



Washington State Department of
Enterprise Services

Annual Leased Facilities Report

Facility Leases Executed Delegated Leases

July 1, 2018 through June 30, 2019

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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, highlights initiatives and actions occurring during Fiscal Year 2019 (July 1, 2018, through June 30, 2019), 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) 2019.

Summary of Real Estate Actions in FY 2019

During FY 2019, DES completed the following real estate activities:

- Executed 143 lease renewals, new leases, and lease extensions in privately owned facilities involving about 1.9 million square feet with an annual rent of approximately \$30.4 million.
- Lease negotiations during this period resulted in \$3.8 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 \$16.6 million.
- DES Asset Management executed 15 leases in state-owned facilities worth \$3.7 million annually for 176,729 square feet.
- Reviewed and approved 80 delegations to lease by various state agencies and organizations through delegations of authority worth approximately \$1.3 million annually involving approximately 93,000 square feet.
- Finished a two-year pilot project to procure services of private real estate brokers to renew some facility leases in Clark, King, Pierce, Spokane, and Thurston Counties.
- Entered into 152 Interagency Agreements (IAA) with state agencies, boards and commissions, and colleges. The work included acquisition of new-leased space, alterations, acquisition and disposal of state-owned space, technical assistance and 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

As of October 2019, the OFM Facilities Inventory System Report reported approximately 121 million square feet for all space types and includes:

- Approximately 107.1 million square feet of state-owned space.
- Approximately 13.9 million square feet of leased space.

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 others), and (3) higher education institutions [RCW 28B.10.020](#).

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. DES leases space in state-owned buildings to state agencies and on their 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.

The scope of this report addresses only the leases in DES owned or managed facilities and leases in private sector facilities over which DES has authority.

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 19, DES executed 143 leases involving nearly two million square feet in privately owned facilities worth nearly \$30.5 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 19

<i>Type of Transaction</i>	<i># of Leases</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>
1. Renewals of Leases	96	1,305,862	\$21,909,781
2. New Leases	27	241,037	\$4,978,654
3. Extensions to Existing Leases	20	365,978	\$3,525,822
Totals	143	1,912,877	\$30,414,257

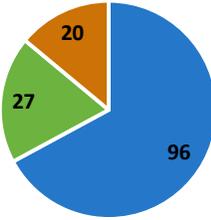
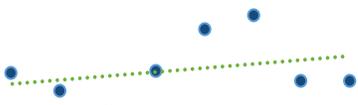


Figure 2: Lease Transactions in Privately-Owned Facilities by Fiscal Year

<i>Fiscal Year</i>	<i>Lease Transactions</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>	<i># of Lease Transactions per Year</i>
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	



³ Annualized lease cost is the net effective base rent that is the average rent to be paid over the first five years of the lease term 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.

The state leases a range of space types, including office, conditioned and unconditioned storage, laboratory, classrooms, residential, and hangar space. Office space makes up 86 percent of the state’s leased space, and this report indicates that “office” was the predominant type of lease executed in FY 19. The following tables provide summary information on the distribution of leased space by type and square footage.

Figure 3: Summary of Leases by Type in FY 19

<i>Type of Space</i>	<i># of Leases</i>	<i>Total SF</i>	<i>% of Total Leases</i>
1. Office	123	1,685,233	86.01%
2. Multiuse	15	214,803	10.49%
3. Warehouse/Storage	3	12,761	2.10%
4. Parking	1	NA	0.70%
5. Miscellaneous	1	80	0.70%

Figure 4: Distribution of Leased Space by Square Footage in FY 19

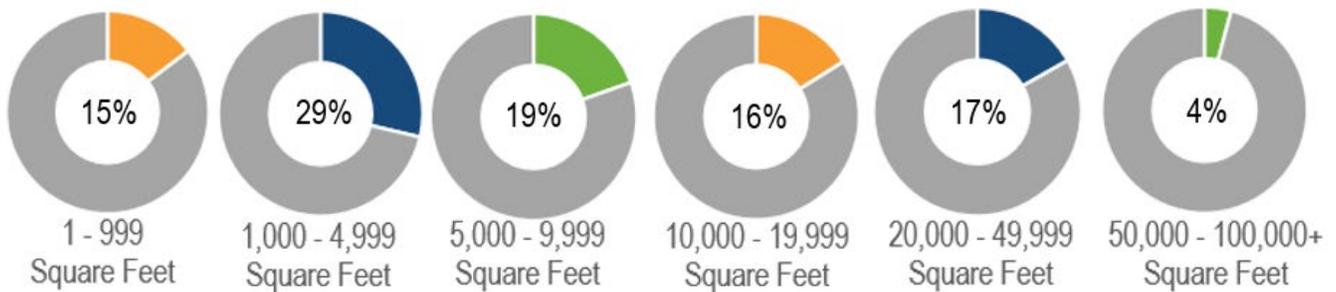
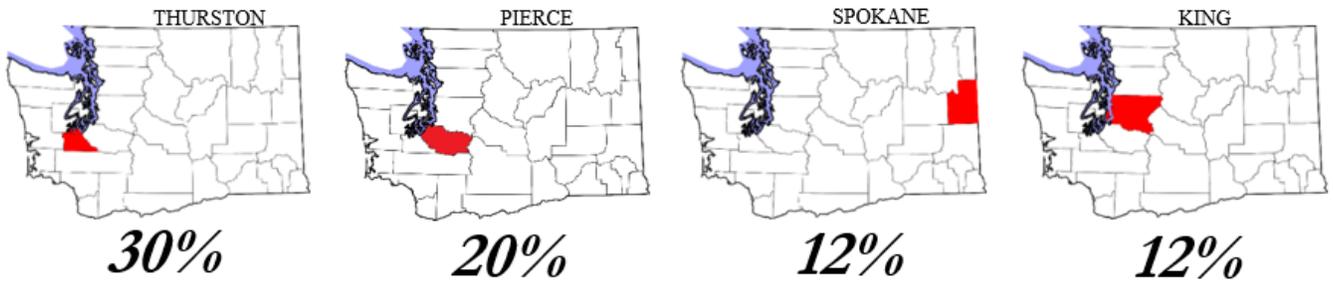


Figure 5: Lease Transactions by Counties in FY 19

<i>County</i>	<i>Leased SF</i>	<i>% of Total Leased SF</i>	<i># of Transactions</i>	<i>% of Total Transactions</i>
1. Thurston	570,248	29.81%	30	20.98%
2. King	227,964	11.92%	29	20.28%
3. Spokane	231,957	12.13%	14	9.79%
4. Pierce	379,147	19.82%	11	7.69%
5. Whatcom	80,363	4.20%	8	5.59%
7. Snohomish	33,734	1.76%	7	4.90%
8. Benton	67,734	3.54%	6	4.20%
9. Others	321,730	16.82%	38	26.57%



