9/30/2024	Office	6,853	\$10,479.38	\$123,656.68	\$18.04	\$2.59	\$20.63
Services for the Blind, Dept. of	Lacey	10/1/2019	9/30/2029	Office	2,117	\$3,396.02	\$42,604.62	\$20.12	\$2.90	\$23.02
Services for the Blind, Dept. of	Lacey	10/1/2019	9/30/2029	Office	4,535	\$7,274.90	\$91,266.90	\$20.13	\$2.90	\$23.03
Services for the Blind, Dept. of	Tacoma	1/1/2020	12/31/2024	Miscellaneous	805	\$1,564.38	\$19,161.37	\$23.80	\$0.00	\$23.80
Services for the Blind, Dept. of	Tacoma	5/1/2020	4/30/2025	Office	2,775	\$5,270.25	\$63,243.00	\$22.79	\$0.00	\$22.79
Social & Health Services, Dept. of	Arlington	7/1/2019	6/30/2024	Office	18,836	\$30,608.50	\$367,302.00	\$19.50	\$2.32	\$21.82
Social & Health Services, Dept. of	Clarkston	2/1/2020	1/31/2025	Office	14,800	\$20,350.00	\$236,060.00	\$15.95	\$2.45	\$18.40
Social & Health Services, Dept. of	Colville	7/1/2019	6/30/2022	Office	400	\$500.00	\$6,000.00	\$15.00	\$2.45	\$17.45
Social & Health Services, Dept. of	Colville	3/1/2020	2/28/2025	Office	17,836	\$26,754.00	\$313,913.60	\$17.60	\$2.45	\$20.05
Social & Health Services, Dept. of	East Wenatchee	3/23/2020	9/30/2021	Office	7,690	\$12,624.42	\$151,493.04	\$19.70	\$1.26	\$20.96
Social & Health Services, Dept. of	Kennewick	4/1/2020	3/31/2025	Office	11,588	\$18,589.08	\$223,068.96	\$19.25	\$2.34	\$21.59
Social & Health Services, Dept. of	Lacey	10/1/2019	9/30/2029	Office	13,284	\$21,309.75	\$267,340.50	\$20.13	\$2.90	\$23.03
Social & Health Services, Dept. of	Lacey	8/1/2019	7/31/2024	Office	54,788	\$83,779.98	\$997,859.76	\$18.21	\$2.90	\$21.11
Social & Health Services, Dept. of	Lacey	8/1/2019	7/31/2024	Office	54,788	\$83,779.98	\$997,859.76	\$18.21	\$2.90	\$21.11

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Social & Health Services, Dept. of	Lakewood	2/1/2020	1/31/2025	Office	7,374	\$14,440.75	\$171,814.20	\$23.30	\$2.75	\$26.05
Social & Health Services, Dept. of	Lynnwood	7/1/2019	6/30/2024	Office	66,681	\$129,027.73	\$1,548,332.76	\$23.22	\$0.00	\$25.92
Social & Health Services, Dept. of	Olympia	4/1/2020	3/31/2025	Warehouse/Storage	28,500	\$16,007.50	\$174,990.00	\$6.14	\$0.89	\$7.03
Social & Health Services, Dept. of	Port Angeles	4/1/2020	3/31/2025	Office	4,940	\$7,945.16	\$93,752.89	\$18.98	\$2.70	\$21.68
Social & Health Services, Dept. of	Richland	9/1/2019	8/31/2024	Office	4,568	\$7,042.33	\$83,099.49	\$18.19	\$2.59	\$20.78
Social & Health Services, Dept. of	Sea Tac	4/1/2020	3/31/2025	Office	5,013	\$12,532.50	\$137,857.50	\$27.50	\$0.00	\$27.50
Social & Health Services, Dept. of	Seattle	9/1/2019	8/31/2024	Office	15,603	\$30,230.81	\$362,769.72	\$23.25	\$3.71	\$26.96
Social & Health Services, Dept. of	Seattle	7/1/2019	12/20/2023	Office	29,908	\$61,062.17	\$732,746.04	\$24.50	\$2.24	\$26.74
Social & Health Services, Dept. of	Seattle	11/1/2019	10/31/2024	Office	55,325	\$109,497.39	\$1,292,069.20	\$23.35	\$0.90	\$24.25
