

2011

Master Leasing Report



Gunter building

Hurston building

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Executive Summary

This report provides an overview of the leases within the State of Florida's real estate portfolio. It includes data and analysis information on real estate marketplace trends and conditions, agency leases within their markets, and the relationship between these elements. The information in this report is based on Fiscal Year 2010-11 leasing data. The Department of Management Services (DMS) uses the data submitted and validated by agencies during the statutorily mandated annual leasing data collection and their Legislative Budget Requests for forecasted space needs for next Fiscal Year (2011-12) to develop best estimate forecasts. Section 255.249(3)(c), Florida Statutes, requires DMS to annually submit a Master Leasing Report that provides a comprehensive assessment of the state's leasing portfolio.

The report is structured to address the legislative requirements and the topics parallel the layout of the excerpt of the statute provided below.

Section 255.249(3)(c), Florida Statutes

"The department shall annually publish a master leasing report. The department shall furnish the master leasing report to the Executive Office of the Governor and the Legislature by September 15 of each year which provides the following information:

- 1. A list, by agency and by geographic market, of all leases that are due to expire within 24 months.*
- 2. Details of each lease, including location, size, cost per leased square foot, lease-expiration date, and a determination of whether sufficient state-owned office space will be available at the expiration of the lease to accommodate affected employees.*
- 3. A list of amendments and supplements to and waivers of terms and conditions in lease agreements that have been approved pursuant to s. 255.25(2)(a) during the previous 12 months and an associated comprehensive analysis, including financial implications, showing that any amendment, supplement, or waiver is in the state's long-term best interest.*
- 4. Financial impacts to the pool rental rate due to the sale, removal, acquisition, or construction of pool facilities.*
- 5. Changes in occupancy rate, maintenance costs, and efficiency costs of leases in the state portfolio. Changes to occupancy costs in leased space by market and changes to space consumption by agency and by market.*
- 6. An analysis of portfolio supply and demand.*
- 7. Cost-benefit analyses of acquisition, build, and consolidation opportunities, recommendations for strategic consolidation, and strategic recommendations for disposition, acquisition, and building.*
- 8. The updated plan required by s. 255.25(4)(c)."*

I. State of Florida Leased Properties Overview

DMS has statutory responsibility for the management, operation, and maintenance of the Florida Facilities Pool (FFP) and oversight of the state's process for leasing space. Leased space includes the offices and facilities in the FFP buildings, the private sector buildings, as well as spaces of other governmental (federal and local) entities. In this role, DMS has primary fiduciary responsibility to provide facilities that meet the business and operational needs of the state agencies at optimal pricing, based on availability. A key element in DMS' leasing strategy is to deliver best value for taxpayer dollars, which is best achieved by maintaining high occupancy levels in FFP buildings whenever possible.

The state has contracts with three real estate brokerage companies (CB Richard Ellis, Inc., Cushman and Wakefield of Florida, LLC, and Vertical Integration, Inc.) who assist DMS in making more efficient and economical use of private sector lease agreements, provide planning and support services to DMS' leasing program, and support the agencies' in their leasing actions. The state tenant broker contracts allow agencies to use these selected companies to:

- Act as the agency's tenant broker to competitively negotiate and develop private sector lease agreements,
- Provide space management services using DMS recommended space utilization standards,
- Provide tenant representation services for the agency during the term of a lease,
- Help identify strategic opportunities for reducing occupancy costs through the consolidation, relocation, reconfiguration, capital investment, and the building or acquisition of state-owned space,
- Outline any additional services or concepts for adding value to the agency's and DMS' processes. Services of the state tenant brokers can also include an evaluation of possible energy efficiency solutions and savings.

DMS manages 109 of the 17,999 state-owned buildings. The 109 buildings include five (5) State Purchasing/Federal Surplus Property buildings, and 35 special purpose, non-revenue generating, FFP buildings. These special purpose buildings include parking structures, monuments, and the Historic Capitol. The remaining 69 are FFP buildings that produce revenue necessary for lease management operations. As of July 1, 2011, there are 203 leases with state agencies in the 69 revenue-producing FFP buildings. In addition, agencies have entered into 971 leases with private landlords or the federal and local governmental entities.

The state leasing portfolio includes three types of leases. As Figure 1 below indicates, the scope of this report addresses the 1,174 leases within the private sector, other governmental properties, and FFP buildings lease agreement types. Those three lease types represent the majority of leased property within Florida's larger real estate portfolio. Agencies that might sublet space from other state agencies are not identified in current data.

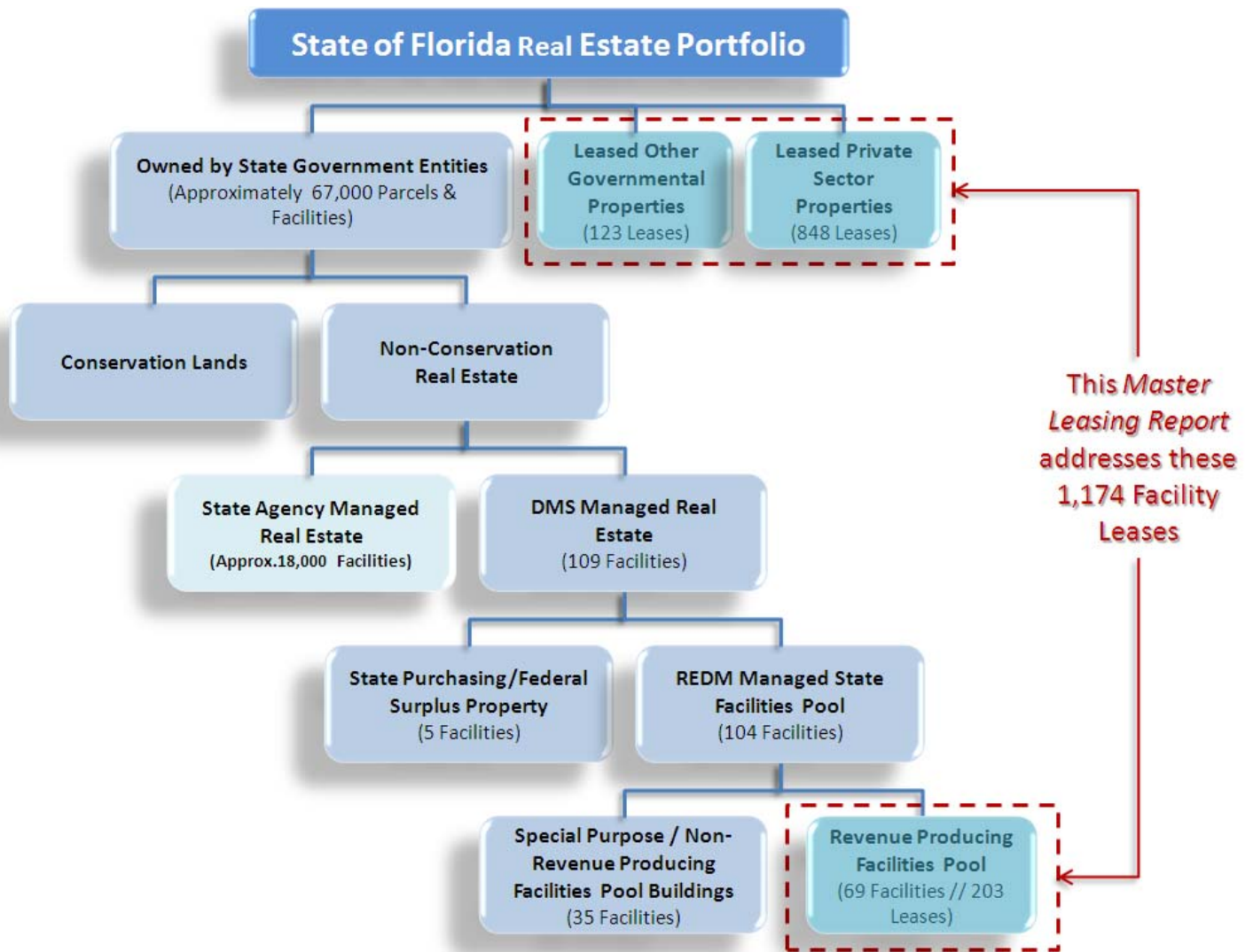


Figure 1: Perspective of Leasing Management within the state's larger portfolio of real estate

Lease Type Summaries

DMS defines these three types of leases as follows:

- Public Leases** – DMS leases with state agencies for space in any of the 69 revenue-producing FFP buildings. Appendix IV provides a full list of these leases.

Example: Lease between DMS and the Department of Children and Families for space in the Rohde Building in Miami.
- Private Leases** – Leases for space in privately-owned buildings by the state agencies subject to DMS leasing oversight. State agencies and organizations not under DMS lease management purview include the state's Community Colleges, the Board of Governors' University System, and Water Management Districts. Appendix V provides a full list of these leases.

Examples: The Department of Children and Families lease with Midtown Centre, LLC for Jacksonville office space.

- **Other Government Leases** – State agency leases for space with other governmental entities. These typically are with federal or local government organizations. DMS currently has 123 Other Government leases on record. Appendix VI provides a full list of these leases.

Examples: Department of Military Affairs lease with the US Army’s National Guard for Camp Blanding, or the Department of Agriculture and Consumer Services lease with Columbia County for an aircraft hangar.

Table 1 – Summary of Public, Private, and Other Government Leases

Lease Type	Number of Leases	Total of Square Footage	Percentage of Total Leased Space	Sum of Annual Rental Charges
Public Leases	203	5,754,894	41%	\$97,797,865
Private	848	7,780,709	56%	\$151,332,433
Other Government	123	400,329	3%	\$3,849,801
Grand Total	1,174	13,935,932	100%	\$252,980,099

DMS is responsible for reviewing each lease within these three types to ensure compliance with statutory requirements. DMS collaborates with state agencies to identify opportunities for improved lease terms and conditions, including space quality, size, and rate.

Tables 1 and 2 present basic breakdowns of leased space across all agencies within each of the three lease categories. While the state leases a fair range of work space types, as seen in Figure 2, from the 13.9 million of total leased space, the vast majority of that, 12.7 million square feet, is for offices. Since offices make up more than 91 percent of the leased space, and because the other space types are so dissimilar, and not easily compared to one another, this report focuses primarily on the status of leased office space.