Percentage of Total Leased SF in FY 19

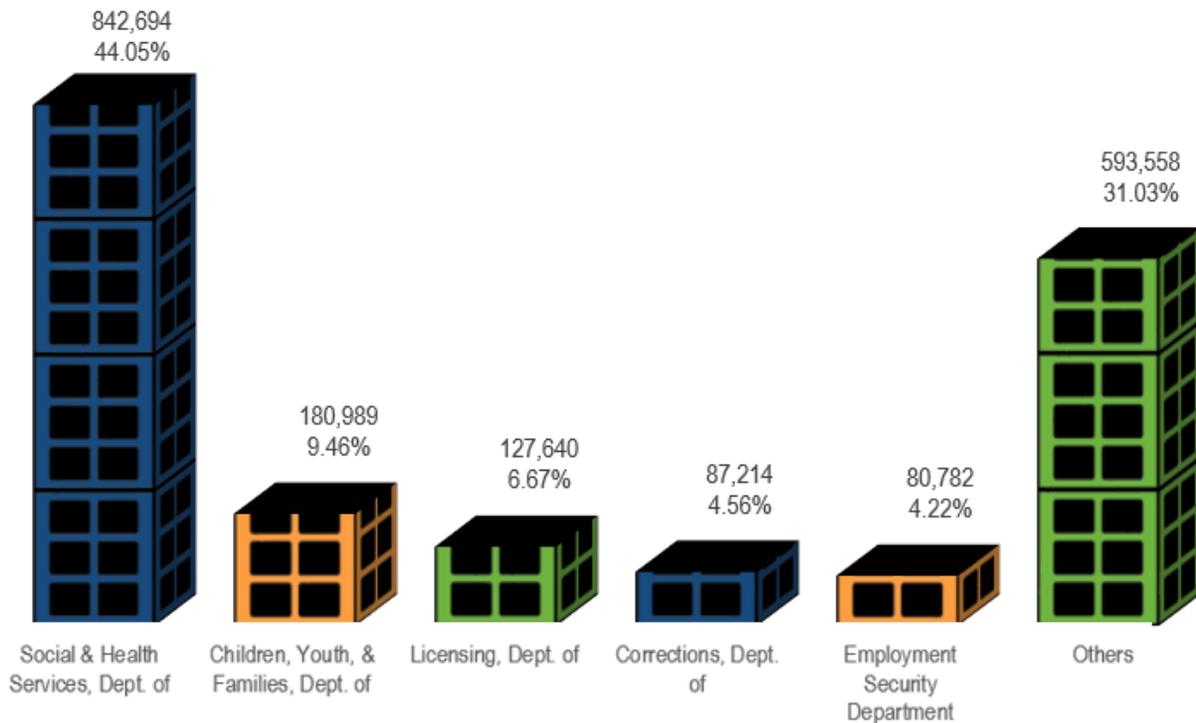
The following table identifies five state agencies with the largest number of leases, new and renewals, executed by DES in FY 19. The Department of Social and Health Services continues to be the largest single customer in terms of the number of transactions.

Figure 6: Agencies by the Number of Transactions in FY 19

<i>Agency</i>	<i>Extensions</i>	<i>New Space</i>	<i>Renewals</i>	<i>Total</i>	<i>% of Total Transactions</i>
1. Dept of Social & Health Services	3	9	19	31	21.68%
2. Dept of Corrections	3	1	7	11	7.69%
3. Dept of Agriculture	3	1	6	10	6.99%
4. Dept of Licensing	2	1	7	10	6.99%
5. Employment Security Dept	2	2	5	9	6.29%
6. Others	7	13	52	72	50.35%
Totals	20	27	96	143	

The following chart identifies the top five state agencies by proportion of leased square feet related to their FY 19 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 19



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 as well as state facilities in Tacoma, Tumwater, and Yakima. These facilities also include parking structures, monuments, parks, and the historic Capitol Building.

In FY 19, DES executed two types of occupancy agreements and leases for state agencies and other organizations in state-owned facilities. These leases total 176,729 square feet with annualized lease costs of \$3,749,724. The following table shows the number of lease transactions and annual lease costs.

Figure 8: Lease Transactions in State-Owned Facilities in FY 19

<i>Type of Transaction</i>	<i># of Leases</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>
1. Renewals of Leases	9	128,802	\$2,179,141
2. New Leases	6	47,927	\$1,570,583
Totals	15	176,729	\$3,749,724

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

Figure 9: Leases Approved in Under Development Stage in FY 19

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.

<i>Agency</i>	<i>Location</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>	<i>Cost Per SF</i>
1. Dept. of Fish & Wildlife	Ellensburg	13,709	\$193,224	\$14.09
2. Dept. of Social & Health Services	Ellensburg	7,740	\$200,273	\$25.88
3. Dept. Children, Youth, & Families	Spokane	18,816	\$484,904	\$25.77

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 19, the two largest users of delegated authority for leasing were the Department of Ecology and community and technical colleges. Out of 26 delegated leases for Ecology, 25 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 19

In FY 19, DES granted 21 delegations for new leases and 59 delegations for renewals of leases. These 80 leases represented annualized costs of over \$1,200,000.