Social & Health Services, Dept. of	South Bend	11/1/2019	10/31/2024	Office	4,256	\$6,054.16	\$72,649.92	\$17.07	\$2.70	\$19.77
Social & Health Services, Dept. of	Spokane	7/1/2019	6/30/2024	Office	4,852	\$8,491.00	\$96,495.60	\$19.89	\$0.00	\$19.89
Social & Health Services, Dept. of	Spokane	1/1/2020	12/31/2024	Office	28,209	\$49,365.75	\$592,389.00	\$21.00	\$0.00	\$21.00
Social & Health Services, Dept. of	Spokane	8/1/2019	7/31/2029	Office	31,069	\$51,781.67	\$606,225.75	\$19.51	\$0.00	\$19.51
Social & Health Services, Dept. of	Tacoma	10/1/2019	9/30/2029	Office	24,676	\$42,154.83	\$530,533.98	\$21.50	\$0.00	\$21.50
Social & Health Services, Dept. of	Tumwater	3/1/2020	2/28/2025	Office	12,760	\$21,798.33	\$258,579.96	\$20.26	\$2.90	\$23.16
Social & Health Services, Dept. of	Walla Walla	9/1/2019	8/31/2024	Office	3,732	\$5,165.71	\$61,988.52	\$16.61	\$2.45	\$19.06
Social & Health Services, Dept. of	Yakima	1/1/2020	12/31/2024	Office	5,781	\$8,189.75	\$96,639.05	\$16.72	\$1.24	\$17.96
Social & Health Services, Dept. of - Leasing to Private Entity	Colville	3/1/2020	2/28/2025	Office	184	\$316.17	\$3,794.04	\$20.62	\$0.00	\$20.62
Social & Health Services, Dept. of - Leasing to Private Entity	Seattle	7/1/2019	12/20/2023	Office	179	\$400.07	\$4,800.84	\$26.82	\$0.00	\$26.82
Social & Health Services, Dept. of - Leasing to Private Entity	Seattle	9/1/2019	8/31/2024	Office	208	\$467.65	\$5,611.80	\$26.98	\$0.00	\$26.98
Social & Health Services, Dept. of - Leasing to Private Entity	Seattle	7/1/2019	12/20/2023	Office	247	\$552.05	\$6,624.60	\$26.82	\$0.00	\$26.82
Social & Health Services, Dept. of - Leasing to Private Entity	Spokane	7/1/2019	12/31/2024	Office	1,329	\$2,325.75	\$27,909.00	\$21.00	\$0.00	\$21.00
State Board Of Technical Colleges	Olympia	12/1/2019	11/30/2020	Parking	0	\$1,000.00	\$53,144.04	\$18.53	\$0.00	\$20.63
Transportation Dept. of	Richland	10/1/2019	9/30/2024	Office	6,983	\$11,463.17	\$135,422.41	\$19.39	\$2.59	\$21.98
Transportation, Dept. of	Tacoma	5/1/2020	4/30/2021	Multiuse	5,442	\$8,549.00	\$102,588.00	\$18.85	\$1.28	\$20.13

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
Washington State Patrol	Monroe	1/1/2020	12/31/2024	Office	3,961	\$6,932.00	\$83,184.00	\$21.00	\$2.22	\$23.22

Appendix B: Lease Transactions Related to State-Owned Facilities in FY 20

Renewals:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Full Service Net Effective Rent/SF/Year
Admin Hearings, Office of	Olympia	7/1/2019	6/30/2021	Office	4,251	\$5,366.89	\$64,402.68	\$15.15	\$15.15
Admin Hearings, Office of	Tacoma	5/1/2020	4/30/2025	Office	5,221	\$9,789.38	\$117,472.56	\$22.50	\$22.50
Admin Hearings, Office of	Tacoma	5/1/2020	4/30/2025	Office	6,035	\$11,315.63	\$135,787.56	\$22.50	\$22.50
Agriculture, Dept. of	Olympia	7/1/2019	6/30/2021	Office	47,947	\$60,533.09	\$726,397.08	\$15.15	\$15.15
