



Annual Leased Facilities Report

Facility Leases Executed

Delegated Leases

July 1, 2016 through June 30, 2017

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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 2017 (July 1, 2016, through June 30, 2017), as well as a more detailed analysis of the specific areas required by statute.

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Executive Summary

Real property is a strategic asset of the state, and effectively managing the 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 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) 2017 (July 1, 2016, through June 30, 2017).

Summary of Real Estate Actions in FY 2017

During FY 2017, DES completed the following real estate activities:

- Executed 159 lease renewals and new leases in privately owned facilities involving about 1.5 million square feet with an annual rent of approximately \$29 million.
- Lease negotiations during this period resulted in \$1.6 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 over \$7.3 million.
- Executed two leases in state-owned facilities worth \$243,000 annually for 25,000 square feet.
- Reviewed and approved 62 leases executed by various state agencies and organizations through delegations of authority worth approximately \$833,000 annually involving approximately 32,000 square feet.
- Continued to manage 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. DES will provide a report to OFM on brokerage services performance in fiscal year 2018.

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 2017, the OFM Facilities Inventory System Report reported approximately 116 million square feet for all space types and includes:

- Approximately 102.4 million square feet of state-owned space (88.2 percent of the total)
- Approximately 13.6 million square feet of leased space (remaining 11.8 percent).

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 1,000 leases in privately owned and 300 state-owned properties. 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](#)
- 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 as a result 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.

Each lease transaction can have varying levels of complexity. Some transactions may include multiple state agency leases within the same building, each with unique timing, unique budgetary constraints, and improvements of space, requiring careful coordination among agencies to ensure ongoing business activities are not interrupted. Some may also require short-term extensions of existing leases, as well as subleases with non-agency partner organizations.

Leases Executed in Privately-Owned Facilities

In FY 17, DES executed 179 leases involving nearly two million square feet in privately-owned facilities worth nearly \$32 million annually³. The following tables show the type and number of lease transactions, square feet, and annual lease costs and the comparison of total lease transactions to previous fiscal years.

Figure 1: Lease Transactions in Privately-Owned Facilities in FY 17

<i>Type of Transaction</i>	<i># of Leases</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>
1. Renewals of Leases	118	1,270,909	\$23,396,196
2. New Leases	41	326,701	\$5,986,256
3. Extensions to Existing Leases	20	159,318	\$2,600,897
Totals	179	1,756,928	\$31,983,348

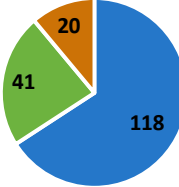
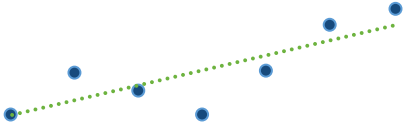


Figure 2: Lease Transactions in Privately-Owned Facilities by Fiscal Year

<i>Fiscal Year</i>	<i># of Leases</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>
2011	126	1,588,139	\$33,194,236
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



³ Annualized lease costs are based off 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 87 percent of the state’s leased space, and this report indicates that “office” was the predominant type of lease executed in FY 17. 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 17

<i>Type of Space</i>	<i># of Leases</i>	<i>Total SF</i>	<i>% of Total Leases</i>
1. Office	156	1,503,721	87.15%
2. Warehouse/Storage	10	154,668	5.59%
3. Classroom	4	18,166	2.23%
4. Parking	2	NA	1.12%
5. Residential	2	17,995	1.12%
6. Miscellaneous	5	62,378	2.79%

Figure 4: Distribution of Leased Space by Square Footage in FY 17

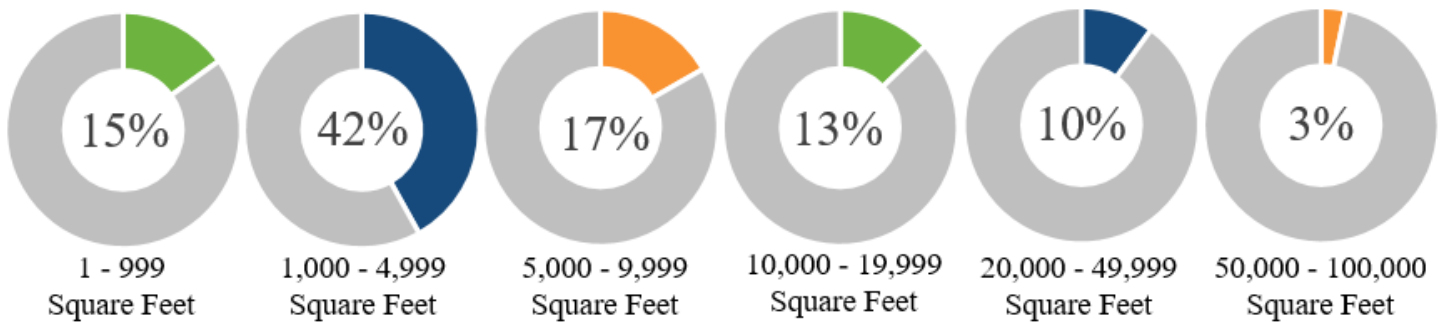
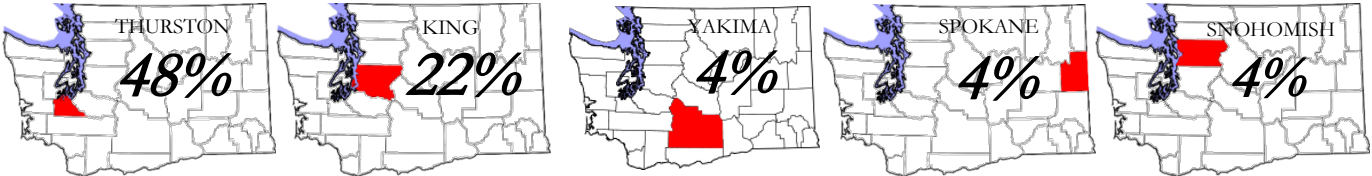


Figure 5: Lease Transactions by Counties in FY 17

<i>County</i>	<i>Leased SF</i>	<i>% of Total Leased SF</i>	<i># of Transactions</i>	<i>% of Total Transactions</i>
1. Thurston	842,126	47.93%	41	22.91%
2. King	386,827	22.02%	28	15.64%
3. Yakima	68,375	3.89%	14	7.82%
4. Spokane	78,932	4.49%	12	6.70%
5. Snohomish	77,600	4.42%	11	6.15%
6. Others	303,068	17.25%	73	40.78%
Totals	1,756,928		179	



% of Total Leased SF in FY 17

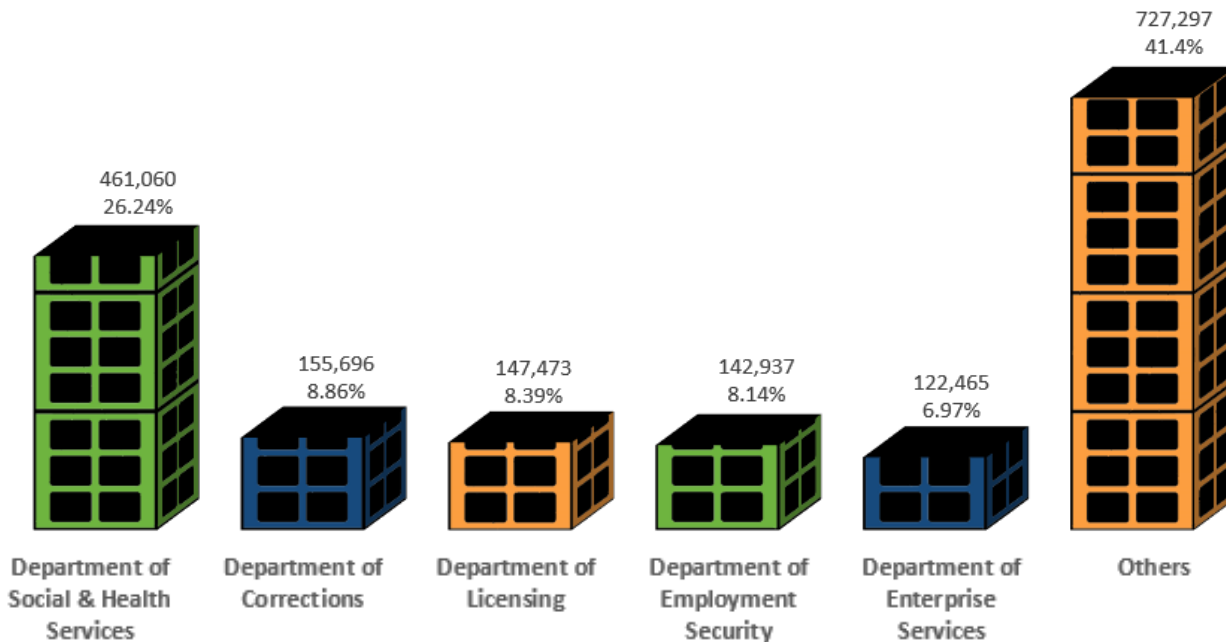
The following table identifies five state agencies with the largest number of leases (new and renewals) executed by DES in FY 17. The Department of Social and Health Services continues to be the largest customer in terms of the number of transactions.