Figure 10: Delegations of Authority

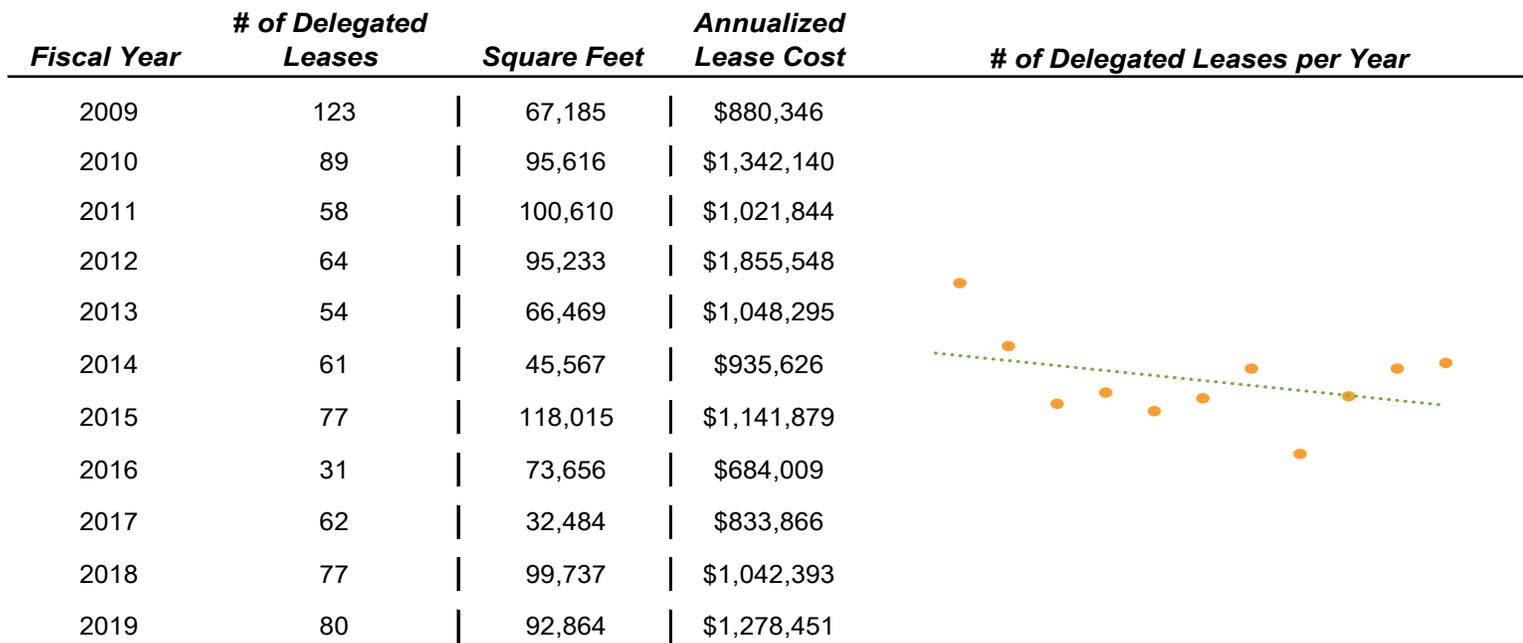


Figure 11: Number of Delegated Leases by Agency in FY 19

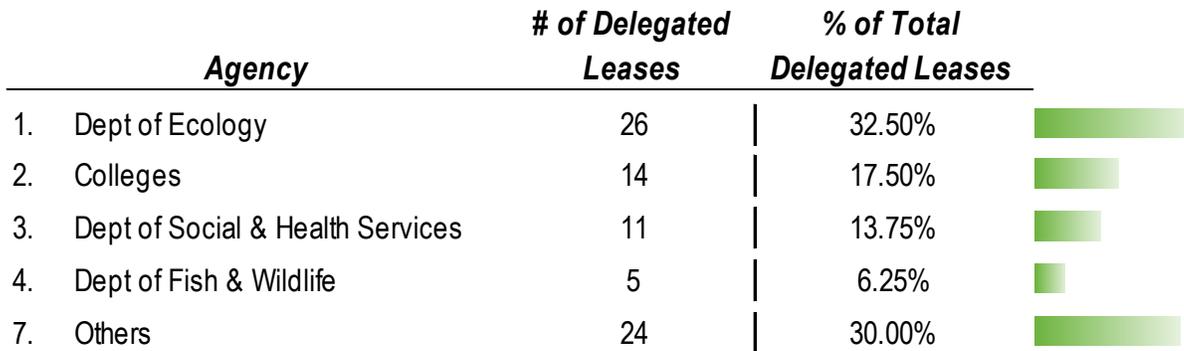


Figure 12: Number of Delegated Leases by Type of Use in FY 19

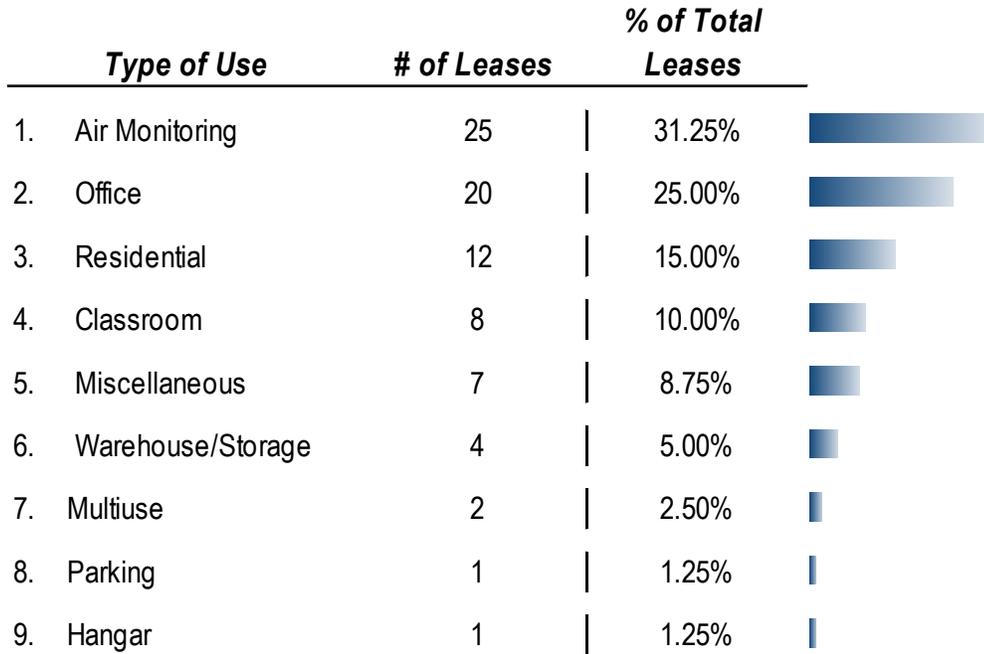
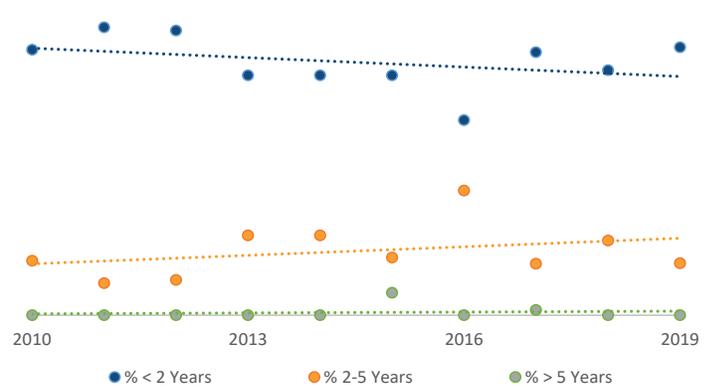


Figure 13: Duration of Delegated Leases

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	75.00%	18.00%	7.00%
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%



Appendix A: Lease Transactions Related to Privately Owned Facilities in FY 19

Extensions:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent
Agriculture, Dept. of	Chelan	6/1/2019	11/30/2019	Office	1,000	\$950.00
Agriculture, Dept. of	Colfax	2/1/2019	1/31/2020	Office	3,200	\$1,500.00
Agriculture, Dept. of	Colfax	2/1/2019	1/31/2020	Office	3,200	\$1,500.00
Auditor, Office of the State	Port Orchard	3/1/2019	8/31/2019	Office	1,015	\$1,470.06
Children, Youth & Families, Dept. of	Spokane	10/1/2018	8/31/2019	Office	55,965	\$88,363.85
Children, Youth & Families, Dept. of	Spokane	3/1/2019	8/31/2019	Office	41,557	\$65,625.43
Corrections, Dept. of	Kent	3/1/2019	8/31/2019	Office	5,526	\$16,525.00
Corrections, Dept. of	Lacey	6/1/2019	11/30/2019	Office	18,104	\$0.00
Corrections, Dept. of	Renton	1/1/2019	9/30/2019	Office	5,713	\$12,497.19
Employment Security Department	Chehalis	11/1/2018	6/30/2019	Office	5,892	\$9,329.00
Employment Security Department	Pullman	1/1/2019	6/30/2019	Office	171	\$650.00
Gambling Commission	Lacey	3/1/2018	9/30/2019	Office	42,745	\$58,988.10
Gambling Commission	Renton	2/1/2019	7/31/2019	Office	1,629	\$2,715.00
Licensing, Dept. of	Seattle	5/1/2019	6/30/2019	Office	2,764	\$7,831.33
Licensing, Dept. of	Seattle	11/1/2018	4/30/2019	Office	2,764	\$7,831.33
Lieutenant Governor, Office of the	Seattle	1/1/2019	12/30/2019	Office	300	\$925.00
Services for the Blind, Dept. of	Lacey	3/1/2018	9/30/2019	Office	3,826	\$5,292.63
Social & Health Services, Dept. of	Lacey	3/1/2018	9/30/2019	Office	12,708	\$14,004.87
Social & Health Services, Dept. of	Tacoma	8/1/2018	10/31/2018	Office	152,926	\$0.00
Social & Health Services, Dept. of	Yakima	1/1/2019	12/31/2020	Office	4,973	\$8,909.96
Total Extensions:					365,978	\$304,908.75