Archaeology and Historic Preservation, Dept. of	Olympia	7/1/2019	6/30/2021	Office	9,336	\$22,173.00	\$266,076.00	\$28.50	\$28.50
Attorney General, Office of the	Olympia	7/1/2019	6/30/2021	Office	72,639	\$91,706.74	\$1,100,480.88	\$15.15	\$15.15
Baxter, Gordon	Olympia	7/1/2019	6/30/2021	Office	267	\$267.00	\$3,204.00	\$12.00	\$12.00
Caseload Forecast Council	Olympia	7/1/2019	6/30/2021	Office	5,158	\$12,250.25	\$147,003.00	\$28.50	\$28.50
Center for Natural Lands Mgmt	Olympia	7/1/2019	6/30/2021	Office	2,486	\$2,330.00	\$27,960.00	\$11.25	\$11.25
Charter School Commission	Olympia	7/1/2019	6/30/2021	Office	1,539	\$2,088.00	\$25,056.00	\$16.28	\$16.28
Clifford Traisman & Associates, LLC	Olympia	7/1/2019	6/30/2021	Office	155	\$155.00	\$1,860.00	\$12.00	\$12.00
Commission on African American Affairs	Olympia	7/1/2019	6/30/2021	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Asian Pacific American Affairs	Olympia	7/1/2019	6/30/2021	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Hispanic Affairs	Olympia	7/1/2019	6/30/2021	Office	863	\$2,050.00	\$24,600.00	\$28.51	\$28.51
Commission on Salaries for Elected Officials	Olympia	7/1/2019	6/30/2021	Office	666	\$1,582.00	\$18,984.00	\$28.50	\$28.50
Enterprise Services, Dept. of	Olympia	7/1/2019	6/30/2021	Office	23,950	\$30,236.88	\$362,842.56	\$15.15	\$15.15
Enterprise Services, Dept. of	Tumwater	7/1/2019	6/30/2021	Office	89,004	\$40,793.50	\$489,522.00	\$5.50	\$5.50
Enterprise Services, Dept. of	Olympia	7/1/2019	6/30/2021	Office	650	\$1,543.75	\$18,525.00	\$28.50	\$28.50
Financial Management, Office of	Olympia	7/1/2019	6/30/2021	Office	24,879	\$66,551.12	\$798,613.44	\$32.10	\$32.10
Financial Management, Office of	Olympia	7/1/2019	6/30/2021	Office	699	\$1,660.13	\$19,921.56	\$28.50	\$28.50
Financial Management, Office of	Olympia	7/1/2019	6/30/2021	Office	41,707	\$52,655.09	\$631,861.08	\$15.15	\$15.15
Fish & Wildlife, Dept. of	Olympia	7/1/2019	6/30/2021	Office	140,169	\$176,963.36	\$2,123,560.32	\$15.15	\$15.15
Governor's Office	Olympia	7/1/2019	6/30/2021	Office	17,257	\$21,786.96	\$261,443.52	\$15.15	\$15.15
Governor's Office of Indian Affairs	Olympia	7/1/2019	6/30/2021	Office	1,312	\$3,116.00	\$37,392.00	\$28.50	\$28.50
Hansen, Heather	Olympia	7/1/2019	6/30/2021	Office	622	\$622.00	\$7,464.00	\$12.00	\$12.00
House of Rep	Olympia	7/1/2019	6/30/2021	Office	78,594	\$86,452.42	\$1,037,429.04	\$13.20	\$13.20
House of Rep	Olympia	7/1/2019	6/30/2021	Office	45,304	\$49,833.83	\$598,005.96	\$13.20	\$13.20
Insurance Commissioner	Olympia	7/1/2019	6/30/2021	Office	6,989	\$8,823.61	\$105,883.32	\$15.15	\$15.15

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
Joint Leg Sys Comm	Olympia	7/1/2019	6/30/2021	Office	1,143	\$1,257.29	\$15,087.48	\$13.20	\$13.20