Figure 6: Agencies by the Number of Transactions in FY 17

Agency	Extensions	New Space	Renewals	Total	% of Total Transactions
1. Dept of Social & Health Services	6	10	17	33	18.44%
2. Dept of Licensing	0	4	21	25	13.97%
3. Dept of Corrections	4	7	13	24	13.41%
4. Dept of Employment Security	2	1	8	11	6.15%
5. Dept of Revenue	1	1	6	8	4.47%
6. Others	7	18	53	78	43.58%
Totals	20	41	118	179	

The following chart identifies the top five state agencies by proportion of leased square feet related to their FY 17 executed leases. The Department of Social and Health Services is also the largest customer based on total square feet.

Figure 7: Agencies by Proportion of Leased Square Feet in FY 17



Leases Executed in State-owned Facilities

DES manages or owns 90 of the approximately 9,422 state-owned buildings. The 90 buildings include facilities on the Capitol Campus in Olympia as well as state facilities in Sedro Woolley, Tacoma, Tumwater, and Yakima. These facilities also include parking structures, monuments, parks and the historic Capitol building.

In FY 17, DES executed two occupancy agreements and leases for state agencies and other organizations in state-owned facilities. These leases total 25,000 square feet with annualized lease costs of \$243,000. The following table shows the number of lease transactions and annual lease costs.

Figure 8: Lease Transactions in State-Owned Facilities in FY 17

<i>Type of Transaction</i>	<i># of Leases</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>
Renewals of Leases	2	25,527	\$243,002
Totals	2	25,527	\$243,002

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. The occupancy agreements identified in FY 17 are a small subset of DES’ occupancy agreements for the owned portion of the portfolio.

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 OFM for privately owned facilities that are in planning stages of development or under construction. No leases for space under development were executed in fiscal year 2017.

Report 2: Delegated Leases

Background

Under state law [RCW 43.82.010](#) DES has authority to house state government. While there are some exceptions [RCW 43.82.010\(13\)](#), this statute requires state agencies, boards, commissions, and educational institutions to use DES for real estate needs. 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 17, the two largest users of delegated authority for leasing were the Department of Ecology and community and technical colleges. Out of 28 delegated leases for Ecology, 26 were air-monitoring sites. The six delegated leases for the nine community colleges included classrooms, office, and storage space. The miscellaneous category includes leases for a variety of state organizations, including the Washington State Lottery Commission, State Military Department, Everett Community College and the Department of Services for the Blind.

Leases Executed Under Delegations of Authority in FY 17

In FY 17, DES granted 10 delegations for new leases and 52 delegations for renewals of leases. These 62 leases represented annualized costs of over \$833,000.