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
Administrative Hearings, Office of	Spokane	11/1/2018	10/31/2023	Office	11,036	\$20,968.40	\$17,640.72	\$17.38	\$0.00	\$19.68
Agriculture, Dept. of	Bellingham	5/1/2019	4/30/2024	Office	700	\$875.00	\$11,400.00	\$11.40	\$1.12	\$11.40
Bellingham Technical College	Bellingham	8/1/2018	7/31/2023	Multiuse	11,000	\$16,500.00	\$32,580.00	\$20.00	\$2.66	\$20.00
Children, Youth, & Families, Dept. of	Spokane	3/1/2019	2/28/2029	Office	18,816	\$39,200.00	\$56,826.13	\$14.85	\$2.62	\$17.78
Corrections, Dept. of	Lacey	5/1/2019	10/31/2019	Office	15,809	\$26,282.46	\$787,505.16	\$18.95	\$2.93	\$18.95
Employment Security Department	Centralia	5/1/2019	4/30/2024	Office	7,209	\$12,160.63	\$7,800.00	\$45.61	\$0.00	\$45.61

New Space Continued

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
Employment Security Department	Tacoma	11/1/2018	10/31/2028	Office	20,313	\$40,626.00	\$596,090.27	\$13.95	\$0.00	\$16.88
Financial Management, Office of	Olympia	12/1/2018	11/30/2023	Office	7,721	\$11,903.21	\$1,063,642.20	\$19.01	\$1.73	\$19.01
Fish & Wildlife, Dept. of	Ellensburg	9/1/2018	8/31/2028	Multiuse	13,709	\$15,670.00	\$10,800.00	\$12.00	\$0.90	\$12.00
Gambling Commission	Federal Way	2/1/2019	1/31/2024	Office	3,169	\$6,470.00	\$18,000.00	\$5.63	\$0.00	\$8.25
Health Care Authority	Olympia	7/1/2018	6/30/2028	Office	10,263	\$13,258.80	\$111,948.00	\$19.00	\$2.93	\$19.00
Industrial Insurance Appeals, Board of	Lakewood	5/1/2019	4/30/2024	Office	7,192	\$13,754.70	\$66,423.24	\$22.98	\$2.71	\$22.98
Licensing, Dept. of	Seattle	4/1/2019	3/31/2029	Office	10,121	\$35,845.21	\$66,086.82	\$22.42	\$2.32	\$26.15
Lieutenant Governor, Office of the	Seattle	7/1/2018	12/31/2019	Office	900	\$900.00	\$18,000.00	\$5.63	\$0.00	\$8.25
Renton Technical College	Renton	7/1/2018	6/30/2028	Multiuse	2,948	\$5,416.95	\$77,640.00	\$24.50	\$3.73	\$24.50
Revenue, Dept. of	Tumwater	10/1/2018	9/30/2023	Office	10,000	\$19,900.00	\$198,300.00	\$35.88	\$2.93	\$35.88
Services for the Blind, Dept. of	Spokane	10/1/2018	9/30/2028	Office	2,891	\$5,234.00	\$106,919.52	\$21.50	\$0.00	\$22.68
Social & Health Services, Dept. of	Bellingham	8/1/2018	7/31/2028	Office	10,104	\$20,629.00	\$99,600.00	\$18.30	\$1.18	\$19.51
Social & Health Services, Dept. of	Bremerton	8/1/2018	12/31/2019	Office	38,764	\$32,303.33	\$11,150.83	\$15.93	\$1.18	\$17.05
Social & Health Services, Dept. of	Ellensburg	1/1/2019	12/31/2028	Office	7,740	\$16,125.00	\$854.25	\$8.54	\$2.62	\$8.54
Social & Health Services, Dept. of	Kent	4/1/2019	3/31/2025	Office	3,866	\$8,215.25	\$6,300.36	\$15.91	\$0.00	\$17.12
Social & Health Services, Dept. of	Spokane	7/1/2018	6/30/2028	Office	3,805	\$5,548.96	\$159,554.52	\$22.19	\$0.00	\$24.90
Social & Health Services, Dept. of	Spokane	10/1/2018	9/30/2023	Office	5,271	\$8,653.22	\$140,457.88	\$18.19	\$0.00	\$19.92
Social & Health Services, Dept. of	Spokane	7/1/2018	6/30/2023	Office	1,194	\$2,089.50	\$238,800.00	\$23.88	\$0.00	\$26.81
Social & Health Services, Dept. of	Tacoma	11/1/2018	10/31/2019	Office	3,237	\$4,963.49	\$150,368.08	\$11.83	\$0.00	\$14.76
Social & Health Services, Dept. of	Vancouver	8/1/2018	7/31/2023	Office	7,817	\$13,386.61	\$204,136.88	\$19.89	\$3.27	\$22.82
Transportation, Dept. of	Tacoma	5/1/2019	4/30/2020	Multiuse	5,442	\$8,300.00	\$200,994.74	\$18.27	\$1.21	\$20.93

Total New Space: 241,037 \$405,179.72 \$4,459,819.61

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
Administrative Hearings, Office of	Seattle	2/1/2019	1/31/2024	Office	9,543	\$34,991.00	\$11,064.00	\$12.00	\$0.00	\$14.62
Agriculture, Dept. of	Brewster	4/1/2019	3/31/2024	Office	922	\$922.00	\$93,975.96	\$34.00	\$2.62	\$34.00
Agriculture, Dept. of	Chehalis	1/1/2019	12/31/2019	Office	100	\$71.19	\$93,975.96	\$34.00	\$0.00	\$34.00
Agriculture, Dept. of	Olympia	6/1/2019	5/31/2024	Warehouse/Storage	7,571	\$3,785.50	\$455,445.00	\$45.00	\$0.97	\$47.32
Agriculture, Dept. of	Pasco	8/1/2018	7/31/2023	Office	2,352	\$2,500.00	\$200,272.50	\$25.88	\$2.36	\$28.50