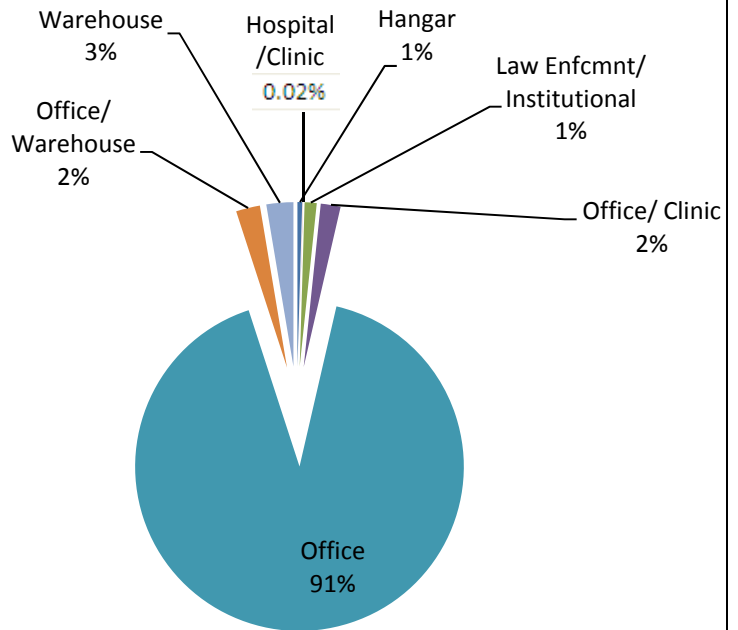


Figure 2 – Distribution of leased office space listed by county

Table 2 – Agency Leases: Combined Totals for Square Footage and Annual Rents sorted by Total Rented Square Footage

Agencies	Sum of Square Footage			Sum of Annual Charges			Total Sum of Square Footage	Total Sum of Annual Charges
	Other Govt.	Private	Public	Other Govt.	Private	Public		
DCF	44,159	1,102,786	589,843	\$563,103	\$21,054,526	\$10,133,503	1,736,788	\$ 31,751,131
DOR	3,121	859,114	537,631	\$66,727	\$17,855,189	\$9,236,501	1,399,866	\$ 27,158,417
DOH	28,429	744,972	516,716	\$378,710	\$14,378,412	\$8,877,181	1,290,117	\$ 23,634,304
DOC	12,112	901,078	252,002	\$198,068	\$18,731,735	\$4,329,394	1,165,192	\$ 23,259,198
DFS	10,494	311,907	479,839	\$164,358	\$6,086,297	\$8,243,634	802,240	\$ 14,494,289
DEP	22,715	246,340	471,083	\$187,941	\$4,485,345	\$8,030,702	740,138	\$ 12,703,988
DOE	5,775	320,119	359,785	\$56,709	\$6,293,205	\$6,181,106	685,679	\$ 12,531,020
FDLE	57,851	100,984	478,460	\$551,954	\$1,751,447	\$8,200,907	637,295	\$ 10,504,308
DJJ	80,085	405,112	61,741	\$829,177	\$8,186,103	\$1,060,710	546,938	\$ 10,075,991
AHCA		339,071	105,263		\$6,768,083	\$1,808,418	444,334	\$ 8,576,501
Legislature			436,539			\$7,027,440	436,539	\$ 7,027,440
DBPR	730	300,743	80,915	\$10,950	\$5,497,588	\$1,390,120	382,388	\$ 6,898,658
Citizens		357,700			\$7,733,668		357,700	\$ 7,733,668
DLA		214,209	141,104		\$5,422,978	\$2,424,167	355,313	\$ 7,847,145
DOS		93,423	216,176		\$1,674,739	\$3,338,006	309,599	\$ 5,012,745
DCA		190,047	114,491		\$1,898,758	\$1,966,955	304,538	\$ 3,865,713
AGR	42,509	185,032	26,954	\$164,628	\$2,917,779	\$463,070	254,495	\$ 3,545,476
DMS		65,798	159,608		\$1,065,255	\$2,742,065	225,406	\$ 3,807,321
HSMV	18,719	190,878	4,087	\$264,572	\$4,483,466	\$70,215	213,684	\$ 4,818,252
Lottery		213,515			\$3,618,690		213,515	\$ 3,618,690
DOT	14,661	176,785	550	\$128,577	\$3,166,757	\$9,449	191,996	\$ 3,304,783
APD		28,993	133,961		\$549,527	\$2,301,450	162,954	\$ 2,850,977
AWI		126,252	35,242		\$1,973,472	\$605,458	161,494	\$ 2,578,930
FWCC	25,163	110,377	19,483	\$144,005	\$1,766,347	\$334,718	155,023	\$ 2,245,070
DOAH	7,196	103,573	23,361	\$140,322	\$2,114,502	\$401,342	134,130	\$ 2,656,166
PSC		5,904	121,798		\$141,396	\$2,092,490	127,702	\$ 2,233,886
DEA		53,335	69,390		\$1,031,634	\$1,192,120	122,725	\$ 2,223,754
EOG		2,389	103,918		\$154,568	\$1,780,673	106,307	\$ 1,935,241
AUD GEN		29,111	70,953		\$512,376	\$1,218,973	100,064	\$ 1,731,348
Judicial			86,972			\$1,402,472	86,972	\$ 1,402,472
DVA	8,233		20,292	\$0		\$348,617	28,525	\$ 348,617
FPC		1,162	24,358		\$18,592	\$418,470	25,520	\$ 437,062
DMA	18,377		659	\$0		\$11,322	19,036	\$ 11,322
Non-Govt.			11,720			\$156,218	11,720	\$ 156,218
Grand Total	400,329	7,780,709	5,754,894	\$3,849,801	\$151,332,433	\$97,797,865	13,935,932	\$252,980,099

The breakdown of leased space shown in Table 2 is also represented graphically in Figure 3 below. This provides an intuitive visualization of which agencies have the greater office space needs and how these are met through each of the three lease agreement types.

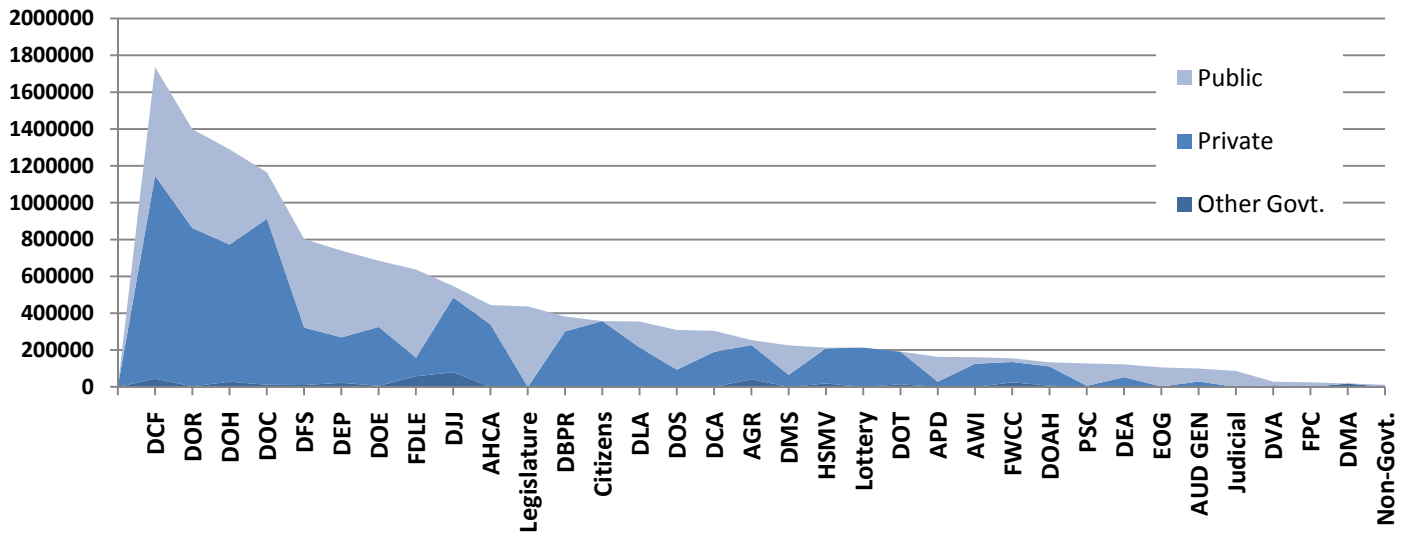


Figure 3 – Distribution of Total Leased Square Footage by Agency

DMS Role in Private Lease Management

Florida statute and rules prescribe the purpose and authority for DMS oversight responsibility for leases executed by agencies. The major aspects of leasing that DMS manages are summarized below:

- Review each Request for Space Need (RSN) and its associated Space Allocation Worksheet (SAW), which are the initial submissions by an agency wherein they notify DMS of their request for new space or a change in existing leased space.
- Assess the business need for the requested space to determine if the request is justified and aligned with space allotment standards. If so, approve the RSN.
- Determine if there is, or will be, available space in FFP buildings to meet the space requirements.
- If no space is available in FFP buildings, when requested by the agencies, assist them with market research, and notify the selected state tenant broker of the agency’s need for private leased space.
- Review the agencies’ proposed lease procurement packages to determine if the lease action follows the space standards, as well as all the standard terms and conditions, and review the business case details to determine if the lease action would be in the best interest of the state. If so, provide the agency with their “Pre-Approval.”
- After any necessary tenant improvements have been completed, the Fire Marshal has approved the space for occupancy, and the landlord and tenant agency have signed the lease contract, DMS conducts a final review and approval process, paying particular attention to lease terms and conditions.
- Once the lease is approved and executed by DMS, the lease package is recorded by the Bureau of Lease Management and executed copies are sent to the agency and landlord.

II. Statutory Requirements

A. Leases Expiring within 24 Months (by agency and geographic market)

Appendix VIII provides the required listing of private leases expiring by June 30, 2013. The leases are sorted by county/market and submarket, agency, and lease ID number. In light of Chapter 2011-47, Laws of Florida, and section 255.249(3)(c), Florida Statutes, the 2011 DMS Strategic/Five Year Leasing Plan, which is provided as Appendix X to this report, provides detailed information on the analysis for identifying cost savings opportunities and plans for potential cancellation of leases and moving the affected agencies into state-owned FFP office space.

Of the 848 total private leases, 383 are set to expire before June 30, 2013. The department, in partnership with the state's tenant brokers and state agencies, is currently tracking the status of these leases. DMS also will provide a report by March 1, 2012, that provides the status of the renegotiations and the savings achieved to date.

B. Amendments, Supplements, and Waivers to Lease Terms and Conditions

Leases DMS approved in the last 12 months have all complied with the standard terms and conditions. While DMS has amended a number of lease contracts for change in rates, square footage, and rental periods since the prior 2010 Master Leasing Report, DMS has neither received nor granted an amendment, supplement, or waiver that altered the essential or standard terms and conditions.

C. Impacts to Pool Rental Rates

As established by section 255.503(1), Florida Statutes, tenants in FFP buildings pay a uniform rental rate for leased space. This rate is based on aggregate obligations and operating costs of the 109 buildings currently in the FFP.