Figure 9: Delegations of Authority

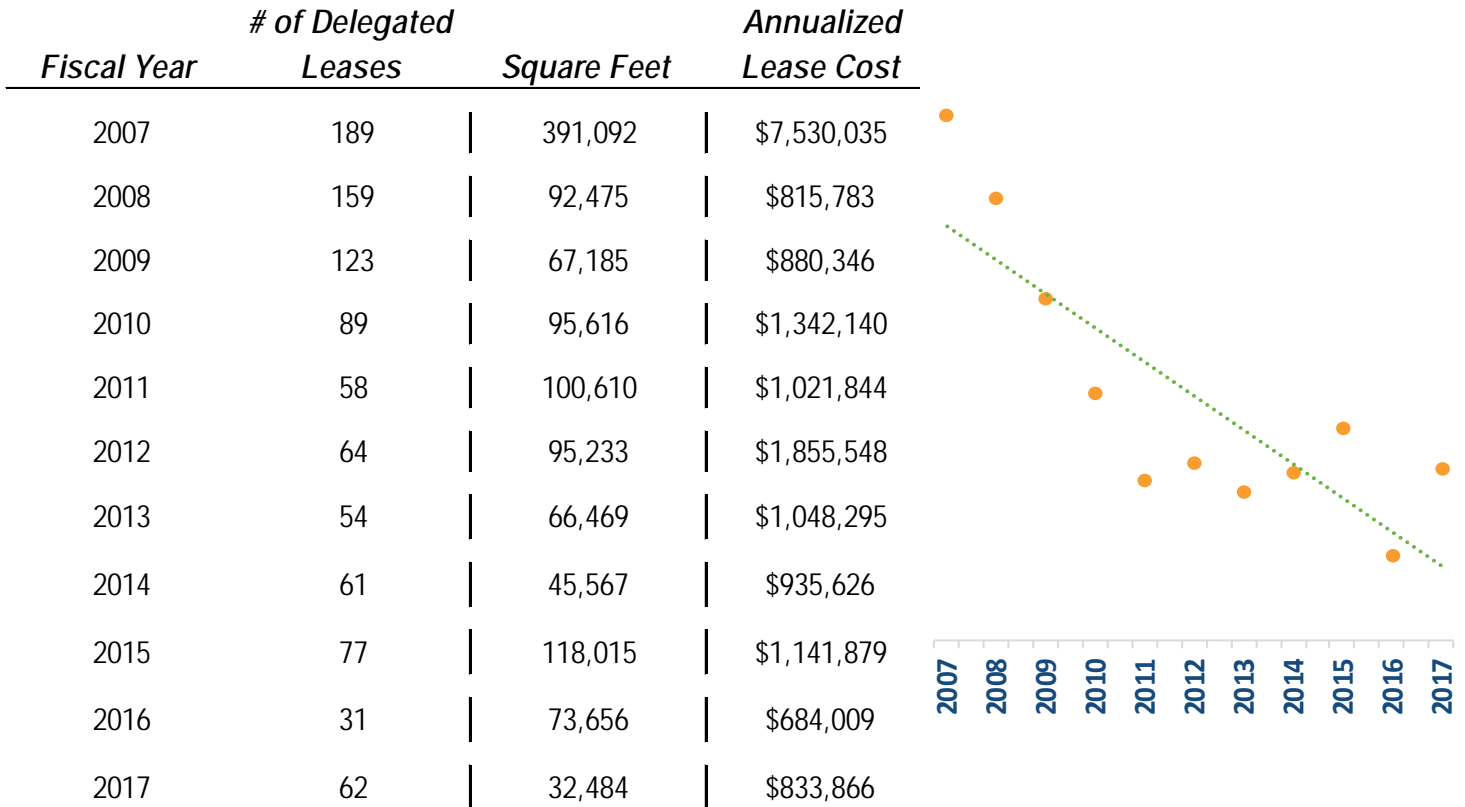


Figure 10: Number of Delegated Leases by Agency in FY 17

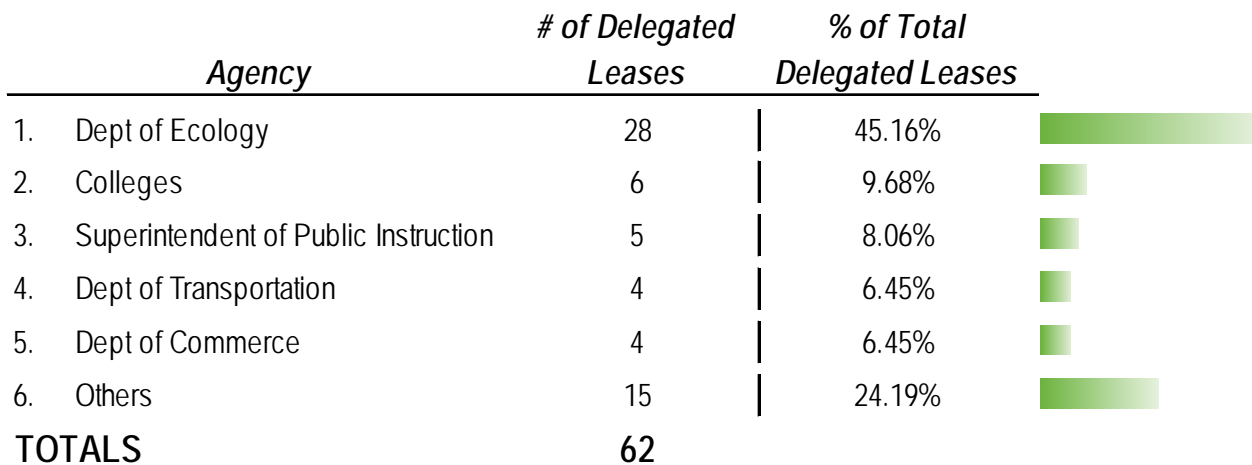


Figure 11: Number of Delegated Leases by Type of Use in FY 17

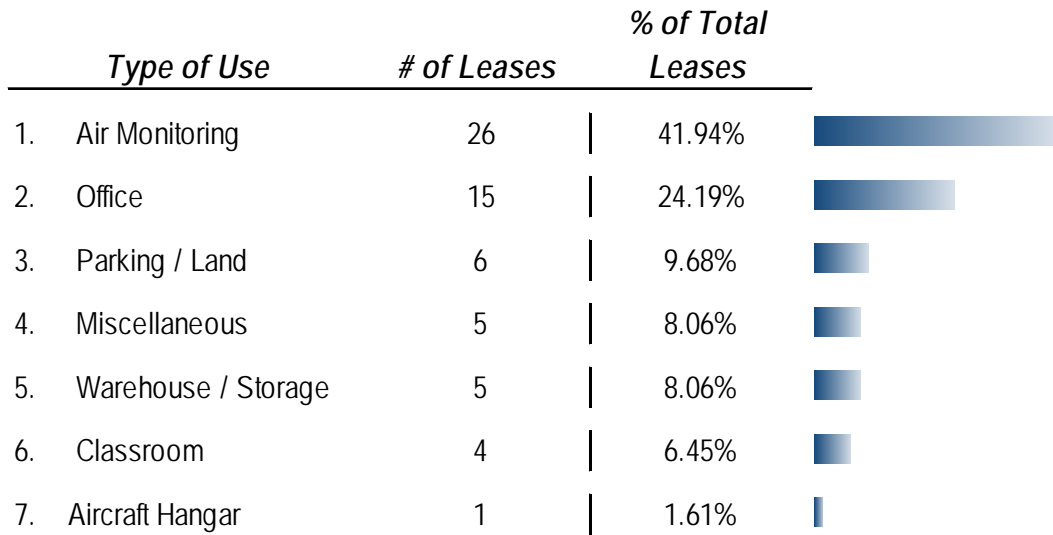
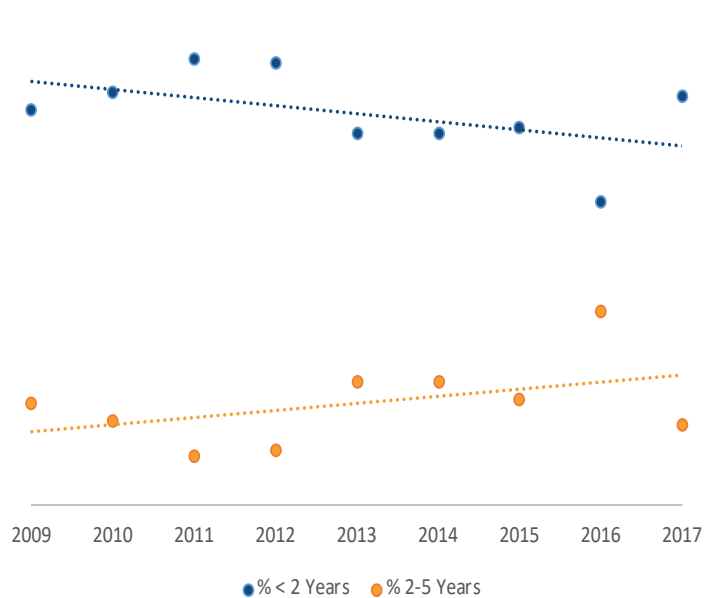


Figure 12: Duration of Delegated Leases

<i>Fiscal Year</i>	<i>% < 2 Years</i>	<i>% 2-5 Years</i>	<i>% > 5 Years</i>
2009	79.50%	20.50%	0.00%
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%



Appendix A: Lease Transactions Related to Privately Owned Facilities in FY 17

Extensions:

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Community Colleges of Spokane	Spokane Valley	06/30/2016	06/30/2019	Classroom	2,063	\$1,779.34	\$21,352.08	\$10.35	\$0.00	\$10.35	Extension
Corrections, Dept. of	Goldendale	05/01/2017	10/31/2017	Office	1,398	\$1,776.63	\$21,319.56	\$15.25	\$0.00	\$15.25	Extension
Corrections, Dept. of	Kennewick	10/01/2016	03/31/2017	Office	3,589	\$4,785.33	\$57,423.96	\$16.00	\$0.00	\$16.00	Extension
Corrections, Dept. of	Kennewick	10/01/2016	03/31/2017	Office	7,611	\$10,148.00	\$121,776.00	\$16.00	\$0.00	\$16.00	Extension
Corrections, Dept. of	Yakima	07/01/2016	08/31/2016	Office	2,576	\$3,821.96	\$45,863.52	\$17.80	\$0.00	\$17.80	Extension
Employment Security, Dept. of	Seattle	10/01/2016	09/30/2017	Mixed Use	2,994	\$6,600.00	\$79,200.00	\$26.45	\$0.00	\$26.45	Extension
Employment Security, Dept. of	Sunnyside	11/01/2016	01/31/2017	Office	15,000	\$15,500.00	\$186,000.00	\$12.40	\$0.00	\$12.40	Extension
Fish & Wildlife, Dept. of	Ellensburg	07/01/2017	06/30/2018	Office	7,200	\$5,916.00	\$70,992.00	\$9.86	\$0.00	\$9.86	Extension
Gambling Commission, Washington State	Lacey	09/01/2017	11/30/2017	Office	42,745	\$58,988.10	\$707,857.20	\$16.56	\$0.00	\$16.56	Extension
Labor & Industries, Dept. of	Port Angeles	05/01/2016	10/31/2017	Office	4,918	\$4,700.00	\$56,400.00	\$11.47	\$0.00	\$11.47	Extension
Public Defense, Office of	Olympia	02/01/2017	06/30/2017	Office	4,663	\$7,110.00	\$85,320.00	\$18.30	\$0.00	\$18.30	Extension
Revenue, Dept. of	Vancouver	11/01/2016	12/31/2016	Office	12,580	\$15,725.00	\$188,700.00	\$15.00	\$0.00	\$15.00	Extension
Services for the Blind, Dept. of	Lacey	10/01/2016	11/30/2017	Office	3,826	\$5,292.63	\$63,511.56	\$16.60	\$0.00	\$16.60	Extension
Social & Health Services, Dept. of	Bellingham	07/01/2016	08/31/2016	Mixed Use	3,062	\$4,600.00	\$55,200.00	\$18.03	\$0.00	\$18.03	Extension
Social & Health Services, Dept. of	Everett	08/15/2016	08/14/2018	Office	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Extension
Social & Health Services, Dept. of	Everett	01/01/2017	12/31/2017	Office	378	\$381.15	\$4,573.80	\$12.10	\$0.00	\$12.10	Extension
Social & Health Services, Dept. of	Kennewick	04/01/2017	03/31/2020	Office	5,335	\$7,780.21	\$93,362.52	\$17.50	\$0.00	\$17.50	Extension
Social & Health Services, Dept. of	Kennewick	04/01/2017	03/31/2020	Office	11,588	\$16,899.17	\$202,790.04	\$17.50	\$0.00	\$17.50	Extension
Social & Health Services, Dept. of	Puyallup	09/01/2016	05/31/2017	Office	3,768	\$7,000.00	\$84,000.00	\$22.29	\$0.00	\$22.29	Extension
Veterans' Affairs, Dept. of	Olympia	09/01/2016	10/31/2016	Office	24,024	\$37,937.90	\$455,254.80	\$18.95	\$0.00	\$18.95	Extension