Renewals Continued

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Whitestone Estimate of OPEX	Full Service Net Effective Rent/SF/Year
Agriculture, Dept. of	Pasco	8/1/2018	7/31/2023	Office	986	\$1,600.00	\$93,975.96	\$34.00	\$0.00	\$34.00
Agriculture, Dept. of	Tacoma	2/1/2019	1/31/2022	Office	396	\$525.03	\$0.00	\$0.00	\$1.21	\$2.93
Attorney General, Office of the	Kennewick	3/1/2019	2/29/2024	Office	6,200	\$11,883.33	\$24,656.10	\$20.65	\$2.54	\$20.65
Attorney General, Office of the	Port Orchard	4/1/2019	3/31/2021	Office	100	\$200.00	\$2,136.00	\$26.70	\$0.00	\$26.70
Attorney General, Office of the	Vancouver	4/1/2019	3/31/2024	Office	9,486	\$22,637.50	\$19,200.00	\$19.47	\$0.00	\$19.47
Attorney General, Office of the - Leasing to Private	Tumwater	5/1/2019	11/30/2021	Miscellaneous	80	\$178.00	\$30,000.00	\$12.76	\$0.00	\$15.12
Auditor, Office of the State	Kent	5/1/2019	4/30/2024	Office	3,538	\$7,076.00	\$59,561.88	\$18.40	\$0.00	\$18.40
Auditor, Office of the State	Tumwater	6/1/2019	5/31/2024	Office	6,191	\$10,333.81	\$2,400.00	\$24.00	\$1.20	\$24.00
Auditor, Office of the State	Tumwater	6/1/2019	5/31/2024	Multiuse	37,208	\$58,524.17	\$5,184.07	\$41.47	\$2.93	\$41.47
Auditor, Office of the State	Walla Walla	6/1/2019	5/31/2024	Office	575	\$675.00	\$3,566.64	\$20.98	\$2.30	\$20.98
Auditor, Office of the State	Wenatchee	4/1/2019	3/31/2024	Office	1,411	\$2,586.83	\$67,817.79	\$17.82	\$2.30	\$17.82
Children, Youth, & Families, Dept. of	Olympia	3/1/2019	2/29/2024	Office	5,000	\$6,250.00	\$15,132.00	\$50.95	\$1.73	\$50.95
Children, Youth, & Families, Dept. of	Olympia	2/1/2019	1/31/2024	Office	24,878	\$40,219.43	\$3,600.00	\$9.65	\$2.93	\$9.65
Children, Youth, & Families, Dept. of	Vancouver	8/1/2018	7/31/2023	Office	34,773	\$59,548.76	\$98,583.00	\$25.50	\$3.27	\$25.50
Commerce, Dept. of	Seattle	12/1/2018	11/30/2023	Office	10,037	\$34,711.00	\$315,389.52	\$19.95	\$0.00	\$22.88
Commerce, Dept. of	Seattle	12/1/2018	11/30/2023	Office	4,426	\$15,307.00	\$17,019.96	\$20.00	\$0.00	\$20.00
Community Colleges of Spokane	Newport	11/1/2018	10/31/2023	Multiuse	10,320	\$7,421.75	\$8,100.00	\$14.09	\$2.62	\$16.39
Community Colleges of Spokane	Spokane	7/1/2018	6/30/2021	Multiuse	6,450	\$2,150.00	\$96,916.06	\$18.39	\$2.62	\$18.39
Community Colleges of Spokane	Spokane	10/1/2018	9/30/2023	Multiuse	27,987	\$22,156.38	\$16,112.76	\$26.81	\$2.62	\$26.81
Community Colleges of Spokane	Spokane	7/1/2018	6/30/2023	Office	6,466	\$7,704.22	\$145,927.56	\$20.24	\$0.00	\$20.24
Corrections, Dept. of	Chehalis	9/1/2018	8/31/2023	Office	7,184	\$11,374.67	\$23,840.04	\$32.00	\$0.00	\$32.00
Corrections, Dept. of	Ephrata	11/1/2018	10/31/2023	Office	3,041	\$2,450.00	\$37,037.04	\$37.00	\$2.62	\$37.00
Corrections, Dept. of	Everett	3/1/2019	9/30/2020	Office	851	\$1,418.33	\$39,241.56	\$16.01	\$0.00	\$18.31
Corrections, Dept. of	Marysville	5/1/2019	4/30/2024	Office	4,214	\$7,198.92	\$60,000.00	\$12.27	\$2.30	\$14.93
Corrections, Dept. of	Oak Harbor	12/1/2018	11/30/2023	Office	2,339	\$3,500.00	\$484,904.00	\$25.77	\$2.30	\$28.39
Corrections, Dept. of	Vancouver	1/1/2019	12/31/2023	Office	20,382	\$43,000.00	\$24,028.46	\$22.86	\$2.25	\$22.86
Corrections, Dept. of	Walla Walla	1/1/2019	12/31/2023	Multiuse	4,051	\$5,430.89	\$160,639.32	\$20.55	\$2.30	\$23.82
Ecology, Dept. of	Lacey	8/1/2018	7/31/2023	Parking	0	\$2,280.00	\$4,380.00	\$3.24	\$0.00	\$3.24
Ecology, Dept. of	Richland	4/1/2019	3/31/2024	Office	21,958	\$34,766.83	\$42,000.00	\$17.96	\$2.54	\$20.26
Edmonds Community College	Lynnwood	9/1/2018	8/31/2020	Office	3,428	\$5,500.00	\$29,400.00	\$9.67	\$2.30	\$12.29

Renewals Continued

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
Education Ombuds, Governor's Office of the	Seattle	5/1/2019	4/30/2020	Office	297	\$1,261.00	\$499,699.80	\$24.60	\$0.00	\$24.60
Employment Security Department	Kennewick	7/1/2018	6/30/2021	Office	7,959	\$10,616.42	\$30,524.59	\$21.63	\$0.00	\$23.93
Employment Security Department	Olympia	7/1/2018	6/30/2023	Multiuse	22,536	\$11,375.36	\$43,200.00	\$26.06	\$0.97	\$26.06
Employment Security Department	Redmond	7/1/2018	6/30/2023	Office	11,690	\$30,199.17	\$66,000.00	\$19.25	\$1.27	\$21.55
Employment Security Department	Renton	6/1/2019	5/31/2021	Office	424	\$821.50	\$73,646.43	\$21.27	\$0.00	\$21.27
Employment Security Department	Shelton	7/1/2018	6/30/2023	Office	4,588	\$5,926.17	\$84,912.00	\$24.00	\$2.66	\$24.00
Enterprise Services, Dept. of	Medical Lake	2/1/2019	1/31/2024	Storage	1,350	\$365.00	\$65,170.68	\$16.09	\$0.00	\$18.39
Everett Community College	Monroe	9/1/2018	8/31/2023	Multiuse	7,476	\$15,933.00	\$49,689.60	\$12.94	\$0.00	\$14.21
Fish & Wildlife, Dept. of	Port Townsend	4/1/2019	3/31/2024	Office	4,818	\$4,380.97	\$9,036.50	\$21.31	\$1.18	\$21.31
Gambling Commission	Ferndale	3/1/2019	2/29/2024	Office	125	\$406.85	\$140,480.04	\$32.00	\$0.00	\$32.00
Green River Community College	Auburn	10/1/2018	9/30/2023	Storage	3,840	\$4,018.00	\$187,541.40	\$42.37	\$1.27	\$42.37
Health Care Authority	Olympia	12/1/2018	11/30/2028	Office	10,263	\$13,258.83	\$44,668.90	\$5.90	\$2.93	\$6.87
Health Care Authority	Olympia	7/1/2018	6/30/2023	Office	24,221	\$44,001.48	\$103,273.20	\$20.99	\$2.93	\$23.29
Health, Dept. of	Spokane	4/1/2019	3/31/2024	Office	13,200	\$25,850.00	\$72,708.72	\$15.82	\$0.00	\$18.75
Industrial Insurance Appeals, Board of	Everett	11/1/2018	10/31/2021	Office	1,658	\$3,600.00	\$253,526.20	\$25.09	\$0.00	\$26.27
Industrial Insurance Appeals, Board of	Seattle	8/1/2018	7/31/2023	Office	13,951	\$39,527.83	\$394,825.86	\$10.19	\$0.00	\$11.37
Labor & Industries, Dept. of	Vancouver	3/1/2019	2/29/2024	Office	14,545	\$25,453.75	\$69,928.81	\$15.24	\$0.00	\$17.90
Licensing, Dept. of	Hoquiam	7/1/2018	6/30/2023	Multiuse	4,891	\$5,000.00	\$13,826.64	\$15.82	\$2.66	\$15.82
Licensing, Dept. of	Kennewick	7/1/2018	6/30/2023	Office	7,676	\$9,850.87	\$52,571.64	\$10.91	\$1.18	\$12.09
Licensing, Dept. of	Mount Vernon	11/1/2018	10/31/2023	Office	4,920	\$8,606.10	\$75,000.00	\$15.00	\$2.30	\$16.73
Licensing, Dept. of	Olympia	10/1/2018	9/30/2023	Office	24,875	\$40,421.88	\$84,960.00	\$14.16	\$2.93	\$17.09
Licensing, Dept. of	Olympia	10/1/2018	9/30/2023	Office	46,957	\$76,305.13	\$124,005.72	\$20.03	\$2.93	\$21.23
Licensing, Dept. of	Olympia	10/1/2018	9/30/2023	Office	20,221	\$32,859.13	\$137,846.63	\$22.23	\$2.93	\$24.77
Licensing, Dept. of	Port Angeles	11/1/2018	10/31/2023	Office	2,451	\$3,370.13	\$25,800.00	\$4.00	\$2.30	\$6.62
Liquor and Cannabis Board	Mountlake Terrace	7/1/2018	6/30/2023	Office	3,463	\$6,348.83	\$96,218.47	\$14.88	\$0.00	\$14.88
Natural Resources, Dept. of	Olympia	1/1/2019	12/31/2023	Multiuse	9,216	\$5,184.00	\$39,589.00	\$20.10	\$0.89	\$22.25
Public Employment Relations Commission	Olympia	6/1/2019	5/31/2024	Office	9,025	\$14,289.58	\$118,210.44	\$15.40	\$1.14	\$16.58
Retirement Systems, Dept. of	Tumwater	3/1/2019	2/28/2029	Office	57,741	\$108,264.37	\$230,912.04	\$32.00	\$2.93	\$32.00