This means that each tenant pays the same amount per leased square foot irrespective of the assigned building or market location. DMS collects revenue from only 69 of those buildings and that revenue covers the debt service on the bonds, capital depreciation reserves, the utility and other operating costs, as well as the management, operation, and maintenance costs for all FFP buildings.

Table 3 provides a comparison of average lease rates paid by Florida

Section 255.249(3)(c), Florida Statutes

1. *A list, by agency and by geographic market, of all leases that are due to expire within 24 months.*
2. *Details of each lease, including location, size, cost per leased square foot, lease-expiration date, and a determination of whether sufficient state-owned office space will be available at the expiration of the lease to accommodate affected employees.*

Section 255.249(3)(c), Florida Statutes

3. *A list of amendments and supplements to and waivers of terms and conditions in lease agreements that have been approved pursuant to s. 255.25(2)(a) during the previous 12 months and an associated comprehensive analysis, including financial implications, showing that any amendment, supplement, or waiver is in the state's long-term best interest.*

Section 255.249(3)(c), Florida Statutes

4. *Financial impacts to the pool rental rate due to the sale, removal, acquisition, or construction of pool facilities.*

rates within the same market areas. The good news is that in each market, the state’s rate for office space in FFP buildings is below the average July 2011 market rates, and in all but two of the markets, the average rate that agencies are currently paying for private offices is also below the average July 2011 market rates. In the two markets where state averages exceed the current market, approximately 50 percent of those 57 leases were executed before the market slide in September 2008 and have not yet been renegotiated.

Table 3 – Office Rate Comparison for FFP, Agencies’ Averages, and Market Averages for Florida Markets with Concentrations of FFP Buildings

Markets with concentrations of FFP Buildings	Public (FFP) Leases			Private Sector Leases			
	Number of Office Leases	Total Sq Ft of Office Leases	Rate for DMS Office	Number of Office Leases	Total Sq Ft of Office Leases	Agencies' Average Rate	Average Market Rate
Tallahassee Market Area Leon County	89	3,966,408	\$17.18	60	2,506,409	\$17.05	\$17.92
Pensacola Market Area Escambia County	4	73,636		23	143,673	\$18.53	\$17.92
Jacksonville Market Area Duval County	6	235,241		34	390,883	\$18.34	\$18.00
Orlando Market Area Orange County	13	274,245		25	303,846	\$20.71	\$21.05
Tampa Bay Market Area Hillsborough & Pinellas Counties	21	222,337		52	540,845	\$19.38	\$20.67
Ft. Lauderdale Market Area Broward County	11	2,987,379		37	380,104	\$21.33	\$26.71
Greater Miami Market Area Miami-Dade County	13	339,403		52	452,079	\$26.24	\$30.23

DMS does not anticipate a change to the current full-service rental rate of \$17.18 per square foot. By reducing operational costs and deferring capital maintenance, DMS continues to maintain the FFP buildings within the budget the legislature allocates.

Maintaining this flat rate does present potential long-term challenges to FFP buildings when one considers the backlog of more than \$100 million in capital deficiencies. Examples of these deficiencies include aging roofs, elevators, heating/air conditioning equipment, and Americans with Disabilities Act (ADA) compliance issues. For Fiscal Year 2012-13 DMS is exploring strategies to increase the fixed capital outlay funds needed to address the FFP buildings’ increasing backlog of deficiencies identified in the Deficiencies Improvement Plan, which is a part of our annual Legislative

Budget Request. More details on the backlog funding and increases to FFP building rental revenues are provided in Appendix X.

DMS provides the “Accrual Fund Balance Analysis Report,” which includes financial information for FFP buildings. The report is part of the Supervision Trust Fund spreadsheet and contains information about expected revenues, expenses, and reserve balances. This data is further analyzed to provide rental rates, debt coverage analysis, and/or budget shortfalls. The Supervision Trust Fund Accrual Fund Balance Analysis Report is provided as Appendix IX and is used to display the financial health of the Supervision Trust Fund. The accrual considers cash on hand as well as planned revenues and expenditures that impact the trust fund. Using this tool, DMS is able to project the impact of increases or decreases of revenue or expenditures on the FFP buildings rental rate. This would also include the financial impact that building dispositions or acquisitions would have on the pool rental rate.

D. Changes in Occupancy Rate and Maintenance and Efficiency Costs

The occupancy rate in FFP buildings remains high at 96.2 percent (*with a corresponding vacancy rate of just under four (4) percent*). This occupancy rate has been essentially unchanged over the past eight (8) years¹. Market conditions contributed to that because of private leases at higher rates than DMS leases, as did State of Florida budgetary constraints.

During the past Fiscal Year, DMS capitalized on cost-saving initiatives such as reducing energy consumption through a combination of equipment retrofits, energy policy enforcement, and education of tenants on energy consumption savings techniques. That allowed DMS to stay within budget for FFP buildings and, in some cases, achieve significant energy cost reduction. While there continue to be longer-term maintenance (Capital Improvements) needs that are not funded, DMS has maintained the buildings at an acceptable level for tenant occupancy and use.

**Section 255.249(3)(c),
Florida Statutes**

5. Changes in occupancy rate, maintenance costs, and efficiency costs of leases in the state portfolio. Changes to occupancy costs in leased space by market and changes to space consumption by agency and by market.

E. Analysis of Portfolio’s Supply and Demand

For analysis of the leased portfolio’s supply and demand, this report focuses on seven major metropolitan Florida real estate markets with large concentrations of FFP buildings. Local market dynamics directly influence the availability and cost of office space in each market. The supply and demand analysis for each of these major markets are summarized below and provided in detail in Appendix III.

**Section 255.249(3)(c), Florida
Statutes**

6. An analysis of portfolio supply and demand.

¹ DMS Master Leasing Reports for 2008, 2009, and 2010

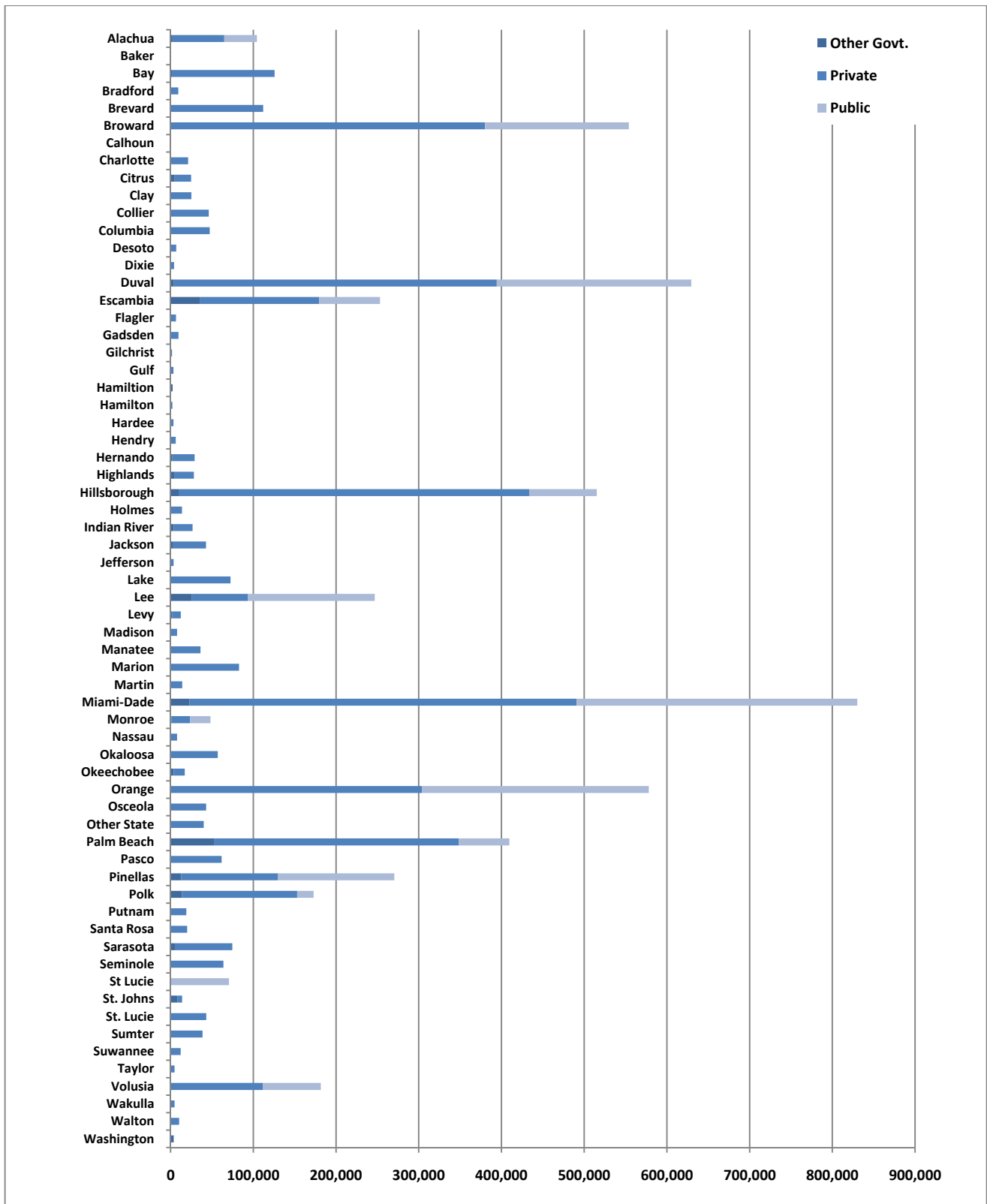


Figure 4 – Square Footage of leased office space listed by county. To keep the scale at a readable resolution, Leon County, with nearly 6.5 million square feet of combined private and public office, is omitted from this figure.

To accommodate the broad interests and roles of agencies, the state needs space in nearly every county. As Figure 5 shows, the vast majority of the state lease portfolio is in Leon County. In addition, Miami-Dade, Orange, Duval, and Broward counties complete the top five largest concentrations of lease facilities in the state. The graphs, presented in Figures 4 and 5, detail the quantity of public and private space leased across the state.