Joint Leg Sys Comm	Olympia	7/1/2019	6/30/2021	Office	7,679	\$8,446.80	\$101,361.60	\$13.20	\$13.20
Joint Legislative Audit Review Committee	Olympia	7/1/2019	6/30/2021	Office	8,887	\$23,772.65	\$285,271.80	\$32.10	\$32.10
Labor & Industries, Dept. of	Tacoma	5/1/2020	4/30/2025	Office	29,188	\$65,634.17	\$787,610.04	\$26.98	\$26.98
Law Library State	Olympia	7/1/2019	6/30/2021	Miscellaneous	15,418	\$19,465.23	\$233,582.76	\$15.15	\$15.15
LEAP	Olympia	7/1/2019	6/30/2021	Office	4,243	\$11,349.99	\$136,199.88	\$32.10	\$32.10
Leg Support Services	Olympia	7/1/2019	6/30/2021	Office	4,979	\$5,476.84	\$65,722.08	\$13.20	\$13.20
Leg Support Services	Olympia	7/1/2019	6/30/2021	Office	3,864	\$4,250.35	\$51,004.20	\$13.20	\$13.20
Leg Support Services	Olympia	7/1/2019	6/30/2021	Office	14,308	\$7,154.00	\$85,848.00	\$6.00	\$6.00
LegTech	Olympia	7/1/2019	6/30/2021	Office	11,969	\$32,016.98	\$384,203.76	\$32.10	\$32.10
Licensing, Dept. of	Olympia	7/1/2019	6/30/2021	Office	104,161	\$131,503.26	\$1,578,040.32	\$15.15	\$15.15
Lieutenant Governor	Olympia	7/1/2019	6/30/2021	Office	6,284	\$7,933.55	\$95,202.60	\$15.15	\$15.15
Merlin Adv. (Stephen R. Lindstrom)	Olympia	7/1/2019	6/30/2021	Office	169	\$169.00	\$2,028.00	\$12.00	\$12.00
Minority & Women's Business Enterprises, Office of	Olympia	7/1/2019	6/30/2021	Office	4,819	\$11,445.13	\$137,341.56	\$28.50	\$28.50
Natural Resources, Dept. of	Olympia	7/1/2019	6/30/2021	Office	151,800	\$191,647.50	\$2,299,770.00	\$15.15	\$15.15
Olympia Safe Streets Campaign	Olympia	7/1/2019	6/30/2021	Office	550	\$550.00	\$6,600.00	\$12.00	\$12.00
Pierce County, Facilities Management	Tacoma	7/1/2019	6/30/2021	Parking	2,160	\$1,600.00	\$19,200.00	\$8.89	\$8.89
Puget Sound Partnership	Olympia	7/1/2019	6/30/2021	Office	1,382	\$3,282.25	\$39,387.00	\$28.50	\$28.50
Recreation Conservation Office	Olympia	7/1/2019	6/30/2021	Office	11,770	\$14,859.63	\$178,315.56	\$15.15	\$15.15
Secretary of State	Tumwater	7/1/2019	6/30/2021	Warehouse/Storage	6,382	\$2,659.17	\$31,910.04	\$5.00	\$5.00
Secretary of State	Olympia	7/1/2019	6/30/2021	Office	10,650	\$13,445.63	\$161,347.56	\$15.15	\$15.15
Secretary of State	Olympia	7/1/2019	6/30/2021	Office	47,900	\$60,473.75	\$725,685.00	\$15.15	\$15.15
Senate	Olympia	7/1/2019	6/30/2021	Office	77,281	\$97,567.26	\$1,170,807.12	\$15.15	\$15.15
Senate	Olympia	7/1/2019	6/30/2021	Office	37,849	\$41,682.93	\$500,195.16	\$13.22	\$13.22
Senate	Olympia	7/1/2019	6/30/2021	Office	22,032	\$24,234.92	\$290,819.04	\$13.20	\$13.20
Services for the Blind, Dept. of	Seattle	7/1/2019	6/30/2021	Office	20,708	\$8,805.33	\$105,663.96	\$5.10	\$5.10
Services for the Blind, Dept. of	Olympia	7/1/2019	6/30/2021	Miscellaneous	2,400	\$1,000.00	\$12,000.00	\$5.00	\$5.00
Services for the Blind, Dept. of	Olympia	7/1/2019	6/30/2021	Office	591	\$746.14	\$8,953.68	\$15.15	\$15.15