Renewals Continued

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
Revenue, Dept. of	Seattle	3/1/2019	2/29/2024	Office	22,722	\$67,560.08	\$201,534.00	\$26.96	\$0.00	\$26.96
Revenue, Dept. of	Tacoma	3/1/2019	2/29/2024	Office	11,272	\$23,013.67	\$173,863.44	\$21.43	\$0.00	\$24.36
Social & Health Services, Dept. of	Bellingham	7/1/2018	6/30/2023	Office	29,389	\$45,308.04	\$168,617.04	\$18.68	\$2.66	\$19.82
Social & Health Services, Dept. of	Bremerton	6/1/2019	5/31/2024	Office	30,320	\$49,901.67	\$61,171.20	\$6.64	\$1.18	\$7.53
Social & Health Services, Dept. of	Kennewick	7/1/2018	6/30/2020	Office	874	\$1,139.11	\$271,650.00	\$28.64	\$0.00	\$28.64
Social & Health Services, Dept. of	Kennewick	12/1/2018	11/30/2021	Multiuse	23,067	\$33,946.94	\$127,397.04	\$16.01	\$2.54	\$16.01
Social & Health Services, Dept. of	Kent	6/1/2019	5/31/2024	Office	19,472	\$38,132.67	\$52,254.48	\$16.61	\$0.00	\$19.15
Social & Health Services, Dept. of	Lacey	7/1/2018	6/30/2023	Office	4,396	\$5,220.25	\$59,510.85	\$13.54	\$2.93	\$16.47
Social & Health Services, Dept. of	Lakewood	10/1/2018	9/30/2023	Office	22,872	\$45,934.60	\$419,892.00	\$44.00	\$2.71	\$44.00
Social & Health Services, Dept. of	Monroe	1/1/2019	12/31/2023	Office	12,644	\$21,073.33	\$425,279.21	\$42.37	\$2.15	\$42.37
Social & Health Services, Dept. of	Olympia	6/1/2019	5/31/2029	Office	70,000	\$125,416.67	\$204,136.96	\$19.89	\$2.93	\$22.82
Social & Health Services, Dept. of	Renton	6/1/2019	5/31/2024	Office	18,431	\$35,710.06	\$89,061.00	\$8.63	\$0.00	\$11.25
Social & Health Services, Dept. of	Republic	11/1/2018	10/31/2023	Office	3,146	\$4,354.54	\$86,387.04	\$20.50	\$2.54	\$22.80
Social & Health Services, Dept. of	Seattle	5/1/2019	4/30/2024	Office	55,490	\$97,107.50	\$136,496.04	\$19.00	\$3.73	\$19.00
Social & Health Services, Dept. of	Spokane	4/1/2019	3/31/2024	Office	7,966	\$13,940.50	\$157,709.80	\$19.80	\$0.00	\$19.80
Social & Health Services, Dept. of	Spokane Valley	7/1/2018	6/30/2028	Office	39,039	\$56,931.88	\$263,958.57	\$23.42	\$0.00	\$23.42
Social & Health Services, Dept. of	Sunnyside	3/1/2019	2/29/2024	Office	19,920	\$30,710.00	\$240,235.96	\$19.00	\$0.00	\$21.15
Social & Health Services, Dept. of	Tacoma	9/1/2018	8/31/2023	Office	1,970	\$3,355.00	\$421,378.71	\$22.86	\$2.15	\$22.86
Social & Health Services, Dept. of	Tacoma	11/1/2018	10/31/2028	Office	152,926	\$262,650.40	\$398,353.75	\$19.70	\$2.71	\$22.63
Social & Health Services, Dept. of	Tumwater	3/1/2019	2/29/2024	Office	49,984	\$85,389.33	\$362,390.04	\$31.00	\$2.93	\$32.27
Social & Health Services, Dept. of	Wenatchee	12/1/2018	11/30/2028	Office	28,383	\$43,757.13	\$516,000.00	\$25.32	\$2.62	\$27.57
Social & Health Services, Dept. of - Leasing to Private Entity	Bellingham	7/1/2018	6/30/2023	Office	373	\$300.00	\$310,200.00	\$23.50	\$0.00	\$23.50
Social & Health Services, Dept. of - Leasing to Private Entity	Bellingham	7/1/2018	6/30/2023	Office	170	\$297.22	\$136,504.32	\$6.06	\$0.00	\$7.03
Social & Health Services, Dept. of - Leasing to Private Entity	Lakewood	5/1/2019	9/30/2023	Office	601	\$1,342.77	\$453,736.83	\$32.52	\$0.00	\$32.52
Social & Health Services, Dept. of - Leasing to Private Entity	Renton	6/1/2019	5/31/2024	Office	1,051	\$2,036.31	\$449,965.51	\$23.11	\$0.00	\$23.11
Traffic Safety Commission, Washington State	Olympia	10/1/2018	9/30/2023	Office	8,113	\$14,738.62	\$368,520.00	\$18.50	\$2.93	\$18.50
Transportation, Dept. of	Olympia	5/1/2019	4/30/2024	Office	6,000	\$7,380.00	\$286,536.50	\$19.70	\$2.93	\$19.70
Transportation, Dept. of	Seattle	8/1/2018	10/31/2021	Office	7,216	\$19,242.67	\$490,037.52	\$19.70	\$0.00	\$22.63