Total Extensions: 159,318 \$216,741.42 \$2,600,897.04

New Space:

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Aging & Disabilities of Southwest Washington, Area Agency on	White Salmon	11/01/2016	06/30/2020	Office	294	\$343.49	\$4,121.88	\$14.02	\$0.00	\$14.02	New
Agriculture, Dept. of	Chelan	06/01/2017	05/31/2018	Office	1,000	\$950.00	\$11,400.00	\$11.40	\$0.00	\$11.40	New

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Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Agriculture, Dept. of	Richland	08/01/2016	07/31/2021	Storage	170	\$140.00	\$1,680.00	\$9.88	\$1.29	\$11.17	New
Agriculture, Dept. of	Seattle	08/01/2016	11/30/2018	Office	562	\$1,405.00	\$16,860.00	\$30.00	\$0.00	\$30.00	New
Arts Commission	Tumwater	12/01/2016	11/30/2021	Warehouse	432	\$383.33	\$4,599.96	\$10.65	\$0.00	\$10.65	New
Auditor, Office of the State	Bellevue	03/01/2017	02/28/2022	Office	1,434	\$3,824.00	\$45,888.00	\$32.00	\$1.09	\$33.09	New
Auditor, Office of the State	Mill Creek	12/01/2016	11/30/2024	Office	2,462	\$4,718.33	\$61,878.60	\$25.13	\$1.09	\$26.22	New
Community & Technical Colleges, Board for	Olympia	12/01/2016	11/30/2017	Parking	0	\$1,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	New
Corrections, Dept. of	Clarkston	10/1/2016	09/30/2021	Office	3,648	\$5,215.00	\$62,580.00	\$17.15	\$2.67	\$19.82	New
Corrections, Dept. of	Colville	09/01/2016	08/31/2026	Office	2,424	\$4,242.00	\$52,176.60	\$21.53	\$1.27	\$22.80	New
Corrections, Dept. of	Kennewick	11/01/2016	10/31/2021	Office	3,589	\$4,785.33	\$57,423.96	\$16.00	\$2.39	\$18.39	New
Corrections, Dept. of	Mount Vernon	03/01/2017	2/28/2027	Office	6,027	\$12,089.16	\$148,686.12	\$24.67	\$2.13	\$26.80	New
Corrections, Dept. of	Olympia	05/01/2017	07/31/2017	Warehouse	10,500	\$4,935.00	\$59,220.00	\$5.64	\$0.00	\$5.64	New
Corrections, Dept. of	Puyallup	09/01/2016	08/31/2026	Office	5,436	\$10,872.00	\$130,464.00	\$24.00	\$1.04	\$25.04	New
Corrections, Dept. of	Yakima	09/01/2016	08/31/2026	Office	10,694	\$17,001.52	\$205,964.71	\$19.26	\$2.64	\$21.90	New
Early Learning, Dept. of	Bellevue	07/01/2016	06/30/2021	Office	4,174	\$4,860.21	\$112,756.76	\$27.01	\$2.64	\$29.65	New
Ecology, Dept. of	Vancouver	04/01/2017	03/31/2027	Office	6,147	\$12,501.33	\$147,515.69	\$24.00	\$2.45	\$26.45	New
Edmonds Community College	Lynnwood	09/01/2016	08/31/2019	Residential	17,995	\$24,500.00	\$301,800.00	\$16.77	\$1.04	\$17.81	New
Education Ombudsman, Office of the	Seattle	05/01/2017	04/30/2018	Office	297	\$1,190.00	\$14,280.00	\$48.08	\$0.00	\$48.08	New
Employment Security, Dept. of	Union Gap	09/01/2016	08/31/2021	Office	10,000	\$18,291.67	\$232,499.00	\$23.25	\$1.27	\$24.52	New
Enterprise Services, Dept. of	Medical Lake	06/19/2017	06/30/2019	Office	252	\$250.00	\$3,000.00	\$11.90	\$0.00	\$11.90	New
Enterprise Services, Dept. of	Olympia	02/01/2017	07/31/2017	Warehouse	20,956	\$9,849.00	\$118,188.00	\$5.64	\$2.72	\$8.36	New
Health, Dept. of	Tumwater	12/01/2016	11/30/2021	Warehouse	3,750	\$2,250.00	\$27,000.00	\$7.20	\$1.60	\$8.80	New
Health, Dept. of	Union Gap	09/01/2016	08/31/2021	Office	151	\$358.98	\$4,307.76	\$28.53	\$1.27	\$29.80	New
Licensing, Dept. of ⁴	Lacey	02/13/2017	10/31/2017	Office	17,228	\$10,572.80	\$232,969.92	\$13.52	\$2.72	\$16.24	New
Licensing, Dept. of	Spokane	09/01/2016	08/31/2026	Office	8,120	\$15,502.43	\$195,326.58	\$24.05	\$2.67	\$26.72	New
Licensing, Dept. of	Sunnyside	12/01/2016	11/30/2021	Office	4,165	\$5,077.00	\$60,924.00	\$14.63	\$2.37	\$17.00	New
Licensing, Dept. of ⁵	Tumwater	02/01/2017	01/31/2018	Office	14,028	\$25,425.75	\$305,109.00	\$21.75	\$2.72	\$24.47	New
Licensing, Dept. of	White Salmon	07/01/2016	06/30/2021	Office	689	\$804.98	\$10,114.50	\$14.68	\$0.00	\$14.68	New
Revenue, Dept. of	Tumwater	12/01/2016	11/30/2026	Office	57,536	\$114,544.60	\$1,439,259.60	\$25.01	\$0.00	\$25.01	New
Social & Health Services, Dept. of	Bellingham	10/01/2016	09/30/2021	Office	5,527	\$9,902.54	\$114,869.46	\$20.78	\$1.09	\$21.87	New
Social & Health Services, Dept. of	Bremerton	01/01/2017	12/31/2019	Office	505	\$841.67	\$10,100.04	\$20.00	\$0.00	\$20.00	New
Social & Health Services, Dept. of	Federal Way	07/01/2016	06/30/2026	Office	19,598	\$29,315.34	\$365,992.62	\$18.67	\$3.69	\$22.36	New
Social & Health Services, Dept. of	Kennewick	07/01/2016	6/30/2018	Office	874	\$1,080.85	\$13,166.82	\$15.07	\$0.00	\$15.07	New
Social & Health Services, Dept. of	Lacey	06/01/2017	05/31/2022	Office	11,483	\$14,353.75	\$172,245.00	\$15.00	\$0.00	\$15.00	New
Social & Health Services, Dept. of	Lacey	07/01/2016	06/30/2026	Office	16,783	\$23,076.63	\$276,919.56	\$16.50	\$2.72	\$19.22	New

⁴ This is a temporary relocation because the existing building is being renovated

⁵ This is a temporary relocation because the existing building is being renovated

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Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Social & Health Services, Dept. of	Puyallup	04/01/2017	01/31/2027	Office	24,552	\$45,012.00	\$564,487.93	\$22.99	\$2.90	\$25.89	New
Social & Health Services, Dept. of	Spokane	07/01/2016	11/30/2019	Office	220	\$389.03	\$4,875.72	\$22.16	\$1.10	\$23.26	New
Social & Health Services, Dept. of	Tacoma	02/21/2017	03/31/2021	Office	3,237	\$1,305.44	\$58,682.89	\$18.13	\$0.00	\$18.13	New
Social & Health Services, Dept. of	Tumwater	05/01/2017	04/30/2022	Office	9,199	\$14,488.43	\$173,861.16	\$18.90	\$2.72	\$21.62	New
State Health Care Authority	Tumwater	10/01/2016	09/30/2021	Warehouse	10,408	\$3,982.00	\$47,784.00	\$4.59	\$2.72	\$7.31	New
Transportation, Dept. of	Spokane	10/15/2016	03/31/2017	Warehouse	6,000	\$2,548.00	\$30,576.00	\$5.10	\$0.00	\$5.10	New
Total New:					318,381	\$459,101.59	\$5,852,631.85				

Renewals:

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Agriculture, Dept. of	Chehalis	01/01/2017	12/31/2017	Office	200	\$550.00	\$6,600.00	\$33.00	\$0.00	\$33.00	Renewal
Agriculture, Dept. of	Quincy	09/01/2016	08/31/2021	Office	1,125	\$1,474.65	\$17,908.15	\$15.92	\$1.27	\$17.19	Renewal
Attorney General, Office of	Everett	08/01/2016	07/31/2021	Office	14,433	\$25,257.75	\$303,093.00	\$21.00	\$1.09	\$22.09	Renewal
Attorney General, Office of	Port Orchard	04/01/2017	03/31/2019	Office	100	\$250.00	\$3,000.00	\$30.00	\$0.00	\$30.00	Renewal
Auditor, Office of the State	Yakima	10/01/2016	09/30/2021	Office	1,541	\$2,034.12	\$24,409.44	\$15.84	\$0.00	\$15.84	Renewal
Career Path Services	Kent	09/01/2016	08/31/2021	Office	351	\$664.27	\$7,971.24	\$22.71	\$0.00	\$22.71	Renewal
Catholic Community Services	Bellevue	07/01/2016	06/30/2021	Office	198	\$230.51	\$5,347.72	\$27.01	\$0.00	\$27.01	Renewal
Catholic Community Services	Kent	09/01/2016	08/31/2021	Office	154	\$291.45	\$3,497.40	\$22.71	\$0.00	\$22.71	Renewal
Central Washington University	Yakima	03/01/2017	02/28/2021	Office	1,055	\$1,150.00	\$13,800.00	\$13.08	\$2.64	\$15.72	Renewal
Central Washington University	Yakima	01/01/2017	12/31/2020	Classroom	2,308	\$1,913.37	\$22,960.44	\$9.95	\$2.64	\$12.59	Renewal
Community & Technical Colleges, Board for	Olympia	10/01/2016	09/30/2021	Office	39,757	\$62,120.31	\$745,443.72	\$18.75	\$2.72	\$21.47	Renewal
Corrections, Dept. of	Bellevue	04/01/2017	03/31/2022	Office	3,275	\$6,550.00	\$78,600.00	\$24.00	\$0.00	\$24.00	Renewal
Corrections, Dept. of	Bremerton	05/01/2017	04/30/2022	Office	5,857	\$9,702.64	\$116,431.68	\$19.88	\$1.09	\$20.97	Renewal
Corrections, Dept. of	Burien	04/01/2017	03/31/2022	Office	6,835	\$13,100.00	\$157,200.00	\$23.00	\$0.00	\$23.00	Renewal
Corrections, Dept. of	Clallam Bay	07/01/2016	06/30/2021	Office	1,760	\$1,690.00	\$20,280.00	\$11.52	\$1.19	\$12.71	Renewal
Corrections, Dept. of	Kennewick	11/01/2016	10/31/2021	Office	7,611	\$10,148.00	\$121,776.00	\$16.00	\$2.39	\$18.39	Renewal
Corrections, Dept. of	Lacey	02/01/2017	01/31/2022	Office	18,816	\$28,090.00	\$337,080.00	\$17.91	\$2.72	\$20.63	Renewal
Corrections, Dept. of	Monroe	03/01/2017	2/28/2022	Broadcasting	27,787.40	\$2,057.25	\$24,687.00	\$0.89	\$0.00	\$0.89	Renewal
Corrections, Dept. of	Moses Lake	07/01/2016	06/30/2021	Office	4,057	\$5,924.80	\$71,097.60	\$17.52	\$2.67	\$20.19	Renewal
Corrections, Dept. of	Olympia	07/01/2016	06/30/2021	Office	5,150	\$8,427.79	\$101,133.48	\$19.64	\$2.72	\$22.36	Renewal
Corrections, Dept. of	Seattle	02/01/2017	01/31/2022	Office	1,641	\$2,732.90	\$32,794.80	\$19.98	\$1.36	\$21.34	Renewal
Corrections, Dept. of	Sunnyside	01/01/2017	12/31/2021	Office	2,500	\$2,395.00	\$28,740.00	\$11.50	\$2.37	\$13.87	Renewal

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Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Corrections, Dept. of	Vancouver	01/01/2017	12/31/2021	Office	8,347	\$12,694.00	\$152,328.00	\$18.25	\$2.45	\$20.70	Renewal
Corrections, Dept. of	Wenatchee	12/01/2016	11/30/2021	Office	4,568	\$7,291.00	\$87,492.00	\$19.15	\$2.37	\$21.52	Renewal
Courts, Administrative Office of the	Seattle	09/01/2016	08/31/2021	Courthouse	28,535	\$94,641.37	\$1,169,935.70	\$41.00	\$0.00	\$41.00	Renewal
Early Learning, Dept. of	Pasco	01/01/2017	12/31/2021	Office	2,099	\$2,317.65	\$27,811.80	\$13.25	\$0.00	\$13.25	Renewal
Early Learning, Dept. of	Silverdale	06/01/2017	05/31/2018	Office	282	\$528.83	\$6,345.96	\$22.50	\$0.00	\$22.50	Renewal
Early Learning, Dept. of	Spokane	12/01/2016	11/30/2021	Office	3,452	\$4,886.91	\$58,642.92	\$16.99	\$0.00	\$16.99	Renewal
Early Learning, Dept. of	Yakima	12/01/2016	11/30/2021	Office	2,772	\$3,301.49	\$39,617.88	\$14.29	\$0.00	\$14.29	Renewal
Eastern Washington University	Spokane	10/01/2016	09/30/2021	Communication	0	\$1,894.58	\$22,734.96	\$0.00	\$1.10	\$0.00	Renewal
Ecology, Dept. of	Bellevue	07/01/2016	06/30/2021	Office	60,423	\$135,960.00	\$1,631,520.00	\$27.00	\$2.64	\$29.64	Renewal
Edmonds Community College – 13 furnished townhomes	Lynnwood	07/01/2016	06/30/2019	Residential	0	\$29,150.00	\$357,600.00	\$0.00	\$1.04	\$0.00	Renewal
Employment Security, Dept. of	Bellingham	07/01/2016	6/30/2021	Office	3,089	\$6,499.77	\$77,997.24	\$25.25	\$0.00	\$25.25	Renewal
Employment Security, Dept. of	Goldendale	11/01/2016	10/31/2021	Office	1,941	\$1,600.00	\$19,200.00	\$9.89	\$2.50	\$12.39	Renewal
Employment Security, Dept. of	Lacey	07/01/2016	06/30/2019	Office	70,449	\$113,892.55	\$1,006,710.60	\$14.29	\$0.00	\$14.29	Renewal
Employment Security, Dept. of	Moses Lake	05/01/2017	04/30/2022	Office	7,015	\$10,838.00	\$130,056.00	\$18.54	\$0.00	\$18.54	Renewal
Employment Security, Dept. of	Mount Vernon	07/01/2016	06/30/2021	Office	7,930	\$11,835.53	\$142,026.36	\$17.91	\$2.13	\$20.04	Renewal
Employment Security, Dept. of	Seattle	07/01/2016	06/30/2021	Office	13,500	\$24,468.75	\$293,625.00	\$21.75	\$3.69	\$25.44	Renewal
Employment Security, Dept. of	Sunnyside	02/01/2017	01/31/2022	Office	8,514	\$15,500.00	\$146,801.10	\$17.24	\$0.00	\$17.24	Renewal
Employment Security, Dept. of	White Salmon	08/01/2016	07/31/2021	Office	2,505	\$2,926.68	\$35,120.16	\$14.02	\$1.27	\$15.29	Renewal
Enterprise Services, Dept. of	Olympia	01/01/2017	12/31/2021	Office	2,765	\$4,788.00	\$57,456.00	\$20.78	\$1.12	\$21.90	Renewal
Enterprise Services, Dept. of	Olympia	11/01/2016	10/31/2021	Office	41,942	\$30,338.05	\$364,056.60	\$8.68	\$2.72	\$11.40	Renewal
Enterprise Services, Dept. of	Tumwater	03/18/2017	03/17/2018	Parking	0	\$4,000.00	\$48,000.00	\$0.00	\$0.00	\$0.00	Renewal
Enterprise Services, Dept. of	Tumwater	11/01/2016	10/31/2021	Warehouse	56,550	\$19,397.00	\$239,744.40	\$4.24	\$2.72	\$6.96	Renewal
Financial Institutions, Dept. of	Seattle	03/01/2017	02/28/2022	Office	3,159	\$7,731.00	\$95,234.40	\$30.15	\$0.00	\$30.15	Renewal
Firefighters/Reserve Officers Volunteer Board	Olympia	08/01/2016	07/31/2021	Office	1,402	\$1,577.25	\$18,927.00	\$13.50	\$1.05	\$14.55	Renewal
Fish & Wildlife, Dept. of	Kelso	09/01/2016	08/31/2021	Office	1,275	\$1,100.00	\$14,040.00	\$11.01	\$2.13	\$13.14	Renewal
Fish & Wildlife, Dept. of	Mill Creek	05/01/2017	04/30/2022	Office	3,964	\$6,677.00	\$80,124.00	\$20.21	\$2.13	\$22.34	Renewal
Governor, Office of the	Tukwila	03/01/2017	02/28/2022	Office	1,781	\$3,636.21	\$43,634.52	\$24.50	\$0.00	\$24.50	Renewal
Health, Dept. of	Richland	09/01/2016	08/31/2021	Office	4,709	\$7,703.14	\$95,263.10	\$20.23	\$1.29	\$21.52	Renewal
Health, Dept. of	Tumwater	07/01/2016	06/30/2021	Office	48,976	\$88,769.00	\$1,052,830.96	\$21.50	\$2.72	\$24.22	Renewal
Horse Racing Commission	Lacey	09/01/2016	08/31/2021	Office	2,093	\$2,500.00	\$30,000.00	\$14.33	\$1.12	\$15.45	Renewal
Human Rights Commission	Spokane	08/01/2016	07/31/2021	Office	2,315	\$3,713.65	\$43,078.34	\$18.61	\$0.00	\$18.61	Renewal
Institute for Public Policy	Olympia	01/01/2017	12/31/2021	Office	7,318	\$10,300.41	\$123,604.92	\$16.89	\$0.00	\$16.89	Renewal
Insurance Commissioner, Office of the	Tumwater	01/01/2017	12/31/2021	Warehouse	3,459	\$1,861.12	\$22,333.44	\$6.46	\$2.72	\$9.18	Renewal
Insurance Commissioner, Office of the	Tumwater	05/01/2017	04/30/2022	Office	46,080	\$70,694.40	\$848,332.80	\$18.41	\$2.72	\$21.13	Renewal
Labor & Industries, Dept. of	Moses Lake	05/01/2017	04/30/2022	Office	9,274	\$14,941.00	\$179,292.00	\$19.33	\$2.67	\$22.00	Renewal
Labor & Industries, Dept. of	Pullman	09/01/2016	08/31/2021	Office	1,395	\$1,819.99	\$21,839.88	\$15.66	\$2.37	\$18.03	Renewal