Services for the Blind, Dept. of	Olympia	7/1/2019	6/30/2021	Office	2,570	\$3,244.63	\$38,935.56	\$15.15	\$15.15
Services for the Blind, Dept. of	Olympia	7/1/2019	6/30/2021	Miscellaneous	868	\$1,095.85	\$13,150.20	\$15.15	\$15.15
Services for the Blind, Dept. of	Olympia	1/1/2020	4/25/2021	Office	1,515	\$1,460.71	\$17,528.52	\$11.57	\$11.57
Services for the Blind, Dept. of	Olympia	7/1/2019	6/30/2021	Office	3,010	\$3,800.15	\$45,601.80	\$15.15	\$15.15
Services for the Blind, Dept. of	Olympia	7/1/2019	6/30/2021	Office	1,434	\$1,810.43	\$21,725.16	\$15.15	\$15.15
Services for the Blind, Dept. of	Tacoma	5/1/2020	4/30/2025	office	2,775	\$5,270.25	\$63,243.00	\$22.79	\$22.79
Social & Health Services, Dept. of	Olympia	7/1/2019	6/30/2021	Office	161,291	\$203,629.89	\$2,443,558.68	\$15.15	\$15.15
Sound Publishing	Olympia	7/1/2019	6/30/2021	Office	140	\$185.00	\$2,220.00	\$15.86	\$15.86
State Auditor, Office of the	Tacoma	5/1/2020	4/30/2025	Office	4,422	\$8,291.25	\$99,495.00	\$22.50	\$22.50
State Auditor's Office	Olympia	7/1/2019	6/30/2021	Office	6,412	\$8,095.15	\$97,140.18	\$15.15	\$15.15
State Treasurer	Olympia	7/1/2019	6/30/2021	Office	12,915	\$34,547.52	\$414,570.24	\$32.10	\$32.10
Statute Law Committee	Olympia	7/1/2019	6/30/2021	Office	12,347	\$13,581.55	\$162,978.60	\$13.20	\$13.20
Superintendent of Public Instruction	Olympia	7/1/2019	6/30/2021	Office	97,800	\$123,472.50	\$1,481,670.00	\$15.15	\$15.15

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
Supreme Court	Olympia	7/1/2019	6/30/2021	Office	33,940	\$42,849.25	\$514,191.00	\$15.15	\$15.15
The News Tribune & Olympian	Olympia	7/1/2019	6/30/2021	Office	410	\$541.88	\$6,502.56	\$15.86	\$15.86
Third House Message Center	Olympia	7/1/2019	6/30/2021	Office	145	\$192.37	\$2,308.44	\$15.92	\$15.92
Transportation, Dept. of	Olympia	7/1/2019	6/30/2021	Office	182,993	\$231,028.66	\$2,772,343.92	\$15.15	\$15.15
Treasurer Office	Olympia	7/1/2019	6/30/2021	Office	12,915	\$34,547.52	\$414,570.24	\$32.10	\$32.10
TSS Digital Services	Olympia	7/1/2019	6/30/2021	Office	1,107	\$1,107.00	\$13,284.00	\$12.00	\$12.00
Washington State Dental Association	Olympia	7/1/2019	6/30/2021	Office	461	\$461.00	\$5,532.00	\$12.00	\$12.00
Washington State Hospital	Olympia	7/1/2019	6/30/2021	Office	321	\$321.00	\$3,852.00	\$12.00	\$12.00
Washington State Patrol	Olympia	7/1/2019	6/30/2021	Office	137,249	\$367,139.98	\$4,405,679.76	\$32.10	\$32.10
Washington State Patrol	Olympia	7/1/2019	6/30/2021	Office	520	\$656.50	\$7,878.00	\$15.15	\$15.15

Appendix C: Lease Transactions Related to Delegated Authority in FY 20

New:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Colleges	Everett	7/1/2019	6/30/2020	Office	136	\$319.71	\$3,836.52	\$28.21
Colleges	Pasco	8/1/2019	7/31/2020	Multiuse	1,446	\$9,984.57	\$119,814.84	\$82.86