Renewals Continued

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
Transportation, Dept. of	Seattle	8/1/2018	10/31/2021	Office	4,390	\$11,706.67	\$417,201.96	\$19.00	\$0.00	\$21.54
Transportation, Dept. of	Tumwater	10/1/2018	9/30/2023	Office	4,596	\$6,059.06	\$810,720.96	\$35.68	\$2.93	\$35.68
Utilities & Transportation Commission	Seattle	8/1/2018	10/31/2021	Office	745	\$1,986.67	\$551,215.20	\$24.10	\$0.00	\$26.81
Washington State Patrol	Seattle	5/1/2019	4/30/2024	Office	1,001	\$3,086.42	\$524,017.76	\$21.63	\$0.00	\$24.56
Whatcom Community College	Bellingham	8/1/2018	7/31/2023	Multiuse	28,502	\$38,920.00	\$407,363.28	\$17.66	\$0.00	\$20.20

Total Renewal: 1,305,862 \$2,216,022.67 \$15,949,937.45

Appendix B: Lease Transactions Related to State Owned Facilities in FY 19

New:

Tenant	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
Department of Children, Youth and Families (DCYF)	Yakima	7/1/2018	6/30/2019	Office	21,087	\$25,427.41	\$1,106,434.92	\$52.47	\$0.00	\$52.47
Department of Children, Youth, and Families	Kelso	7/1/2018	6/30/2021	Office	21,257	\$33,656.92	\$403,883.04	\$19.00	\$0.00	\$19.00
Washington State Patrol	Olympia	9/1/2018	6/30/2019	Storage	150	\$100.00	\$1,080.00	\$7.20	\$0.00	\$7.20
Children, Youth, and Families, Dept. of	Olympia	10/1/2018	3/31/2019	Office	4,112	\$2,570.00	\$30,840.00	\$7.50	\$0.00	\$7.50
G. Scott Richards LLC	Olympia	11/1/2018	10/31/2019	Office	220	\$297.69	\$3,572.28	\$16.24	\$0.00	\$16.24
Administrative Hearings, Office of	Tacoma	3/1/2019	2/29/2020	Office	1,101	\$2,064.38	\$24,772.56	\$22.50	\$0.00	\$22.50

Total New: 47,927 \$64,116.40 \$1,570,582.80

Renewal:

Tenant	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
Department of Labor & Industries	Kelso	7/1/2018	6/30/2021	Office	10,323	\$16,345.00	\$196,140.00	\$19.00	\$0.00	\$19.00
Department of Social and Health Services	Kelso	7/1/2018	6/30/2021	Office	29,001	\$45,918.25	\$551,019.00	\$19.00	\$0.00	\$19.00
Dept. of Social and Health Services	Yakima	7/1/2018	6/30/2019	Office	77,913	\$93,950.09	\$1,127,401.08	\$14.47	\$0.00	\$14.47
Pierce County, Facilities Management	Tacoma	7/1/2018	6/30/2019	Parking	0	\$1,600.00	\$19,200.00	\$0.00	\$0.00	\$0.00
Food & Drug Administration	Tacoma	11/1/2018	10/31/2021	Office	5,564	\$10,769.49	\$129,233.88	\$23.23	\$0.00	\$23.23

Renewals Continued

Tenant	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
Allied Daily Newspaper of WA	Olympia	12/1/2018	6/30/2021	Office	157	\$177.16	\$2,057.34	\$13.10	\$0.00	\$13.10
Carney Badley Spellman	Olympia	12/1/2018	5/31/2019	Office	885	\$1,373.13	\$16,477.56	\$18.62	\$0.00	\$18.62
The Seattle Times	Olympia	1/1/2019	6/30/2021	Office	289	\$376.42	\$4,517.04	\$15.63	\$0.00	\$15.63
Tax Appeals, Board of	Olympia	2/1/2019	6/30/2021	Office	4,670	\$11,091.25	\$133,095.00	\$28.50	\$0.00	\$28.50
Total Renewal:					124,132	\$170,509.54	\$2,046,045.90			

Appendix C: Lease Transactions Related to Delegated Authority in FY 19

New:

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	5/15/2019	4/30/2020	Office	200	\$200.00	\$2,400.00	\$12.00
Clark College	Vancouver	9/24/2018	06/21/2019	Classroom	493	\$0.00	\$0.00	\$0.00
Ecology, Dept. of	Burbank	8/1/2018	7/31/2019	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00
Ecology, Dept. of	Colville	9/1/2018	8/31/2019	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Friday Harbor	12/1/2018	5/31/2019	Air Monitoring	0	\$200.00	\$2,400.00	\$0.00
Everett Community College - Leasing to Private Entity	Everett	10/1/2018	8/31/2021	Miscellaneous	1,225	\$2,222.55	\$27,504.89	\$22.45
Everett Community College - Leasing to Private Entity	Everett	2/1/2019	6/30/2021	Miscellaneous	613	\$864.64	\$10,613.44	\$17.31
Fish & Wildlife, Dept. of	Colfax	5/1/2019	4/30/2021	Office	110	\$330.00	\$3,960.00	\$36.00
Fish & Wildlife, Dept. of	Stevenson	6/1/2019	5/31/2021	Office	400	\$365.00	\$4,380.00	\$10.95
Public Instruction, Superintendent of	Vancouver	3/1/2019	2/28/2020	Office	155	\$835.00	\$10,020.00	\$64.65
Revenue, Dept. of	Silverdale	4/1/2019	3/31/2020	Office	180	\$701.00	\$8,412.00	\$46.73
Social & Health Services, Dept. of	Poulsbo	9/10/2018	2/28/2019	Residential	2,500	\$2,000.00	\$24,000.00	\$9.60
Social & Health Services, Dept. of	Tumwater	9/10/2018	2/28/2019	Residential	2,500	\$1,800.00	\$21,600.00	\$8.64
Social & Health Services, Dept. of	Port Orchard	5/3/2019	10/31/2019	Residential	1,500	\$2,200.00	\$26,400.00	\$17.60
Social & Health Services, Dept. of	Lynnwood	11/26/2018	4/30/2019	Residential	2,000	\$2,380.00	\$28,560.00	\$14.28
Social & Health Services, Dept. of	Olympia	6/1/2019	11/30/2019	Residential	2,300	\$2,600.00	\$31,200.00	\$13.57
Social & Health Services, Dept. of	Olympia	6/1/2019	11/30/2019	Residential	2,300	\$2,450.00	\$29,400.00	\$12.78
Social & Health Services, Dept. of	Tumwater	4/30/2019	10/31/2019	Residential	1,900	\$2,000.00	\$24,000.00	\$12.63
Social & Health Services, Dept. of	Colbert	6/1/2019	11/30/2019	Residential	2,000	\$2,000.00	\$24,000.00	\$12.00
Social & Health Services, Dept. of	Kent	5/1/2019	10/31/2019	Residential	2,600	\$2,175.00	\$26,100.00	\$10.04
Veterans Affairs, Office of	Seattle	4/15/2019	3/14/2020	Office	128	\$1,892.51	\$24,774.68	\$193.55
Total New:					23,104	\$27,490.70	\$333,025.01	