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Labor & Industries, Dept. of	Tumwater	09/01/2016	08/31/2021	Office	3,000	\$4,375.00	\$52,500.00	\$17.50	\$2.72	\$20.22	Renewal
Licensing, Dept. of	Bremerton	10/01/2016	09/30/2021	Office	5,760	\$9,360.00	\$106,704.00	\$18.53	\$0.00	\$18.53	Renewal
Licensing, Dept. of	Clarkston	01/01/2017	12/31/2021	Office	2,026	\$2,325.00	\$27,900.00	\$13.77	\$2.37	\$16.14	Renewal
Licensing, Dept. of	Coulee Dam	01/01/2017	12/31/2021	Office	502	\$445.46	\$5,345.52	\$10.65	\$0.00	\$10.65	Renewal
Licensing, Dept. of	Everett	01/01/2017	12/31/2021	Office	7,940	\$12,318.00	\$147,816.00	\$18.62	\$2.13	\$20.75	Renewal
Licensing, Dept. of	Forks	04/01/2017	09/30/2021	Office	307	\$508.34	\$6,100.08	\$19.87	\$0.00	\$19.87	Renewal
Licensing, Dept. of	Federal Way	10/01/2016	09/30/2021	Office	5,704	\$8,080.67	\$98,679.19	\$17.30	\$3.69	\$20.99	Renewal
Licensing, Dept. of	Goldendale	06/01/2017	05/31/2022	Office	1,000	\$1,100.00	\$13,200.00	\$13.20	\$2.37	\$15.57	Renewal
Licensing, Dept. of	Kelso	07/01/2016	06/30/2021	Office	3,848	\$5,550.00	\$66,600.00	\$17.31	\$2.13	\$19.44	Renewal
Licensing, Dept. of	Ilwaco	10/01/2016	09/30/2021	Office	1,157	\$850.00	\$10,200.00	\$8.82	\$2.23	\$11.05	Renewal
Licensing, Dept. of	North Bend	08/01/2016	07/31/2021	Office	1,917	\$3,913.88	\$49,315.02	\$25.73	\$0.00	\$25.73	Renewal
Licensing, Dept. of	Oak Harbor	09/01/2016	08/31/2021	Office	3,199	\$3,694.85	\$44,338.20	\$13.86	\$2.13	\$15.99	Renewal
Licensing, Dept. of	Omak	04/01/2017	03/31/2022	Office	2,301	\$3,226.72	\$38,720.64	\$16.83	\$2.67	\$19.50	Renewal
Licensing, Dept. of	Oroville	11/01/2016	10/31/2021	Office	830	\$750.00	\$9,000.00	\$10.84	\$2.37	\$13.21	Renewal
Licensing, Dept. of	Port Townsend	11/01/2016	10/31/2021	Office	1,250	\$2,000.00	\$24,000.00	\$19.20	\$2.13	\$21.33	Renewal
Licensing, Dept. of	Puyallup	08/01/2016	07/31/2021	Office	5,737	\$8,677.20	\$107,210.95	\$18.69	\$2.90	\$21.59	Renewal
Licensing, Dept. of	Renton	04/01/2017	03/31/2022	Office	5,223	\$10,000.00	\$120,000.00	\$22.98	\$2.40	\$25.38	Renewal
Licensing, Dept. of	Spokane	09/01/2016	08/31/2021	Office	4,950	\$7,433.25	\$84,739.05	\$17.12	\$2.67	\$19.79	Renewal
Licensing, Dept. of	Sunnyside	12/01/2016	11/30/2021	Office	4,165	\$5,077.00	\$60,924.00	\$14.63	\$2.37	\$17.00	Renewal
Licensing, Dept. of	Tumwater	12/01/2016	11/30/2021	Warehouse	42,443	\$33,578.06	\$402,936.72	\$9.49	\$2.72	\$12.21	Renewal
Licensing, Dept. of	Walla Walla	12/01/2016	11/30/2021	Office	2,899	\$3,020.00	\$36,240.00	\$12.50	\$2.54	\$15.04	Renewal
Licensing, Dept. of	Wenatchee	04/01/2017	03/31/2022	Office	4,250	\$6,990.19	\$83,882.28	\$19.74	\$2.50	\$22.24	Renewal
Liquor & Cannabis Board	East Wenatchee	10/01/2016	09/30/2021	Office	1,300	\$891.00	\$10,692.00	\$8.22	\$0.00	\$8.22	Renewal
Liquor & Cannabis Board	Pasco	04/01/2017	03/31/2022	Office	1,138	\$1,750.00	\$21,000.00	\$18.45	\$0.25	\$18.70	Renewal
Liquor & Cannabis Board	Spokane	10/01/2016	09/30/2021	Office	4,950	\$7,377.00	\$88,524.00	\$17.88	\$1.10	\$18.98	Renewal
Lottery Commission	Vancouver	04/01/2017	03/31/2022	Office	3,000	\$4,712.50	\$56,550.00	\$18.85	\$1.09	\$19.94	Renewal
Natural Resources, Dept. of	Arlington	04/01/2017	03/31/2022	Office	1,060	\$975.00	\$11,700.00	\$11.04	\$1.09	\$12.13	Renewal
Natural Resources, Dept. of	Pasco	09/01/2016	08/31/2021	Office	1,021	\$1,957.03	\$23,484.36	\$23.00	\$1.29	\$24.29	Renewal
Revenue, Dept. of	Bothell	07/01/2016	06/30/2021	Office	4,534	\$11,335.00	\$136,020.00	\$30.00	\$0.00	\$30.00	Renewal
Revenue, Dept. of	Bothell	07/01/2016	06/30/2021	Office	11,493	\$28,732.50	\$344,790.00	\$30.00	\$0.00	\$30.00	Renewal
Revenue, Dept. of	Port Angeles	08/01/2016	07/31/2021	Office	2,647	\$3,615.36	\$43,384.32	\$16.39	\$2.13	\$18.52	Renewal
Revenue, Dept. of	Vancouver	01/01/2017	12/31/2021	Office	12,580	\$18,167.62	\$218,011.44	\$17.33	\$1.36	\$18.69	Renewal
Revenue, Dept. of	Wenatchee	07/01/2016	06/30/2021	Office	3,579	\$5,353.59	\$64,243.08	\$17.95	\$2.37	\$20.32	Renewal
Revenue, Dept. of	Yakima	08/01/2016	07/31/2021	Office	5,458	\$6,481.37	\$76,480.37	\$14.01	\$1.29	\$15.30	Renewal
Seattle Community College	Seattle	09/01/2016	08/31/2018	Classroom	9,727	\$2,772.91	\$33,274.92	\$3.42	\$0.00	\$3.42	Renewal
Secretary of State, Office of the	Tumwater	01/01/2017	12/31/2021	Office	49,904	\$82,747.07	\$992,964.84	\$19.90	\$2.72	\$22.62	Renewal