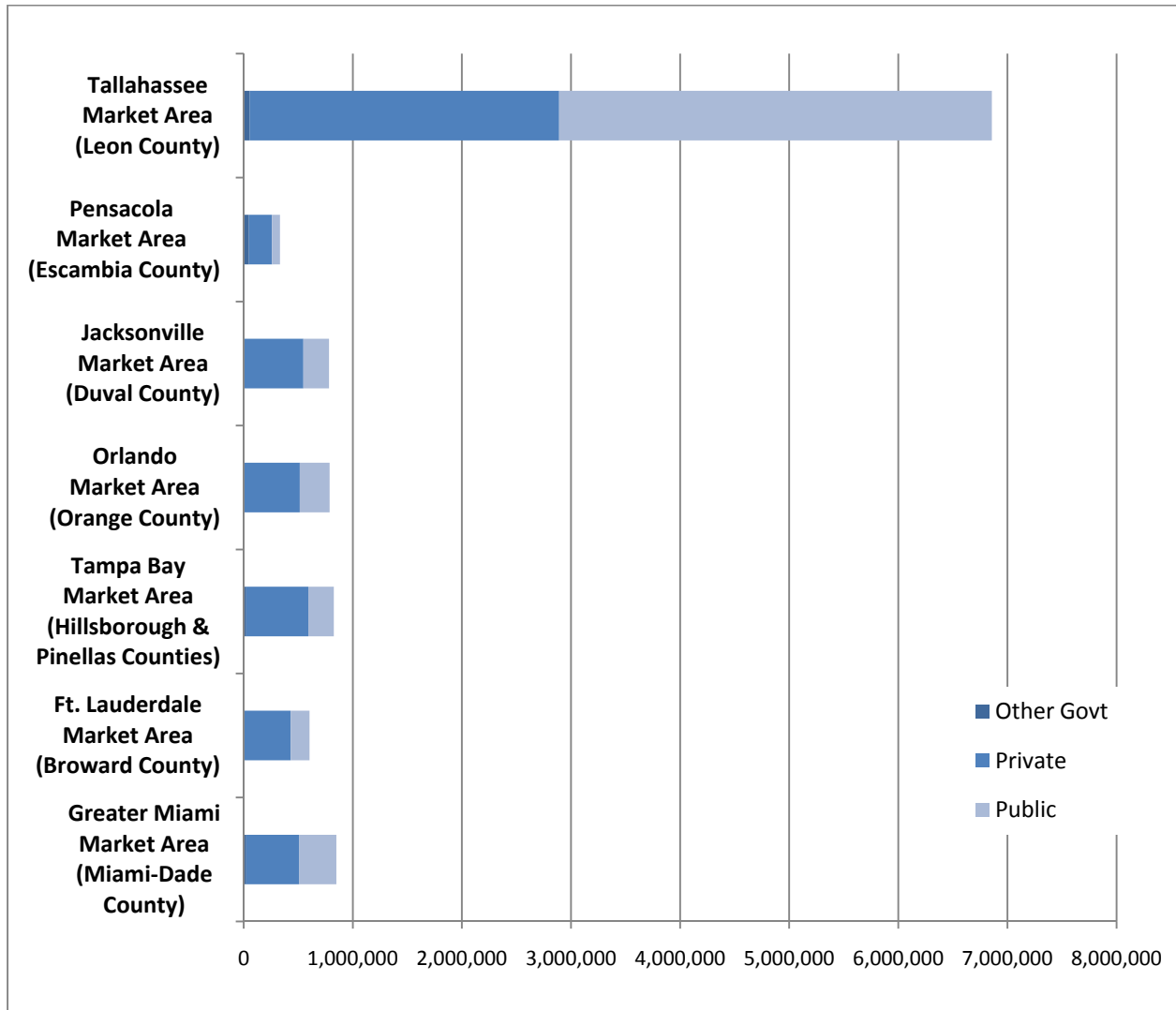





Figure 5: Leased Office for the seven major Florida markets broken out by the type of lease

Cushman & Wakefield of Florida, Inc., one of the state tenant brokers, developed the analysis of the following major markets in Florida. Cushman & Wakefield derived this information from Market Beat, Q2 2011, an online Cushman & Wakefield Research Publication².

² http://www.cushwake.com/cwmbbs2q11/us_2q11.html. Cushman & Wakefield of Florida, Inc. 10151 Deerwood Park Boulevard, Suite 250, Jacksonville, FL 32256

1. Tallahassee Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
TALLAHASSEE	19.6%		(130,000)		\$17.92	




SOURCE: Cushman & Wakefield Research

Figure 6: Tallahassee Leasing Market Synopsis

Over the past 18 months, state agencies vacated large blocks of private lease space for state-owned space. In addition, private leased office users have relocated into smaller office sizes or renegotiated into smaller leased spaces. These changes result in market rates trending down through June of 2011. Market rates are stabilizing just below \$18 per square foot in the fall of 2011, and Cushman & Wakefield projects that will continue in the coming quarters of calendar year 2011-12.

Demand for health care related administrative offices is rising, developers are gaining positive absorption, and activity on commercial land is at lower market rates than seen in the last four years. Existing building absorption will continue to remain stagnant, and experts hope Tallahassee will not see any further significant decrease. In summary, the Tallahassee market overall has reached near-bottom levels but will remain soft in the coming quarters.

2. Pensacola Market Area




MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
PENSACOLA	7.0%		25,000		\$17.75	

SOURCE: Cushman & Wakefield Research

Figure 7: Pensacola Leasing Market Synopsis

With the office market dynamics under pressure from large blocks of private leased assets being vacated for state assets in the last 18 months and with private leased office users, whether relocating into smaller office sizes or re-negotiating into smaller sized leases in their current locations, the market rent rates have trended down through second quarter of 2011. Market rents are expected to stabilize in calendar year 2011-12. The existing building absorption will continue to remain stagnant, but is not likely to decrease significantly. In summary, the Pensacola market overall has reached near-bottom levels but will remain soft in the coming quarters.

3. Jacksonville Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
JACKSONVILLE	21.5%		162,079		\$18.00	




SOURCE: Cushman & Wakefield Research

Figure 8: Jacksonville Leasing Market Synopsis

Jacksonville's economic recovery continued in the second quarter, with the local unemployment rate falling to a two-year low and the market posting net increase of 800 office-using jobs over the past 12 months. A lack of new development in the market, coupled with strengthening demand, means the office market is expected to improve in the second half of 2011.

Four (4) consecutive quarterly declines in overall vacancy confirm the validity of recovery in the Jacksonville office market; however, ample inventory remains to be absorbed – and jobs created – before the return of healthier market fundamentals becomes reality. Expect tenants to retain the upper hand in lease negotiations for the remainder of 2011 and into 2012.

4. Orlando Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
ORLANDO	20.7%		158,901		\$21.05	

SOURCE: Cushman & Wakefield Research

Figure 9: Orlando Leasing Market Synopsis

Orlando's economic recovery continued a slow but positive progression during the first half of 2011. While Orlando's office market offered mixed signals at mid-year, the beneficial lease terms that can be obtained in the market has begun to stimulate activity from smaller tenants. As leasing activity strengthened, overall absorption remained positive and vacancy declined. Current market fundamentals in the area continue to favor tenants willing to make leasing commitments and are limited to new space under construction.

Regeneration of office market fundamentals beyond that currently being witnessed remains highly dependent on job creation and its translation into an increase in tenant demand. Cushman & Wakefield expects the final two quarters of 2011 to mirror the recent past, reliant on renewal and relocation activity for much of the market's activity. Overall vacancy should break below 20 percent by year-end; however, it may prove to be 2012 before greater economic clarity fuels more solid gains.

5. Tampa Bay Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
TAMPA BAY	20.3%	↓	219,705	↑	\$20.67	↔

SOURCE: Cushman & Wakefield Research

Figure 10: Tampa Bay Leasing Market Synopsis

During the first half of 2011, the Tampa Bay MSA³ was the leading market in Florida in terms of job growth, gaining 8,500 new positions. Accompanying this job growth, a recent increase in tenant demand from both companies who already occupy space within the market and companies new to the market helped create a slight improvement in office market fundamentals. Although demand has primarily been relegated to spaces below 10,000 square feet, at mid-year 2011 the Tampa bay MSA's vacancy rate declined a bit, the overall absorption was positive, and leasing activity increased.

The recent increase in job growth experienced within the Tampa Bay MSA, coupled with the spike in the number of tenants in search of space within the market, indicates that business confidence has begun to return and the apprehension to make any capital investments has started to wane. Despite the slight hiccup that occurred in the second quarter, brokers believe the Tampa office market is once again showing signs of growth. And with market fundamentals continuing to favor tenants and giving them the chance to upgrade their current space to newer, higher quality space at a minimal increase in cost, Tampa's office market is expected to make a significant rebound in the second half of 2011.

6. Ft. Lauderdale Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
FT. LAUDERDALE	16.9%	↓	213,126	↑	\$26.71	↓

SOURCE: Cushman & Wakefield Research

Figure 11: Ft. Lauderdale Leasing Market Synopsis




Unemployment is a major factor impacting the Ft. Lauderdale economy and one of the primary reasons for the feeble demand for office space in the market. With no new construction completed in the market for more than a year and a continued lack of new construction projects currently underway, vacancy levels have remained manageable. The absence of construction and aggressive

³ The Tampa Bay Area is the region of west central Florida adjacent to Tampa Bay. While definitions of the region can vary, it is often considered equivalent to the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (or MSA) as defined by the United States Census Bureau.

lease terms available in the market positions the area for a quick turnaround once employment stabilizes and tenant demand strengthens.

The outlook for the Broward County office sector is expected to be one of improvement. The strong absorption and decrease in vacancy seen in this quarter will continue to prosper throughout the balance of 2011 due to Broward County’s extremely attractive corporate environment. Improving economic conditions will continue to fuel the recovery for office demand and increased market activity will chip away at vacancies. Consequently, vacancy rates are expected to decline while rents will continue a trend upward for the remainder of the year. The recovery will remain slow and steady.

7. Greater Miami Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
GREATER MIAMI	16.8%		90,498		\$30.23	




SOURCE: Cushman & Wakefield Research

Figure 12: Greater Miami Leasing Market Synopsis

Miami-Dade County continues its slow pace towards economic recovery, though it has several obstacles to overcome, such as continued job loss and one of the highest unemployment rates in the state. In conjunction with the area’s ongoing struggles in the employment arena, during the second quarter, Miami’s office market experienced a sharp decrease in leasing activity. Despite this decrease, overall absorption remained positive because of large move-ins by companies such as Keiser University, Wells Fargo & Co., and Avaya. With nearly 790,000 square feet of space under construction and scheduled for delivery during the second half of the year, expect vacancy to rise slightly as this primarily unoccupied space is delivered over the next six months.

The Miami Downtown/Brickell submarket experienced considerable activity during the first half of the year with tenants looking to right size their current premises and explore economic as well as non-economic options. Although landlords have somewhat reduced aggressive concessions of earlier this year, tenants continue to aggressively seek the best possible transaction.

8. West Palm Beach Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
WEST PALM BEACH	20.1%		384,307		\$26.94	




SOURCE: Cushman & Wakefield Research

Figure 13: West Palm Beach Leasing Market Synopsis

Office worker employment figures are recording negative growth in West Palm Beach thus far in 2011, and, therefore, demand for space within the market continues to remain weak. Overall vacancy has slowly trended downward and year-to-date overall absorption is positive. However, quarterly leasing activity totals continue to linger below average in the market. This is primarily due to a lack of demand and activity from larger users and is readily demonstrated by the average lease size of 2,697 square feet during the first half of the year. Fortunately, there are currently no speculative construction projects underway in the market and there is an anticipated slight increase in tenant activity due to the favorable lease deals available.

