



Washington State Department of  
**Enterprise Services**  
REAL ESTATE SERVICES

### MARKET SEARCH

The State of Washington, acting through the Department of Enterprise Services (DES), and on behalf of the agency referenced below, is seeking to lease space as defined in this document.

#### Project Information

**Project #:** 23-02-047  
**Agency:** Department of Fish and Wildlife  
**Location:** Thurston County, WA.  
**Square Footage:** 34,487 BOMA rentable square feet of warehouse space  
**Date posted:** March 6, 2023  
**Desired term:** No more that 10 Years  
**Occupancy desired:** October 1, 2023 or sooner if possible

#### DES Real Estate Services (RES) Contact Information

**Leasing Agent:** Linda Ward  
**Email:** [linda.ward@des.wa.gov](mailto:linda.ward@des.wa.gov)  
**Phone number:** (360) 791-5128  
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#### **Geographical Areas of Consideration:**

Properties for consideration shall be located in the following preferred areas Thurston County within approximately 2 miles of Interstate 5.

**Attachments:** [Appendix A Leased Space Requirements](#)  
[Appendix B New Space Addendum](#)  
[Appendix C Space Planning Data \(Not Used\)](#)  
[Appendix D Definitions](#)  
[Appendix E Lease Standard](#)

#### **General Considerations:**

- a. Space should meet the RES definition of "Existing Space." See Appendix D, "Definitions" for RES definition of "Existing Space," "Space Under Construction," or "Planned Space."
- b. Parking count must meet the requirements established in the municipal code for the intended use, unless otherwise indicated.

- c. A single warehouse space is preferred, although the agency may consider two spaces of approximately 12,000 RSF and 22,487 RSF.
- d. Sites that provide covered vehicle and trailer storage may be advantageous to the agency.
- e. Sites that provide vehicle and tractor-trailer turnaround and access may be advantageous.
- f. Lease will be written on the State of Washington's approved lease documents. See Appendix E, "Lease Standard."

**Location Characteristics:**

The agency has identified certain key location features for delivery of their services, including but not limited to the following:

- a. Proposed facilities should be in an appropriately zoned area.
- b. Preference may be given to locations that are in close proximity to existing public transportation route or routes. Additionally, proposed facilities served by public transportation with hourly service during the hours of 8 AM to 5 PM may be advantageous to the agency.
- c. Facilities located outside of the 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA)) may be advantageous to the agency
- g. Proposed facilities must be in areas with sufficient infrastructure in place to support the agency operational needs. See building characteristics below.

**Building Characteristics:**

- a. Heated conditioned space is required for the warehouse and office.
- b. Pull through wash down bay is required for this facility.
- c. Desired warehouse characteristics:
  - 1) Roll-up door clear height: 16'
  - 2) Roll up door width: 14'
  - 3) Interior clear height: 26' floor to ceiling.
  - 4) Trailer turn area: 80' - 100'
- d. Please refer to Appendix C, "Space Planning Data" for specific program requirements. The program and layout will be adapted to the selected facility during the design process.
- e. Please refer to Appendix A, "Leased Space Requirements" for general performance requirements and specifications, and Appendix B, "New Space Addendum" for specific site, building, and minimum tenant fit-up requirements.