Annual Leased Facilities Report
July 1, 2016 through June 30, 2017

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone OPEX/SF	Full Service Net Effective Rent/SF/Year	Lease Kind
Social & Health Services, Dept. of	Arlington	09/01/2016	08/31/2021	Office	1,581	\$2,437.38	\$21,462.73	\$13.58	\$1.09	\$14.67	Renewal
Social & Health Services, Dept. of	Bellevue	07/01/2016	06/30/2021	Office	42,166	\$49,093.00	\$1,054,625.60	\$25.01	\$2.64	\$27.65	Renewal
Social & Health Services, Dept. of	Bellingham	07/01/2016	06/30/2021	Office	1,275	\$2,682.82	\$32,193.84	\$25.25	\$0.00	\$25.25	Renewal
Social & Health Services, Dept. of	Goldendale	06/01/2017	05/31/2022	Office	6,166	\$8,683.78	\$104,205.36	\$16.90	\$2.37	\$19.27	Renewal
Social & Health Services, Dept. of	Kent	09/01/2016	08/31/2026	Office	62,443	\$104,071.67	\$1,211,303.00	\$19.40	\$3.69	\$23.09	Renewal
Social & Health Services, Dept. of	Lakewood	10/01/2016	09/30/2021	Office	719	\$1,575.20	\$18,902.40	\$26.29	\$0.00	\$26.29	Renewal
Social & Health Services, Dept. of	Oak Harbor	10/01/2016	09/30/2021	Office	8,404	\$14,006.00	\$140,021.71	\$16.66	\$0.00	\$16.66	Renewal
Social & Health Services, Dept. of	Olympia	08/01/2016	07/31/2021	Office	15,568	\$25,584.47	\$307,013.64	\$19.72	\$2.72	\$22.44	Renewal
Social & Health Services, Dept. of	Omak	08/01/2016	07/31/2021	Office	19,440	\$28,775.00	\$294,678.40	\$15.16	\$0.00	\$15.16	Renewal
Social & Health Services, Dept. of	Seattle	11/01/2016	10/31/2021	Office	2,800	\$5,833.33	\$69,999.96	\$25.00	\$0.00	\$25.00	Renewal
Social & Health Services, Dept. of	Seattle	05/01/2017	04/30/2022	Office	80,224	\$186,855.07	\$2,242,260.84	\$27.95	\$0.00	\$27.95	Renewal
Social & Health Services, Dept. of	Spokane	07/01/2016	06/30/2021	Office	19,836	\$29,754.00	\$357,048.00	\$18.00	\$0.00	\$18.00	Renewal
Social & Health Services, Dept. of	Spokane	06/01/2017	05/31/2022	Office	26,774	\$43,507.75	\$444,689.90	\$16.61	\$0.00	\$16.61	Renewal
Social & Health Services, Dept. of	Sunnyside	02/01/2017	01/31/2022	Office	1,641	\$1,695.70	\$27,519.57	\$16.77	\$0.00	\$16.77	Renewal
Social & Health Services, Dept. of	Tumwater	07/01/2016	06/30/2021	Office	22,236	\$40,302.75	\$479,004.52	\$21.54	\$2.72	\$24.26	Renewal
Social & Health Services, Dept. of	Tumwater	02/01/2017	01/31/2022	Office	31,320	\$4,929.00	\$59,148.00	\$1.89	\$2.72	\$4.61	Renewal
Social & Health Services, Dept. of	Wenatchee	04/01/2017	03/31/2022	Office	2,358	\$3,419.10	\$40,345.38	\$17.11	\$2.37	\$19.48	Renewal
Transportation Commission	Olympia	11/01/2016	10/31/2021	Office	1,939	\$2,787.31	\$33,447.72	\$17.25	\$0.00	\$17.25	Renewal
Transportation, Dept. of	Lacey	09/01/2016	08/31/2021	Office	6,140	\$9,694.65	\$116,335.80	\$18.95	\$2.72	\$21.67	Renewal
Transportation, Dept. of	Seattle	11/01/2016	10/31/2021	Office	11,685	\$31,160.00	\$373,920.00	\$32.00	\$0.00	\$32.00	Renewal
Utilities & Transportation Commission	Olympia	08/01/2016	07/31/2021	Office	15,647	\$21,214.72	\$254,576.64	\$16.27	\$2.72	\$18.99	Renewal
Utilities & Transportation Commission	Olympia	08/01/2016	07/31/2021	Office	37,587	\$51,494.19	\$617,930.28	\$16.44	\$2.72	\$19.16	Renewal
Veterans' Affairs, Dept. of	Olympia	11/01/2016	10/31/2026	Office	24,024	\$37,037.00	\$466,666.20	\$19.43	\$2.72	\$22.15	Renewal
Wenatchee Valley College	Wenatchee	04/01/2017	03/31/2022	Classroom	4,068	\$1,400.05	\$17,839.42	\$4.39	\$2.67	\$7.06	Renewal

Total Renewals: 1,279,229 \$1,966,664.65 \$23,529,819.60

Grand Total for Privately-Owned Facilities: 1,756,928 \$2,642,507.66 \$31,983,348.49

Appendix B: Lease Transactions Related to State Owned Facilities in FY 17

Renewals:

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Lease Kind
Minority & Women's Business Enterprises, Office of	Olympia	7/1/2016	6/30/2017	Office	4,819	\$11,445.13	\$137,341.56	\$28.50	Renewal
Services for the Blind, Dept. of	Seattle	7/1/2016	6/30/2017	Office	20,708	\$8,805.00	\$105,660.00	\$5.10	Renewal
Total Renewals:					25,527	\$20,250.13	\$243,001.56		
Grand Total for State-Owned Facilities:					25,527	\$20,250.13	\$243,001.56		

Appendix C: Lease Transactions Related to Delegated Authority in FY 17

New Space:

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Lease Kind
Commerce, Dept. of - leasing to Private Entity	Seattle	3/1/2017	2/28/2018	Office	115	\$950.00	\$11,400.00	\$99.13	New
Ecology, Dept. of	Dayton	6/1/2017	5/31/2018	Air Monitoring	0	\$125.00	\$1,500.00	\$0.00	New
Ecology, Dept. of	Issaquah	2/1/2017	1/31/2021	Storage	720	\$880.00	\$14,565.00	\$20.23	New
Ecology, Dept. of	Okanogan	6/1/2017	5/31/2018	Air Monitoring	0	\$75.00	\$900.00	\$0.00	New
Ecology, Dept. of	Pomeroy	5/1/2017	4/30/2018	Air Monitoring	0	\$50.00	\$600.00	\$0.00	New
Ecology, Dept. of	Quincy	5/1/2017	4/30/2018	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00	New
Military Department leasing to LCB - gymnasium rental 4 hrs/week	Tacoma	6/1/2017	10/31/2017	Miscellaneous	0	\$320.00	\$3,840.00	\$0.00	New
Natural Resources, Dept. of	Kalama	10/1/2016	8/31/2021	Office	429	\$450.00	\$5,400.00	\$12.59	New
Public Defense, Office of	Olympia	9/1/2016	8/31/2017	Parking	0	\$50.00	\$600.00	\$0.00	New
Washington State Patrol - land for vehicle storage	Tacoma	1/1/2017	12/31/2022	Land	0	\$2,600.00	\$31,200.00	\$0.00	New
Total New:					1,264	\$5,650.00	\$71,805.00		

Renewals:

Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Lease Kind
Clark College - leasing to Private Entity	Vancouver	7/1/2016	6/30/2018	Classroom	10,317	\$8,150.83	\$98,428.98	\$9.54	Renewal
Commerce, Dept. of - leasing to Private Entity	Seattle	7/1/2016	6/30/2017	Office	110	\$755.00	\$9,060.00	\$82.36	Renewal
Commerce, Dept. of - leasing to Private Entity	Seattle	6/1/2017	5/31/2018	Office	223	\$2,130.00	\$25,560.00	\$114.62	Renewal
Commerce, Dept. of - leasing to Private Entity	Seattle	7/1/2016	6/30/2017	Office	500	\$583.33	\$6,999.96	\$14.00	Renewal
Community Colleges of Spokane	Pullman	3/22/2017	3/21/2018	Classroom	6,886	\$7,271.83	\$87,261.96	\$12.67	Renewal
Corrections, Dept. of	Spokane	1/1/2017	12/31/2017	Parking	0	\$900.00	\$10,800.00	\$0.00	Renewal
Corrections, Dept. of - office space for trainings & conferences	Everett	3/1/2017	2/28/2018	Office	851	\$1,418.33	\$170,199.96	\$200.00	Renewal
Ecology, Dept. of	Aberdeen	3/1/2017	2/28/2018	Air Monitoring	0	\$50.00	\$600.00	\$0.00	Renewal
Ecology, Dept. of	Bellingham	7/1/2016	6/30/2017	Air Monitoring	0	\$75.00	\$900.00	\$0.00	Renewal
Ecology, Dept. of	Chehalis	1/1/2017	12/31/2017	Air Monitoring	0	\$25.00	\$300.00	\$0.00	Renewal
Ecology, Dept. of	Cheney	3/1/2017	2/28/2018	Air Monitoring	0	\$50.00	\$600.00	\$0.00	Renewal
Ecology, Dept. of	Colville	9/1/2016	8/31/2017	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00	Renewal
Ecology, Dept. of	Ellensburg	1/1/2017	12/31/2017	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00	Renewal
Ecology, Dept. of	Issaquah	1/1/2017	12/31/2017	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00	Renewal
Ecology, Dept. of	Leavenworth	2/1/2017	1/31/2018	Air Monitoring	0	\$50.00	\$600.00	\$0.00	Renewal
Ecology, Dept. of	Mead	4/1/2017	3/31/2018	Air Monitoring	0	\$75.00	\$900.00	\$0.00	Renewal
Ecology, Dept. of	Mesa	8/1/2016	7/31/2017	Air Monitoring	0	\$50.00	\$600.00	\$0.00	Renewal
Ecology, Dept. of	Moses Lake	1/1/2017	12/31/2017	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00	Renewal
Ecology, Dept. of	Olympia	7/1/2016	6/30/2018	Storage	1,600	\$1,000.00	\$12,000.00	\$7.50	Renewal
Ecology, Dept. of	Port Angeles	2/1/2017	1/31/2018	Air Monitoring	0	\$45.83	\$549.96	\$0.00	Renewal
Ecology, Dept. of	Pullman	12/1/2016	11/30/2017	Air Monitoring	0	\$0.00	\$0.00	\$0.00	Renewal
Ecology, Dept. of	Ritzville	4/1/2017	3/31/2018	Air Monitoring	0	\$150.00	\$1,800.00	\$0.00	Renewal
Ecology, Dept. of	Rosalia	5/1/2017	6/30/2018	Air Monitoring	0	\$60.00	\$720.00	\$0.00	Renewal
Ecology, Dept. of	Sunnyside	9/1/2016	8/31/2017	Air Monitoring	0	\$75.00	\$900.00	\$0.00	Renewal
Ecology, Dept. of	Twisp	4/1/2017	3/31/2018	Air Monitoring	0	\$75.00	\$900.00	\$0.00	Renewal
Ecology, Dept. of	Vancouver	7/1/2016	6/30/2017	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00	Renewal
Ecology, Dept. of	Vancouver	2/1/2017	1/31/2018	Air Monitoring	0	\$75.00	\$900.00	\$0.00	Renewal
Ecology, Dept. of	Walla Walla	7/1/2016	6/30/2017	Air Monitoring	0	\$50.00	\$600.00	\$0.00	Renewal
Ecology, Dept. of	Wenatchee	9/1/2016	8/31/2017	Air Monitoring	0	\$100.00	\$1,200.00	\$0.00	Renewal
Ecology, Dept. of	Yakima	2/1/2017	1/31/2018	Air Monitoring	0	\$200.00	\$2,400.00	\$0.00	Renewal
Edmonds Community College	Lynnwood	9/1/2016	6/30/2017	Parking	0	\$1,980.00	\$23,760.00	\$0.00	Renewal
Employment Security Department - leasing to Private Entity	Seattle	7/1/2016	9/30/2017	Office	217	\$497.33	\$5,967.96	\$27.50	Renewal
Everett Community College - leasing to Snohomish Co. Fire, \$1000 per use	Everett	7/1/2016	6/30/2018	Miscellaneous	0	\$0.00	\$0.00	\$0.00	Renewal
Fish & Wildlife, Dept. of	Okanogan	11/1/2016	10/31/2018	Office	173	\$210.00	\$2,520.00	\$14.57	Renewal
Licensing, Dept. of	Davenport	1/1/2017	12/31/2017	Office	130	\$280.00	\$3,360.00	\$25.85	Renewal
Licensing, Dept. of	Friday Harbor	1/1/2017	12/31/2017	Office	1,016	\$300.00	\$3,600.00	\$3.54	Renewal

Annual Leased Facilities Report
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Tenant	City	Start Date	Stop Date	Use	Square Feet	Monthly Base Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Lease Kind
Lower Columbia College - leasing per classroom, no square feet	Longview	9/1/2016	6/30/2017	Classroom	0	\$2,518.00	\$30,216.00	\$0.00	Renewal
Revenue, Dept. Of	Seattle	6/1/2017	5/31/2018	Parking	0	\$8,415.00	\$100,980.00	\$0.00	Renewal
Services to the Blind, Dept. of	Olympia	7/1/2016	6/30/2018	Miscellaneous	120	\$232.90	\$2,794.80	\$23.29	Renewal
South Puget Sound Community College	Tumwater	7/1/2016	6/30/2017	Classroom	1,627	\$861.67	\$10,340.04	\$6.36	Renewal
State Lottery Commission - leasing kiosk space in shopping mall	Tacoma	7/1/2016	6/30/2018	Miscellaneous	120	\$5,000.00	\$60,000.00	\$500.00	Renewal
State Lottery Commission - leasing kiosk space in shopping mall	Tulalip	7/1/2016	6/30/2018	Miscellaneous	44	\$1,000.00	\$12,000.00	\$272.73	Renewal
Superintendent of Public Instruction, Office of	Lakewood	7/1/2016	6/30/2017	Office	100	\$279.82	\$3,357.84	\$33.58	Renewal
Superintendent of Public Instruction, Office of	Renton	8/1/2016	7/31/2017	Office	128	\$433.34	\$5,200.08	\$40.63	Renewal
Superintendent of Public Instruction, Office of	Spokane	9/1/2016	8/31/2017	Office	223	\$825.00	\$9,900.00	\$44.39	Renewal
Superintendent of Public Instruction, Office of	Vancouver	3/1/2017	2/28/2018	Office	155	\$745.00	\$8,940.00	\$57.68	Renewal
Superintendent of Public Instruction, Office of	Yakima	1/1/2017	12/31/2017	Office	600	\$675.00	\$8,100.00	\$13.50	Renewal
Transportation, Dept. of	Olympia	7/1/2016	6/30/2017	Storage	1,080	\$650.00	\$7,800.00	\$7.22	Renewal
Transportation, Dept. of	Olympia	7/1/2016	6/30/2017	Warehouse	2,600	\$1,100.00	\$13,200.00	\$5.08	Renewal
Transportation, Dept. of	Olympia	7/1/2016	6/30/2018	Aircraft Hangar	1,800	\$345.31	\$4,143.72	\$2.30	Renewal
Transportation, Dept. of	Seattle	9/1/2016	8/31/2017	Parking	0	\$0.00	\$0.00	\$0.00	Renewal
Washington State Patrol	Moses Lake	2/1/2017	1/31/2018	Storage	600	\$275.00	\$3,300.00	\$5.50	Renewal
Total Renewals:					31,220	\$50,688.52	\$762,061.26		
Grand Total for Delegated Authority:					32,484	\$56,338.52	\$833,866.26		