Job creation is one of the main factors that caused reduced demand for office space in Palm Beach County over the past few years. Market conditions are improving with several companies relocating to the area. Companies not looking to grow will restructure existing lease terms, downsize, or move horizontally within the county, which will keep the county active in key regions. Although Palm Beach is feeling the country's economic slowdown, the region is still positioned well for long-term growth and strong international business.

9. Gainesville Market Area

MARKET AREA	OVERALL VACANCY RATE AT MID-YEAR 2011	CURRENT TREND IN OVERALL VACANCY	YEAR-TO-DATE OVERALL NET ABSORPTION AT MID-YEAR 2011	CURRENT TREND IN OVERALL NET ABSORPTION	MARKET-WIDE AVERAGE ASKING FULL SERVICE RENTAL RATE	CURRENT TREND IN ASKING RENTAL RATE
GAINESVILLE	7.0%		(8,000)		\$19.85	

SOURCE: Cushman & Wakefield Research

Figure 13: Gainesville Leasing Market Synopsis

Gainesville could be considered a bright spot in both the existing and development of administrative offices space, as users locate to the market in support of the growing research and healthcare fields. Gainesville vacancy will remain under ten percent for the coming quarters, thus keeping market at levels consistent with the last five years. Net absorption of existing office space will remain stagnant in the short term but is predicted to rise in the coming quarters as the indirect effect of the above mentioned development and economic growth filters into the private office markets. Another factor to consider is the lack of available land in and around the local higher education areas. This factor will further support the healthy market conditions. In addition, the absence of new office development in the private market will also drive positive absorption. In summary, the Gainesville

market will remain positive and market rents will remain consistent, even beginning to ease upward as availability decreases for quality office space.

F. Cost-benefit Analyses of Acquisition, Build and Consolidation Opportunities

The strategic planning and specific actions that DMS is implementing for real estate optimization and cost savings are addressed in detail within the Strategic Leasing Plan, presented in Appendix X. The basic approach DMS has taken to the required analysis is summarized below.

Section 255.249(3)(c), Florida Statutes

7. Cost-benefit analyses of acquisition, build, and consolidation opportunities, recommendations for strategic consolidation, and strategic recommendations for disposition, acquisition, and building.

1. Acquire/Build versus Lease

Cost-benefit analysis of acquisition, build, and consolidation opportunities must consider all relevant factors such as future demand for services in the area, private market rental capacity, and cost of capital.

When exploring lease versus acquire/build/consolidate options, DMS recommends the following criteria:

- **Commitment to Locale:** The state should have a significant investment in the desired location for at least 30 years because of the long payback period.
- **Capital Investment:** This use should be the highest and best use of the capital investment.

Where commitment to locale and capital investment opportunities exists, commercial real estate experts recommend analysis of cost to acquire/build versus expected lease rates. This analysis provides informed and substantiated decisions, and, although it is a detailed and complex process, it can essentially be summarized in the following three actions:

- Elect to lease when the lease rates per square foot are less than eight (8) percent to ten (10) percent of the cost per square foot to acquire/build.
- Conduct case-by-case studies whenever the lease rates per square foot are between ten (10) percent and 15 percent of the cost per square foot to acquire/build.
- Pursue the opportunities to acquire/build where lease rates per square foot are 15 percent or more of the cost per square foot to acquire/build.

2. Lease Consolidation Methodology

Lease consolidation is an opportunity for the same agency to co-locate previously separate offices into a single facility or multiple agencies to co-locate in the same facility.

Once DMS develops a clear understanding of the details for each lease, the leasing staff reviews the following factors with agencies and tenant brokers to determine if a consolidation opportunity exists:

- **Excess Space:** Determine whether the facility has excess space. Verify that any excess space is warranted to meet statutory needs of the agency (e.g., law enforcement agencies require secured evidence rooms and weapons rooms, driver license offices require large public waiting areas, etc.).
- **Excess Space Between/Across Agencies within a Five- to Eight-mile Radius:** Verify the mission, purpose, and customers of each agency to determine if sharing this space is compatible (e.g., incompatible programs include probation offices and Department of Children and Families programs, which see children visitors).

The flat public lease rate benefits our client agencies, although it continues to present potential long-term challenges to the FFP. Currently, FFP buildings have a backlog of capital improvement needs totaling approximately \$100 million. Examples of these deficiencies include aging roofs, elevators, Heating, Ventilation, Air Conditioning (HVAC) equipment, as well as ADA compliance issues. While DMS maintains the buildings within the parameters of existing resources, the value of the state’s assets could be negatively impacted if the state does not address these deficiencies in the near future.

3. Disposition Decisions Making

For disposition planning, those capital deficiencies impact potential return on investment. The entire real estate market in Florida and throughout most of the nation continues to be in a downturn. If the state reaches the point in the statutorily mandated disposition process where it can try to sell properties, building condition will likely have negative influence on market value.

Conversely, if the state continues to delay capital improvements, life safety may become an issue, which may in turn hurt space consolidation work.

G. Five-year Plan for Utilizing State-owned Space versus Private Sector leases

The Department has developed a Strategic Leasing Plan that outlines our goals and initiatives over the next five-years for improving the performance of the state’s real estate portfolio, with particular attention to efficient use of state-owned buildings. The five year plan required in sections 255.249 (b) and (c), Florida Statutes, is the same as the document commonly known as the Department’s Strategic Leasing Plan, as required under Section

Section 255.249(3)(c), Florida Statutes
8. *The updated plan required by s. 255.25(4)(c).*

Section 255.25(4), Florida Statutes
(c) *Because the state has a substantial financial investment in state-owned buildings, it is legislative policy and intent that when state-owned buildings meet the needs of state agencies, agencies must fully use such buildings before leasing privately owned buildings. By September 15, 2006, the Department of Management Services shall create a 5-year plan for implementing this policy. The department shall update this plan annually, detailing proposed departmental actions to meet the plan’s goals, and shall furnish this plan annually as part of the master leasing report.*

Section 255.249(3), Florida Statutes
(b) *The department shall develop and implement a strategic leasing plan. The strategic leasing plan shall forecast space needs for all state agencies and identify opportunities for reducing costs through consolidation, relocation, reconfiguration, capital investment, and the*

255.249(3)(b), Florida Statutes, and is provided as Appendix X to this report.

Figure 14, located below, provides an overview of the current and planned initiatives DMS is employing to address problems and meet strategic goals identified in the Strategic Leasing Plan.

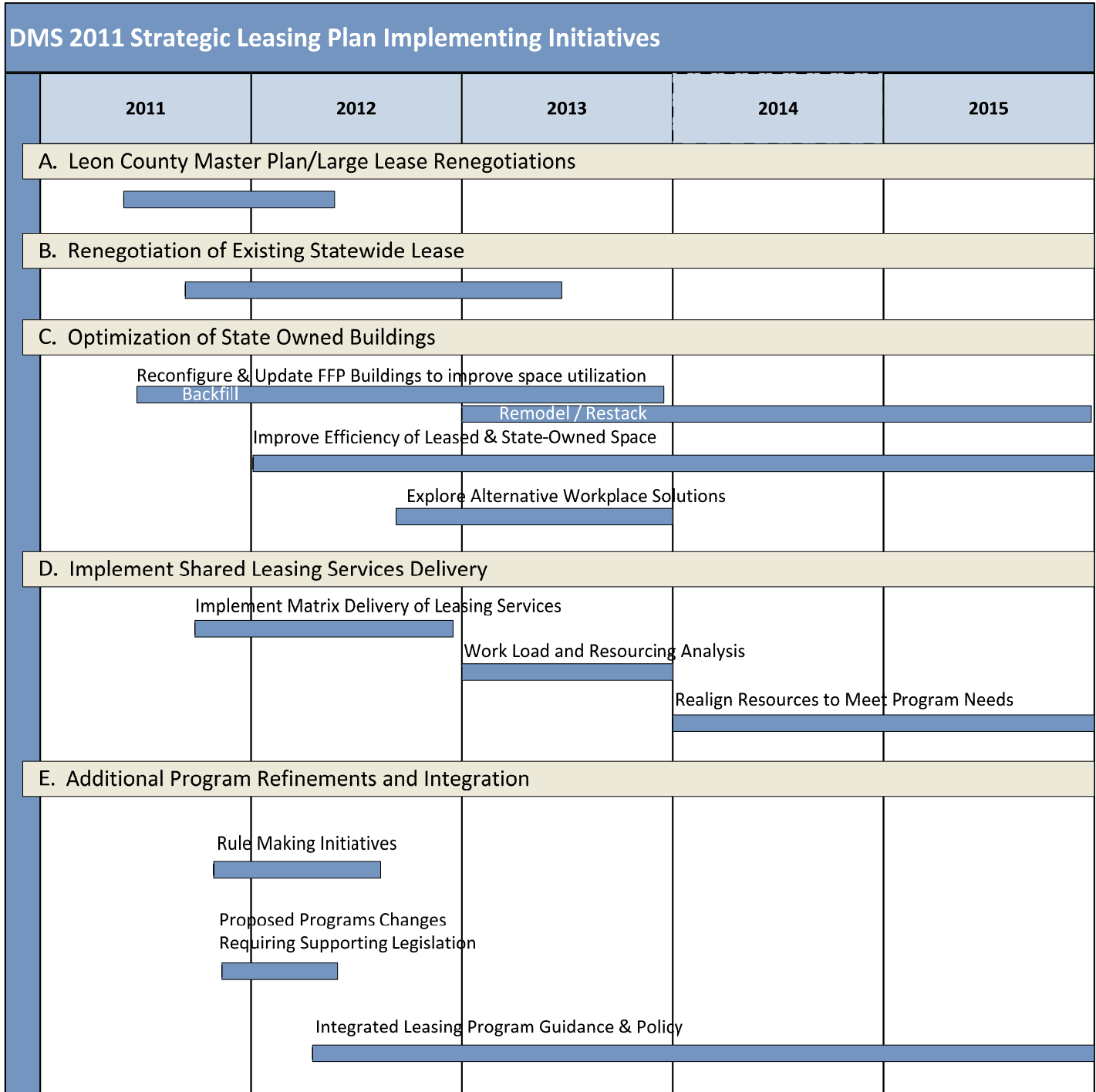


Figure 14: Overview of Initiatives Intended to Implement the DMS Strategic Leasing Plan

III. Next Steps/Closing

To help the state maintain the highest possible availability of space in FFP buildings, minimizing the cost of leased facilities while meeting agencies' business space needs, DMS is working with state leaders to prioritize capital improvement needs in FFP buildings. The five-year strategic plan details DMS' recommendations to advance a master real estate strategy versus only leasing. Executing a master real estate strategy that adopts industry best practices for comprehensive real estate management, which includes leasing, will transition DMS and the State of Florida to be a leader in public real estate management.