Ecology, Dept. of	Ellensburg	1/1/2020	12/31/2020	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Port Townsend	7/1/2019	6/30/2021	Office	80	\$260.00	\$3,120.00	\$39.00
Ecology, Dept. of - Leasing to Private Entity	Mount Vernon	7/1/2019	6/30/2021	Office	160	\$51.00	\$612.00	\$3.83
Ecology, Dept. of - Leasing to Private Entity	Mount Vernon	7/1/2019	6/30/2021	Miscellaneous	226	\$521.00	\$6,252.00	\$27.66
Financial Institutions, Dept. of	Olympia	7/1/2019	6/30/2022	Office	1,715	\$2,858.23	\$34,298.76	\$20.00
Secretary Of State, Office of - Leasing to Private Entity	Seattle	4/1/2020	3/31/2022	Multiuse	11,031	\$48,943.63	\$587,323.56	\$53.24
Social & Health Services, Dept. of	Colbert	12/1/2019	4/30/2020	Residential	2,400	\$2,000.00	\$24,000.00	\$10.00
Social & Health Services, Dept. of	Edmonds	5/1/2020	10/31/2020	Residential	2,000	\$2,200.00	\$26,400.00	\$13.20
Social & Health Services, Dept. of	Edmonds	1/24/2020	6/30/2020	Residential	2,054	\$2,695.00	\$32,340.00	\$15.74
Social & Health Services, Dept. of	Lakewood	2/1/2020	1/31/2025	Residential	0	\$4,400.00	\$57,199.20	\$0.00
Social & Health Services, Dept. of	Olympia	7/2/2019	12/31/2019	Residential	1,941	\$2,400.00	\$28,800.00	\$14.84
Social & Health Services, Dept. of	Spanaway	8/26/2019	1/31/2020	Miscellaneous	1,990	\$2,600.00	\$26,000.00	\$13.07
Social & Health Services, Dept. of	Spanaway	9/13/2019	3/11/2020	Miscellaneous	2,000	\$2,750.00	\$33,000.00	\$16.50
Social & Health Services, Dept. of	Spokane	6/19/2020	11/30/2020	Residential	1,900	\$1,575.00	\$18,900.00	\$9.95
Social & Health Services, Dept. of	Spokane	10/15/2019	3/31/2020	Residential	1,500	\$1,750.00	\$21,000.00	\$14.00
Social & Health Services, Dept. of	Tacoma	9/15/2019	2/29/2020	Residential	2,700	\$2,350.00	\$28,200.00	\$10.44
Social & Health Services, Dept. of	Tacoma	2/15/2020	7/31/2020	Residential	2,250	\$2,500.00	\$30,000.00	\$13.33
Social & Health Services, Dept. of	Tacoma	4/1/2020	9/30/2020	Residential	1,900	\$2,500.00	\$30,000.00	\$15.79
Supt Of Public Instruction	Lynnwood	7/1/2019	6/30/2020	Office	0	\$965.00	\$11,580.00	\$0.00

Renewal:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Auditor, Office Of The State	Okanogan	5/1/2020	4/30/2021	Office	200	\$200.00	\$2,400.00	\$12.00
Colleges	Aberdeen	9/1/2019	8/31/2024	Miscellaneous	0	\$1,600.00	\$19,200.00	\$0.00
Colleges	Everett	8/1/2019	6/30/2021	Miscellaneous	1,295	\$2,163.20	\$25,563.90	\$19.74
Colleges	Everett	9/1/2019	6/30/2021	Office	1,836	\$3,033.61	\$36,880.61	\$20.09
Colleges	Longview	7/1/2019	6/30/2020	Multiuse	0	\$2,518.00	\$30,216.00	\$0.00
Colleges	Lynnwood	9/1/2019	6/30/2021	Parking	0	\$2,220.00	\$25,036.36	\$0.00
Colleges	Pullman	7/1/2019	6/30/2021	Multiuse	6,938	\$7,478.33	\$89,739.96	\$12.93
Colleges	Spokane	8/1/2019	7/31/2020	Classroom	1,200	\$1,270.00	\$15,240.00	\$12.70
Colleges	Spokane	1/1/2020	12/31/2020	Miscellaneous	1,809	\$2,243.16	\$26,917.92	\$14.88