Renewals:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Centralia College	Centralia	1/1/2019	6/30/2020	Multiuse	2,500	\$3,278.82	\$39,345.84	\$15.74
Clark College	Vancouver	7/9/2018	6/21/2019	Classroom	1,455	\$0.00	\$0.00	\$0.00
Clark College	Vancouver	9/24/2018	6/21/2019	Classroom	1,022	\$0.00	\$0.00	\$0.00
Clark College	Washougal	9/24/2018	6/21/2019	Classroom	2,000	\$0.00	\$0.00	\$0.00
Clark College - Leasing to Private Entity	Vancouver	7/1/2018	12/31/2019	Classroom	10,317	\$8,459.94	\$102,344.64	\$9.92
Commerce, Dept. of - Leasing to Office of Financial Management	Seattle	12/1/2018	11/30/2019	Office	149	\$950.00	\$11,400.00	\$76.51
Commerce, Dept. of - Leasing to Office of Financial Management	Seattle	7/1/2018	11/30/2018	Office	149	\$850.00	\$10,200.00	\$68.46
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2018	11/30/2019	Office	113	\$1,350.00	\$16,200.00	\$143.36
Commerce, Dept. of - Leasing to Private Entity	Seattle	7/1/2018	11/30/2018	Office	104	\$900.00	\$10,800.00	\$103.85
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2018	11/30/2019	Office	176	\$1,200.00	\$14,400.00	\$81.82
Commerce, Dept. of - Leasing to Private Entity	Seattle	12/1/2018	11/30/2019	Office	147	\$950.00	\$11,400.00	\$77.55
Ecology, Dept. of	Olympia	7/1/2018	6/30/2020	Warehouse/Storage	1,600	\$1,000.00	\$12,000.00	\$7.50
Ecology, Dept. of	Aberdeen	3/1/2019	2/29/2020	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Chehalis	1/1/2019	12/31/2019	Air Monitoring	0	\$25.00	\$300.00	\$0.00
Ecology, Dept. of	Cheney	3/1/2019	2/28/2020	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Ellensburg	1/1/2019	12/31/2019	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Issaquah	1/1/2019	12/31/2019	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	La Crosse	6/1/2019	5/31/2020	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Lacey	7/1/2018	6/30/2019	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Leavenworth	2/1/2019	1/31/2020	Air Monitoring	0	\$50.00	\$720.00	\$0.00
Ecology, Dept. of	Mead	4/1/2019	3/31/2020	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Mesa	8/1/2018	7/31/2019	Air Monitoring	0	\$50.00	\$600.00	\$0.00
Ecology, Dept. of	Moses Lake	1/1/2019	12/31/2019	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Pomeroy	5/1/2019	4/30/2020	Air Monitoring	0	\$50.00	\$720.00	\$0.00
Ecology, Dept. of	Port Angeles	2/1/2019	1/31/2020	Air Monitoring	0	\$45.83	\$550.00	\$0.00
Ecology, Dept. of	Pullman	12/1/2018	11/30/2019	Air Monitoring	0	\$0.00	\$0.00	\$0.00
Ecology, Dept. of	Quincy	5/1/2019	4/30/2020	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Ritzville	4/1/2019	3/31/2020	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00
Ecology, Dept. of	Rosalia	5/1/2019	4/30/2020	Air Monitoring	0	\$60.00	\$720.00	\$0.00
Ecology, Dept. of	Twisp	4/1/2019	3/31/2020	Air Monitoring	0	\$75.00	\$900.00	\$0.00
Ecology, Dept. of	Vancouver	7/1/2018	6/30/2019	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Walla Walla	7/1/2018	6/30/2019	Air Monitoring	0	\$50.00	\$600.00	\$0.00

Renewals Continued:

Agency	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF
Ecology, Dept. of	Wenatchee	9/1/2018	8/31/2019	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00
Ecology, Dept. of	Yakima	2/1/2019	01/31/2020	Air Monitoring	0	\$250.00	\$3,000.00	\$0.00
Employment Security Department	Mattawa	4/1/2019	3/31/2020	Office	379	\$300.00	\$3,600.00	\$9.50
Everett Community College - Leasing to Private Entity	Everett	1/1/2019	12/31/2020	Classroom	1,919	\$2,100.00	\$40,299.00	\$21.00
Everett Community College - Leasing to Private Entity	Everett	2/1/2019	06/30/2021	Miscellaneous	27,447	\$14,195.14	\$174,244.82	\$6.35
Everett Community College - Leasing to Private Entity	Everett	9/19/2018	6/30/2020	Miscellaneous	0	\$0.00	\$0.00	\$0.00
Fish & Wildlife, Dept. of	Wenatchee	3/1/2019	2/28/2021	Office	1,567	\$2,928.98	\$35,136.00	\$22.42
Fish & Wildlife, Dept. of	Okanogan	11/1/2018	10/31/2019	Office	173	\$210.00	\$2,520.00	\$14.57
Fish & Wildlife, Dept. of	Auburn	1/1/2019	12/31/2019	Multiuse	1,440	\$1,038.00	\$12,456.00	\$8.65
Green River Community College	Spokane	8/1/2018	07/31/2019	Office	1,200	\$1,220.00	\$14,640.00	\$12.20
Lottery Commission, Washington State	Tukwila	7/1/2018	06/30/2020	Miscellaneous	0	\$4,138.91	\$49,937.26	\$0.00
Lottery Commission, Washington State	Tacoma	7/1/2018	6/30/2020	Miscellaneous	0	\$5,100.00	\$61,200.00	\$0.00
Lower Columbia College	Longview	7/1/2018	6/30/2019	Classroom	0	\$2,518.00	\$30,216.00	\$0.00
Natural Resources, Dept. of	Omak	6/1/2019	5/31/2024	Office	505	\$1,150.00	\$13,800.00	\$27.33
Public Instruction, Superintendent of	Spokane	9/1/2018	8/31/2019	Office	223	\$825.00	\$9,900.00	\$44.39
Public Instruction, Superintendent of	Lakewood	7/1/2018	6/30/2019	Office	100	\$284.22	\$3,410.64	\$34.11
Revenue, Dept. of	Seattle	6/1/2019	5/31/2020	Parking	0	\$6,625.00	\$79,500.00	\$0.00
Services for the Blind, Dept. of	Olympia	7/1/2018	6/30/2020	Miscellaneous	120	\$232.90	\$2,794.80	\$23.29
Social & Health Services, Dept. of	Lynnwood	5/20/2019	10/31/2019	Residential	2,000	\$2,600.00	\$31,200.00	\$15.60
Social & Health Services, Dept. of	Tumwater	5/20/2019	10/31/2019	Residential	2,000	\$2,050.00	\$24,600.00	\$12.30
South Puget Sound Community College	Olympia	7/1/2018	6/30/2019	Classroom	1,627	\$861.67	\$10,340.00	\$6.36
Transportation, Dept. of	Anacortes	7/1/2018	6/30/2019	Residential	1,500	\$3,300.00	\$39,600.00	\$26.40
Transportation, Dept. of	Olympia	7/1/2018	6/30/2019	Warehouse/Storage	1,080	\$725.00	\$8,700.00	\$8.06
Transportation, Dept. of	Olympia	7/1/2018	6/30/2019	Warehouse/Storage	2,600	\$1,325.00	\$15,900.00	\$6.12
Transportation, Dept. of	Tumwater	7/1/2018	6/30/2019	Hangar	1,800	\$359.26	\$4,311.12	\$2.40
Washington State Patrol	Colfax	7/1/2018	6/30/2023	Office	1,748	\$1,950.00	\$23,400.00	\$13.39
Washington State Patrol	Moses Lake	2/1/2019	1/31/2020	Warehouse/Storage	600	\$275.00	\$3,300.00	\$5.50
Total Renewal:					69,760	\$77,091.67	\$945,426.12	