For additional information or if you have questions about this report, please contact:

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Appendix I:
Summary Comparison to Current Market Rates, and Per Occupant Costs & Square Footage for Private Office Space Leases expiring by 6/30/2013 sorted by County/Market and Agency

Summary listing by County/Market

Markets	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average Difference Below 2011 Market Rate
ALACHUA	5	20,410	\$4,191.82	215	\$19.34	\$25.47	\$5.14
BAY	14	70,737	\$5,981.98	304	\$18.49	\$25.47	\$1.63
BRADFORD	3	9,237	\$4,334.11	218	\$20.01	\$19.85	-\$1.14
BREVARD	11	51,266	\$4,583.17	282	\$20.93	\$25.47	\$3.62
BROWARD	19	150,062	\$7,540.08	386	\$20.38	\$25.47	-\$0.74
CHARLOTTE	4	14,389	\$5,099.53	218	\$26.22	\$18.10	-\$8.60
CITRUS	4	15,807	\$4,305.89	226	\$19.01	\$25.47	\$1.46
CLAY	4	21,729	\$4,042.49	214	\$19.69	\$20.48	\$0.20
COLLIER	10	27,314	\$5,174.52	209	\$24.53	\$25.47	-\$6.27
COLUMBIA	5	23,364	\$6,676.41	348	\$18.35	\$19.85	-\$1.58
DESOTO	2	5,477	\$4,196.93	291	\$14.75	\$16.92	\$0.42
DIXIE	1	1,500	\$6,300.00	375	\$16.80	\$0.00	
DUVAL	22	269,559	\$4,914.21	286	\$18.66	\$25.47	\$0.77
ESCAMBIA	13	62,439	\$5,139.22	279	\$18.44	\$25.47	\$1.23
GADSDEN	2	4,048	\$2,572.32	206	\$11.79	\$16.92	\$5.14
HARDEE	2	2,736	\$4,565.00	244	\$18.71	\$19.85	\$1.14
HENDRY	1	3,926	\$7,445.12	357	\$20.86	\$0.00	
HERNANDO	2	11,796	\$3,003.13	194	\$11.41	\$16.18	\$1.08
HIGHLANDS	7	21,361	\$4,452.24	278	\$16.03	\$25.47	\$4.04
HILLSBOROUGH	18	165,530	\$5,093.38	251	\$19.81	\$25.47	-\$0.64
HOLMES	2	13,847	\$4,182.24	317	\$12.79	\$25.47	\$9.87
INDIAN RIVER	3	6,713	\$4,365.54	199	\$17.65	\$19.85	\$0.93
JACKSON	6	23,700	\$3,270.82	227	\$14.31	\$25.47	\$10.01
JEFFERSON	1	1,500	\$2,832.69	115	\$24.55	\$0.00	
LAKE	5	37,534	\$3,872.23	201	\$18.21	\$19.85	-\$0.75
LEE	6	16,336	\$5,960.31	260	\$22.66	\$25.47	-\$2.18
LEON	26	600,099	\$4,317.14	242	\$17.62	\$19.85	-\$0.54
LEVY	2	10,232	\$4,536.71	289	\$14.83	\$16.92	\$1.73
MADISON	2	6,956	\$6,105.41	354	\$17.26	\$19.85	\$0.21
MANATEE	11	32,945	\$5,618.92	284	\$19.09	\$25.47	\$1.41
MARION	9	40,930	\$4,266.87	201	\$21.14	\$25.47	\$0.74
MARTIN	1	879	\$6,759.51	293	\$23.07	\$20.48	-\$2.59
MIAMI-DADE	32	259,337	\$7,041.07	265	\$26.00	\$20.48	-\$8.26
MONROE	4	13,376	\$9,926.93	332	\$28.90	\$19.85	-\$11.40

Markets	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average Difference Below 2011 Market Rate
OKALOOSA	5	23,372	\$4,731.46	258	\$18.82	\$20.48	\$0.54
OKEECHOBEE	1	2,321	\$7,400.12	387	\$19.13	\$25.47	\$6.34
ORANGE	9	102,433	\$5,763.49	281	\$20.72	\$25.47	-\$0.13
OSCEOLA	2	7,131	\$2,606.77	234	\$11.60	\$25.47	\$9.60
PALM BEACH	11	98,687	\$6,385.51	292	\$21.29	\$25.47	\$1.00
PASCO	4	12,848	\$4,047.58	220	\$18.53	\$25.47	\$0.27
PINELLAS	4	16,499	\$4,818.22	219	\$21.90	\$25.47	-\$2.68
POLK	8	33,112	\$5,063.55	275	\$17.48	\$25.47	\$6.15
PUTNAM	2	14,449	\$4,521.13	240	\$18.91	\$25.47	\$7.52
SANTA ROSA	4	11,706	\$6,832.95	366	\$17.66	\$16.92	-\$5.72
SARASOTA	7	50,208	\$4,569.19	206	\$21.15	\$25.47	-\$2.73
SEMINOLE	6	52,899	\$5,016.41	238	\$20.98	\$19.85	-\$3.19
ST. JOHNS	2	2,997	\$3,615.62	181	\$14.75	\$25.47	\$6.08
ST. LUCIE	2	4,078	\$9,029.96	244	\$35.85	\$16.18	-\$23.37
SUWANNEE	1	4,999	\$5,989.19	192	\$31.15	\$25.47	-\$5.68
VOLUSIA	12	66,406	\$5,306.91	273	\$19.35	\$25.47	-\$0.47
WAKULLA	2	1,761	\$3,264.85	187	\$16.86	\$25.47	\$4.57
WALTON	1	3,634	\$5,311.70	303	\$17.54	\$18.50	\$0.96
OTHER STATE	1	4,579	\$4,002.05	183	\$21.85	\$0.00	
Grand Total or Average	343	2,531,190	\$5,364.50	267	\$20.08	\$25.47	N/A

Agency Summaries listed by County/Market

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
ALACHUA	5	20,410	\$4,191.82	215	\$19.34	\$25.47	\$5.14
AUD GEN	1	2,001	\$2,425.83	154	\$15.76	\$25.47	\$9.71
DBPR	1	7,459	\$5,495.60	241	\$22.84	\$25.47	\$2.63
DEA	1	2,167	\$2,641.03	135	\$19.50	\$25.47	\$5.97
DOC	1	6,948	\$5,653.15	316	\$17.90	\$20.48	\$2.58
DOH	1	1,835	\$4,743.48	229	\$20.68	\$25.47	\$4.79
BAY	14	70,737	\$5,981.98	304	\$18.49	\$25.47	\$1.63
AGR	1	813	\$8,012.12	407	\$19.71	\$25.47	\$5.76
DBPR	1	4,992	\$6,468.21	357	\$18.14	\$0.00	
DCF	1	29,643	\$4,631.72	309	\$15.00	\$25.47	\$10.47
DEA	1	1,800	\$2,970.00	180	\$16.50	\$19.85	\$3.35
DEP	1	3,657	\$4,056.46	281	\$14.42	\$0.00	
DFS	1	2,716	\$4,617.20	272	\$17.00	\$18.10	\$1.10
DOAH	1	4,656	\$18,228.24	776	\$23.49	\$25.47	\$1.98
DOC	2	12,750	\$4,211.25	227	\$18.51	\$19.85	-\$0.12
DOE	2	3,146	\$5,104.64	300	\$17.00	\$25.47	\$4.79
DOH	1	500	\$2,413.75	125	\$19.31	\$8.78	-\$10.53
DOT	1	1,564	\$1,187.77	87	\$13.67	\$16.92	\$3.25
HSMV	1	4,500	\$12,530.45	409	\$30.63	\$25.47	-\$5.16
BRADFORD	3	9,237	\$4,334.11	218	\$20.01	\$19.85	-\$1.14
DCF	1	6,198	\$4,755.77	238	\$19.95	\$16.92	-\$3.03
DJJ	1	388	\$4,380.52	194	\$22.58	\$19.85	-\$2.73
DOC	1	2,651	\$3,866.04	221	\$17.50	\$19.85	\$2.35
BREVARD	11	51,266	\$4,583.17	282	\$20.93	\$25.47	\$3.62
APD	1	2,625	\$5,568.75	375	\$14.85	\$16.92	\$2.07
DCF	2	6,241	\$2,104.46	110	\$19.48	\$25.47	\$6.00
DFS	1	120	\$6,900.00	120	\$57.50	\$0.00	
DJJ	2	7,544	\$3,842.33	524	\$10.38	\$25.47	\$10.45
DOAH	1	3,251	\$8,243.61	464	\$17.75	\$17.38	-\$0.37
DOC	1	7,756	\$4,057.61	204	\$19.88	\$0.00	
DOR	2	20,823	\$5,200.81	240	\$21.64	\$25.47	-\$0.81
FWCC	1	2,906	\$3,349.65	194	\$17.29	\$16.92	-\$0.37
BROWARD	19	150,062	\$7,540.08	386	\$20.38	\$25.47	-\$0.74
AGR	3	3,357	\$4,289.64	246	\$17.46	\$25.47	\$7.42
DCF	1	31,508	\$5,749.49	289	\$19.89	\$0.00	
DEA	1	4,778	\$3,445.67	184	\$18.75	\$18.50	-\$0.25
DFS	2	26,396	\$9,249.69	451	\$20.25	\$17.38	\$0.38
DJJ	1	11,000	\$14,012.06	324	\$43.31	\$16.18	-\$27.13
DOAH	1	9,270	\$10,769.56	545	\$19.75	\$25.47	\$5.72