Colleges	Vancouver	9/23/2019	6/18/2020	Classroom	630	\$0.00	\$0.00	\$0.00
Colleges	Walla Walla	7/1/2019	6/30/2021	Multiuse	8,000	\$2,080.00	\$24,960.00	\$3.12
Colleges	Walla Walla	7/1/2019	6/30/2021	Warehouse/Storage	12,293	\$5,285.00	\$63,420.00	\$5.16
Commerce, Dept. of - Leasing to Office of Financial Management	Seattle	12/1/2019	11/30/2020	Office	149	\$1,000.00	\$12,000.00	\$80.54
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2019	11/30/2020	Office	147	\$1,000.00	\$12,000.00	\$81.63

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2019	11/30/2020	Office	176	\$1,300.00	\$15,600.00	\$88.64
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2019	11/30/2020	Office	113	\$1,450.00	\$17,400.00	\$153.98
Criminal Justice Trng Comm WA St	Lacey	1/1/2020	12/31/2024	Office	270	\$540.00	\$6,480.00	\$24.00
Ecology, Dept. of	Aberdeen	3/1/2020	2/28/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Burbank	8/1/2019	7/31/2020	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Chehalis	1/1/2020	12/31/2020	Air Monitoring	0	\$25.00	\$300.00	\$0.00
Ecology, Dept. of	Cheney	3/1/2020	2/28/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Colville	9/1/2019	8/31/2020	Air Monitoring	0	\$175.00	\$2,100.00	\$0.00
Ecology, Dept. of	Issaquah	1/1/2020	12/31/2020	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Lacey	7/1/2019	6/30/2020	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Lacey	8/1/2019	7/31/2021	Warehouse/Storage	1,625	\$1,150.00	\$13,800.00	\$8.49
Ecology, Dept. of	Leavenworth	2/1/2020	1/31/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Mead	4/1/2020	3/31/2021	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Mesa	8/1/2019	7/31/2020	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Moses Lake	1/1/2020	12/31/2020	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Pomeroy	5/1/2020	4/30/2021	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Port Angeles	2/1/2020	1/31/2021	Air Monitoring	0	\$45.83	\$549.96	\$0.00
Ecology, Dept. of	Pullman	12/1/2019	11/30/2020	Air Monitoring	0	\$0.00	\$0.00	\$0.00
Ecology, Dept. of	Ritzville	4/1/2020	3/31/2021	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Sunnyside	9/1/2019	8/31/2020	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Twisp	4/1/2020	3/31/2021	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Vancouver	7/1/2019	6/30/2020	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Vancouver	2/1/2020	1/31/2021	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Walla Walla	7/1/2019	6/30/2020	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Wenatchee	9/1/2019	8/31/2020	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Yakima	2/1/2020	1/31/2021	Air Monitoring	0	\$250.00	\$3,000.00	\$0.00
Fish & Wildlife, Dept. of	Auburn	1/1/2020	12/31/2021	Multiuse	1,440	\$1,038.00	\$12,456.00	\$8.65