Markets	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
Agencies							
DOC	1	7,682	\$3,618.03	187	\$19.31	\$0.00	
DOE	2	6,543	\$6,576.12	293	\$22.45	\$25.47	-\$1.62
DOH	1	774	\$11,997.00	774	\$15.50	\$16.18	\$0.68
DOT	1	20,529	\$11,350.83	855	\$13.27	\$25.47	\$12.20
HSMV	5	28,225	\$7,559.67	391	\$19.95	\$19.85	-\$3.39
CHARLOTTE	4	14,389	\$5,099.53	218	\$26.22	\$18.10	-\$8.60
AGR	1	3,102	\$7,976.57	443	\$18.00	\$16.18	-\$1.82
DCF	1	4,913	\$3,508.92	129	\$27.14	\$18.10	-\$9.04
DJJ	1	2,141	\$3,240.40	107	\$30.27	\$18.10	-\$12.17
DOC	1	4,233	\$5,672.22	192	\$29.48	\$18.10	-\$11.38
CITRUS	4	15,807	\$4,305.89	226	\$19.01	\$25.47	\$1.46
DCF	1	6,914	\$5,540.74	238	\$23.24	\$18.10	-\$5.14
DJJ	1	1,829	\$2,248.15	152	\$14.75	\$19.85	\$5.10
DOC	1	4,764	\$3,858.84	183	\$21.06	\$25.47	\$4.41
DOE	1	2,300	\$5,575.86	329	\$16.97	\$0.00	
CLAY	4	21,729	\$4,042.49	214	\$19.69	\$20.48	\$0.20
DCF	1	10,762	\$3,431.33	125	\$27.42	\$0.00	
DJJ	1	2,998	\$3,309.33	231	\$14.35	\$0.00	
DOC	1	3,605	\$3,272.96	190	\$17.25	\$16.92	-\$0.33
DOH	1	4,364	\$6,156.36	312	\$19.75	\$20.48	\$0.73
COLLIER	10	27,314	\$5,174.52	209	\$24.53	\$25.47	-\$6.27
AGR	1	855	\$3,852.63	171	\$22.53	\$8.78	-\$13.75
DBPR	1	350	\$5,549.25	175	\$31.71	\$20.48	-\$11.23
DCF	3	13,416	\$3,985.08	196	\$20.87	\$25.47	\$0.08
DJJ	2	2,426	\$3,670.19	182	\$20.59	\$18.10	-\$4.00
DOC	1	6,714	\$7,953.51	258	\$30.80	\$16.92	-\$13.88
DOE	2	3,553	\$7,547.08	267	\$28.21	\$20.48	-\$8.05
COLUMBIA	5	23,364	\$6,676.41	348	\$18.35	\$19.85	-\$1.58
AUD GEN	1	2,283	\$3,278.39	228	\$14.36	\$0.00	
DCF	1	11,351	\$3,188.30	167	\$19.10	\$16.92	-\$2.18
DJJ	1	3,830	\$5,113.05	274	\$18.69	\$17.38	-\$1.31
DOC	1	2,400	\$16,800.00	800	\$21.00	\$19.85	-\$1.15
DOE	1	3,500	\$5,002.31	269	\$18.58	\$16.92	-\$1.66
DESOTO	2	5,477	\$4,196.93	291	\$14.75	\$16.92	\$0.42
DOC	1	2,348	\$3,874.20	235	\$16.50	\$16.92	\$0.42
DOR	1	3,129	\$4,519.67	348	\$13.00	\$0.00	
DIXIE	1	1,500	\$6,300.00	375	\$16.80	\$0.00	
DOH	1	1,500	\$6,300.00	375	\$16.80	\$0.00	
DUVAL	22	269,559	\$4,914.21	286	\$18.66	\$25.47	\$0.77
AGR	2	1,700	\$7,738.50	600	\$12.86	\$20.48	\$7.88
AUD GEN	1	3,269	\$3,700.51	218	\$16.98	\$25.47	\$8.49

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
CITIZENS	2	108,777	\$7,812.78	351	\$35.80	\$20.48	-\$40.32
DBPR	1	15,317	\$6,701.19	383	\$17.50	\$0.00	
DCF	2	10,136	\$3,473.38	184	\$19.22	\$15.10	\$1.35
DEA	1	3,985	\$2,898.18	181	\$16.00	\$25.47	\$9.47
DEP	1	37,139	\$4,004.05	232	\$17.25	\$18.50	\$1.25
DJJ	1	3,100	\$3,875.00	258	\$15.00	\$16.18	\$1.18
DLA	1	12,661	\$4,929.71	269	\$18.30	\$15.08	-\$3.22
DOAH	1	5,453	\$7,838.69	454	\$17.25	\$18.10	\$0.85
DOC	5	26,882	\$4,140.96	229	\$17.35	\$25.47	\$4.95
DOE	2	14,334	\$4,125.11	220	\$18.58	\$16.92	-\$0.08
DOH	2	26,806	\$3,580.54	219	\$16.25	\$25.47	\$4.95
ESCAMBIA	13	62,439	\$5,139.22	279	\$18.44	\$25.47	\$1.23
AUD GEN	1	2,088	\$3,441.02	209	\$16.48	\$20.48	\$4.00
DBPR	1	3,000	\$6,090.00	300	\$20.30	\$0.00	
DCF	2	28,281	\$4,040.56	230	\$17.25	\$16.18	\$1.18
DEA	1	2,988	\$4,556.70	213	\$21.35	\$19.85	-\$1.50
DJJ	2	8,999	\$4,813.80	221	\$20.82	\$25.47	\$1.84
DLA	1	3,476	\$5,909.20	348	\$17.00	\$16.18	-\$0.82
DOAH	1	3,999	\$8,497.88	500	\$17.00	\$17.38	\$0.38
DOC	1	6,611	\$5,233.71	275	\$19.00	\$0.00	
DOE	2	1,467	\$4,438.91	251	\$17.77	\$0.00	
HSMV	1	1,530	\$6,494.85	383	\$16.98	\$20.48	\$3.50
GADSDEN	2	4,048	\$2,572.32	206	\$11.79	\$16.92	\$5.14
DCF	1	1,848	\$1,355.76	168	\$8.07	\$16.92	\$8.85
DJJ	1	2,200	\$3,788.89	244	\$15.50	\$16.92	\$1.42
HARDEE	2	2,736	\$4,565.00	244	\$18.71	\$19.85	\$1.14
DCF	1	2,200	\$4,118.40	220	\$18.72	\$19.85	\$1.13
DOE	1	536	\$5,011.60	268	\$18.70	\$19.85	\$1.15
HENDRY	1	3,926	\$7,445.12	357	\$20.86	\$0.00	
DOR	1	3,926	\$7,445.12	357	\$20.86	\$0.00	
HERNANDO	2	11,796	\$3,003.13	194	\$11.41	\$16.18	\$1.08
DCF	1	10,796	\$6,006.26	263	\$22.81	\$8.78	-\$14.03
FDLE	1	1,000	\$0.00	125	\$0.00	\$16.18	\$16.18
HIGHLANDS	7	21,361	\$4,452.24	278	\$16.03	\$25.47	\$4.04
DEP	1	1,800	\$5,130.00	257	\$19.95	\$16.18	-\$3.77
DJJ	1	2,994	\$4,232.23	214	\$19.79	\$25.47	\$5.68
DOC	1	3,442	\$2,779.42	172	\$16.15	\$0.00	
DOE	1	2,080	\$11,363.73	347	\$32.78	\$0.00	
DOR	1	6,090	\$6,844.48	338	\$20.23	\$0.00	
FDLE	2	4,955	\$407.93	310	\$1.67	\$8.78	\$7.12
HILLSBOROUGH	18	165,530	\$5,093.38	251	\$19.81	\$25.47	-\$0.64

Appendix I:

Summary Comparison to Current Market Rates, and Per Occupant Costs & Square Footage

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
AGR	3	3,178	\$2,920.26	242	\$10.95	\$15.12	\$6.12
AHCA	1	13,739	\$4,878.75	280	\$17.40	\$8.78	-\$8.62
DEA	1	4,664	\$3,523.91	173	\$20.40	\$20.48	\$0.08
DJJ	2	14,232	\$3,837.64	209	\$18.42	\$16.92	-\$1.87
DLA	1	36,541	\$7,398.05	300	\$24.70	\$25.47	\$0.77
DOAH	1	7,788	\$11,315.51	458	\$24.70	\$19.85	-\$4.85
DOC	2	10,376	\$4,055.18	192	\$21.08	\$25.47	\$0.12
DOE	3	5,580	\$5,468.86	269	\$20.31	\$0.00	
DOH	1	1,204	\$3,612.00	201	\$18.00	\$25.47	\$7.47
DOR	1	62,000	\$5,793.70	264	\$21.96	\$25.47	\$3.51
HSMV	1	3,103	\$8,220.36	259	\$31.79	\$0.00	
PSC	1	3,125	\$5,985.58	240	\$24.90	\$16.18	-\$8.72
HOLMES	2	13,847	\$4,182.24	317	\$12.79	\$25.47	\$9.87
DCF	1	11,185	\$6,270.38	339	\$18.50	\$19.85	\$1.35
DOH	1	2,662	\$2,094.11	296	\$7.08	\$25.47	\$18.39
INDIAN RIVER	3	6,713	\$4,365.54	199	\$17.65	\$19.85	\$0.93
AGR	2	4,145	\$1,449.23	138	\$10.59	\$19.85	\$7.43
HSMV	1	2,568	\$10,198.17	321	\$31.77	\$19.70	-\$12.07
JACKSON	6	23,700	\$3,270.82	227	\$14.31	\$25.47	\$10.01
AGR	1	1,806	\$866.88	201	\$4.32	\$19.85	\$15.53
APD	1	3,674	\$3,429.07	245	\$14.00	\$25.47	\$11.47
AUD GEN	1	2,657	\$3,319.21	204	\$16.24	\$25.47	\$9.23
DCF	1	3,600	\$5,112.00	225	\$22.72	\$0.00	
DOE	1	2,303	\$3,102.77	209	\$14.82	\$16.92	\$2.10
DOR	1	9,660	\$3,795.00	276	\$13.75	\$25.47	\$11.72
JEFFERSON	1	1,500	\$2,832.69	115	\$24.55	\$0.00	
DCF	1	1,500	\$2,832.69	115	\$24.55	\$0.00	
LAKE	5	37,534	\$3,872.23	201	\$18.21	\$19.85	-\$0.75
AGR	1	536	\$1,199.57	107	\$11.19	\$0.00	
DCF	1	10,734	\$3,007.05	153	\$19.61	\$15.08	-\$4.53
DOC	1	7,419	\$3,567.48	212	\$16.83	\$19.85	\$3.02
DOR	1	16,945	\$4,882.77	261	\$18.73	\$0.00	
HSMV	1	1,900	\$6,704.29	271	\$24.70	\$0.00	
LEE	6	16,336	\$5,960.31	260	\$22.66	\$25.47	-\$2.18
AUD GEN	1	1,151	\$4,164.70	192	\$21.71	\$15.08	-\$6.63
DJJ	3	9,147	\$6,340.25	252	\$25.05	\$25.47	\$2.93
DOE	2	6,038	\$6,288.20	305	\$19.56	\$16.18	-\$7.93
LEON	26	600,099	\$4,317.14	242	\$17.62	\$19.85	-\$0.54
AGR	2	21,327	\$4,504.96	256	\$17.91	\$18.10	-\$0.76
AHCA	1	14,041	\$4,110.62	242	\$16.98	\$0.00	
AWI	2	59,521	\$3,539.23	217	\$16.34	\$18.10	\$1.18

Appendix I:

Summary Comparison to Current Market Rates, and Per Occupant Costs & Square Footage