Fish & Wildlife, Dept. of	Nahcotta	10/1/2019	9/30/2024	Office	450	\$520.00	\$6,240.00	\$13.87
Fish & Wildlife, Dept. of	Omak	1/1/2020	12/31/2021	Warehouse/Storage	250	\$135.00	\$1,620.00	\$6.48
Fish & Wildlife, Dept. of	Port Angeles	10/1/2019	9/30/2021	Office	650	\$576.80	\$7,025.40	\$10.81
Labor & Industries	Tumwater	7/1/2019	6/30/2020	Air Monitoring	0	\$100.00	\$0.00	\$0.00
Licensing, Dept. Of	Davenport	1/1/2020	12/31/2020	Office	520	\$280.00	\$3,360.00	\$6.46
Licensing, Dept. Of	Friday Harbor	1/1/2020	12/31/2020	Office	1,016	\$327.82	\$3,933.84	\$3.87
Liquor And Cannabis Board	Vancouver	9/1/2019	8/31/2024	Office	1,151	\$1,102.11	\$13,225.32	\$11.49
Natural Resources, Dept. of	Bellingham	4/1/2020	3/31/2022	Office	1,780	\$953.00	\$11,436.00	\$6.42
Natural Resources, Dept. of	Omak	5/16/2020	5/15/2025	Office	4,896	\$2,350.00	\$28,200.00	\$5.76
Natural Resources, Dept. of	Shelton	7/1/2019	6/30/2024	Miscellaneous	1,798	\$857.59	\$10,291.08	\$5.72
Revenue, Dept. of	Seattle	6/1/2020	5/31/2021	Parking	0	\$6,625.00	\$79,500.00	\$0.00
Revenue, Dept. of	Silverdale	4/1/2020	3/31/2021	Miscellaneous	180	\$701.00	\$8,412.00	\$46.73
Social & Health Services, Dept. of	Colville	3/1/2020	2/28/2021	Office	179	\$281.92	\$3,383.04	\$18.90
Supt Of Public Instruction	Lakewood	7/1/2019	6/30/2020	Office	100	\$154.16	\$1,849.92	\$18.50
Supt Of Public Instruction	Renton	2/21/2020	2/20/2021	Office	200	\$450.00	\$5,400.00	\$27.00
Supt Of Public Instruction	Spokane	9/1/2019	8/31/2020	Office	223	\$874.50	\$10,494.00	\$47.06
Supt Of Public Instruction	Vancouver	3/1/2020	2/28/2021	Office	155	\$639.58	\$7,674.96	\$49.52
Supt Of Public Instruction	Yakima	1/1/2020	12/31/2020	Office	600	\$675.00	\$8,100.00	\$13.50

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Transportation, Dept of	Airway Heights	10/1/2019	3/31/2020	Warehouse/Storage	6,000	\$2,667.33	\$32,007.96	\$5.33
Transportation, Dept of	Anacortes	7/1/2019	6/30/2020	Residential	1,500	\$3,300.00	\$39,600.00	\$26.40
Transportation, Dept of	Friday Harbor	1/1/2020	12/31/2020	Residential	1,800	\$2,120.00	\$25,440.00	\$14.13
Transportation, Dept of	Olympia	7/1/2019	6/30/2020	Hanger	0	\$366.45	\$4,397.40	\$0.00
Transportation, Dept of	Olympia	7/1/2019	6/30/2020	Warehouse/Storage	2,600	\$1,400.00	\$16,800.00	\$6.46
Transportation, Dept of	Olympia	7/1/2019	6/30/2020	Warehouse/Storage	1,080	\$750.00	\$9,000.00	\$8.33
Veterans Affairs, Dept. of	Seattle	3/15/2020	3/14/2021	Office	128	\$1,892.51	\$22,710.12	\$177.42
Washington State Patrol	Colville	1/1/2020	12/31/2020	Multiuse	1,055	\$1,000.00	\$12,000.00	\$11.37
Washington State Patrol	Moses Lake	2/1/2020	1/31/2021	Parking	600	\$275.00	\$3,300.00	\$5.50
Washington State Patrol - Leasing to Fish & Wildlife, Dept. of	Okanogan	11/1/2019	10/31/2020	Office	173	\$210.00	\$2,520.00	\$14.57