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
CITIZENS	3	48,511	\$4,743.48	251	\$20.17	\$19.85	-\$1.54
DCF	4	21,892	\$6,364.69	290	\$18.56	\$19.85	-\$4.68
DEA	1	2,870	\$3,370.20	205	\$16.44	\$16.92	\$0.48
DEP	3	57,703	\$4,795.91	302	\$15.87	\$19.85	\$2.17
DFS	1	19,285	\$6,749.75	351	\$19.25	\$18.10	-\$1.15
DJJ	1	8,275	\$4,255.71	236	\$18.00	\$15.08	-\$2.92
DMS	1	6,231	\$1,000.42	87	\$11.56	\$16.92	\$5.36
DOAH	1	3,073	\$3,127.63	171	\$18.32	\$19.85	\$1.53
DOC	1	263,163	\$5,504.94	269	\$20.50	\$16.92	-\$3.58
DOE	1	238	\$4,391.10	238	\$18.45	\$16.92	-\$1.53
DOR	2	38,069	\$928.98	48	\$19.16	\$18.10	-\$2.02
DOT	1	27,892	\$4,985.33	294	\$16.98	\$16.92	-\$0.06
HSMV	1	8,008	\$4,774.29	381	\$12.52	\$16.92	\$4.40
LEVY	2	10,232	\$4,536.71	289	\$14.83	\$16.92	\$1.73
DCF	1	6,392	\$2,353.42	194	\$12.15	\$16.92	\$4.77
DOC	1	3,840	\$6,720.00	384	\$17.50	\$16.18	-\$1.32
MADISON	2	6,956	\$6,105.41	354	\$17.26	\$19.85	\$0.21
DOC	1	2,209	\$6,446.60	368	\$17.51	\$15.08	-\$2.43
DOR	1	4,747	\$5,764.21	339	\$17.00	\$19.85	\$2.85
MANATEE	11	32,945	\$5,618.92	284	\$19.09	\$25.47	\$1.41
AGR	3	2,717	\$2,617.13	177	\$15.27	\$25.47	\$8.33
APD	1	2,800	\$6,132.00	280	\$21.90	\$25.47	\$3.57
DCF	1	4,082	\$2,689.32	120	\$22.40	\$16.92	-\$5.48
DJJ	1	8,059	\$738.61	40	\$18.33	\$20.48	\$2.15
DOAH	1	3,827	\$16,065.75	765	\$20.99	\$8.78	-\$12.21
DOC	1	4,999	\$4,564.30	217	\$21.00	\$25.47	\$4.47
DOE	2	5,153	\$4,944.42	257	\$19.20	\$16.18	-\$2.06
DOH	1	1,308	\$13,877.88	654	\$21.22	\$19.85	-\$1.37
MARION	9	40,930	\$4,266.87	201	\$21.14	\$25.47	\$0.74
DCF	4	17,846	\$3,196.98	160	\$20.73	\$25.47	\$8.66
DEA	1	3,150	\$4,037.56	185	\$21.79	\$0.00	
DOC	1	4,524	\$5,066.88	251	\$20.16	\$0.00	
DOR	1	11,227	\$6,167.02	261	\$23.62	\$18.10	-\$5.52
DOT	1	3,271	\$2,739.46	164	\$16.75	\$0.00	
FWCC	1	912	\$7,603.04	304	\$25.01	\$16.18	-\$8.83
MARTIN	1	879	\$6,759.51	293	\$23.07	\$20.48	-\$2.59
AGR	1	879	\$6,759.51	293	\$23.07	\$20.48	-\$2.59
MIAMI-DADA	32	259,337	\$7,041.07	265	\$26.00	\$20.48	-\$8.26
AGR	2	5,215	\$7,658.95	289	\$26.48	\$0.00	
APD	1	3,025	\$6,886.92	252	\$27.32	\$0.00	
DBPR	1	16,625	\$7,225.06	273	\$26.51	\$0.00	

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
DCF	6	83,215	\$4,154.19	175	\$24.91	\$20.48	-\$8.86
DEA	1	4,511	\$4,203.58	167	\$25.16	\$20.48	-\$4.68
DJJ	3	19,261	\$7,664.33	313	\$22.90	\$19.85	-\$4.02
DOC	1	27,783	\$3,742.88	196	\$19.13	\$0.00	
DOE	9	32,888	\$9,971.90	328	\$30.19	\$19.85	-\$10.43
DOH	3	13,177	\$5,689.75	268	\$20.77	\$0.00	
DOR	1	38,619	\$4,760.42	194	\$24.53	\$0.00	
DOT	1	3,754	\$13,631.71	469	\$29.05	\$0.00	
HSMV	2	8,485	\$4,515.52	173	\$26.15	\$16.18	-\$15.62
PSC	1	2,779	\$5,780.32	253	\$22.88	\$0.00	
MONROE	4	13,376	\$9,926.93	332	\$28.90	\$19.85	-\$11.40
DCF	2	9,192	\$7,501.05	276	\$27.19	\$19.85	-\$7.81
DOC	1	2,168	\$7,146.27	271	\$26.37	\$0.00	
DOH	1	2,016	\$17,559.36	504	\$34.84	\$19.85	-\$14.99
OKALOOSA	5	23,372	\$4,731.46	258	\$18.82	\$20.48	\$0.54
AGR	1	1,314	\$4,378.25	263	\$16.66	\$16.18	-\$0.48
DFS	1	2,777	\$5,415.15	347	\$15.60	\$19.85	\$4.25
DOC	1	5,997	\$4,240.10	222	\$19.09	\$20.48	\$1.39
DOE	1	2,998	\$5,178.36	273	\$19.00	\$19.85	\$0.85
DOR	1	10,286	\$4,445.42	187	\$23.77	\$20.48	-\$3.29
OKEECHOBEE	1	2,321	\$7,400.12	387	\$19.13	\$25.47	\$6.34
DOR	1	2,321	\$7,400.12	387	\$19.13	\$25.47	\$6.34
ORANGE	9	102,433	\$5,763.49	281	\$20.72	\$25.47	-\$0.13
DCF	3	29,607	\$2,984.58	136	\$21.68	\$25.47	-\$1.18
DEP	1	39,915	\$4,935.37	235	\$21.02	\$25.47	\$4.45
DFS	1	6,383	\$4,357.46	213	\$20.48	\$0.00	
DLA	1	17,557	\$6,261.14	258	\$24.25	\$16.92	-\$7.33
DOE	1	1,120	\$4,928.00	280	\$17.60	\$16.18	-\$1.42
DOT	1	3,897	\$2,596.56	144	\$17.99	\$19.38	\$1.39
FDLE	1	3,954	\$19,839.20	989	\$20.07	\$25.47	\$5.40
OSCEOLA	2	7,131	\$2,606.77	234	\$11.60	\$25.47	\$9.60
DCF	1	2,185	\$0.00	243	\$0.00	\$16.92	\$16.92
DOR	1	4,946	\$5,213.53	225	\$23.19	\$25.47	\$2.28
PALM BEACH	11	98,687	\$6,385.51	292	\$21.29	\$25.47	\$1.00
AGR	2	5,217	\$4,824.24	235	\$18.63	\$18.10	\$4.80
DBPR	1	430	\$8,397.90	430	\$19.53	\$19.85	\$0.32
DCF	1	24,987	\$7,214.60	316	\$22.81	\$25.47	\$2.66
DFS	1	17,369	\$4,363.69	214	\$20.35	\$0.00	
DLA	1	23,437	\$7,341.71	282	\$26.00	\$0.00	
DOAH	1	7,601	\$11,449.01	475	\$24.10	\$16.18	-\$7.92
DOC	1	11,313	\$6,098.50	263	\$23.18	\$25.47	\$2.29

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
DOE	2	4,796	\$5,597.46	267	\$20.23	\$25.47	\$2.43
DOH	1	3,537	\$4,531.78	221	\$20.50	\$0.00	
PASCO	4	12,848	\$4,047.58	220	\$18.53	\$25.47	\$0.27
DFS	1	387	\$3,599.10	194	\$18.60	\$8.78	-\$9.82
DJJ	1	6,244	\$4,558.12	271	\$16.79	\$20.48	\$3.69
DOC	1	3,701	\$4,531.67	206	\$22.04	\$25.47	\$3.43
DOH	1	2,516	\$3,501.43	210	\$16.70	\$20.48	\$3.78
PINELLAS	4	16,499	\$4,818.22	219	\$21.90	\$25.47	-\$2.68
DOC	2	11,670	\$4,584.32	207	\$22.20	\$17.35	-\$4.63
DOE	1	2,371	\$3,664.27	216	\$17.00	\$0.00	
HSMV	1	2,458	\$6,439.96	246	\$26.20	\$25.47	-\$0.73
POLK	8	33,112	\$5,063.55	275	\$17.48	\$25.47	\$6.15
DCF	1	12,564	\$2,906.60	188	\$15.50	\$0.00	
DFS	1	3,914	\$9,190.07	391	\$23.48	\$0.00	
DOAH	1	4,121	\$8,757.13	515	\$17.00	\$25.47	\$8.47
DOC	2	7,016	\$3,884.34	219	\$17.76	\$25.47	\$7.72
DOE	1	1,365	\$3,583.13	171	\$21.00	\$25.47	\$4.47
DOH	2	4,132	\$3,239.25	222	\$13.66	\$15.08	\$2.38
PUTNAM	2	14,449	\$4,521.13	240	\$18.91	\$25.47	\$7.52
DCF	1	8,938	\$4,331.66	218	\$19.87	\$0.00	
DOR	1	5,511	\$4,710.59	262	\$17.95	\$25.47	\$7.52
SANTA ROSA	4	11,706	\$6,832.95	366	\$17.66	\$16.92	-\$5.72
DCF	1	2,714	\$4,297.17	226	\$19.00	\$0.00	
DJJ	1	3,038	\$4,280.82	276	\$15.50	\$8.78	-\$6.72
DOC	1	3,525	\$2,455.24	153	\$16.02	\$8.78	-\$7.24
HSMV	1	2,429	\$16,298.59	810	\$20.13	\$16.92	-\$3.21
SARASOTA	7	50,208	\$4,569.19	206	\$21.15	\$25.47	-\$2.73
AUD GEN	1	900	\$4,583.25	225	\$20.37	\$16.18	-\$4.19
DCF	1	15,384	\$2,617.53	112	\$23.31	\$16.18	-\$7.13
DFS	1	1,725	\$6,177.96	246	\$25.07	\$0.00	
DJJ	1	2,300	\$3,797.09	209	\$18.16	\$25.47	\$7.31
DOC	1	2,809	\$5,892.42	216	\$27.27	\$25.47	-\$1.80
DOR	1	26,090	\$7,926.08	330	\$24.00	\$16.18	-\$7.82
FDLE	1	1,000	\$990.00	100	\$9.90	\$0.00	
SEMINOLE	6	52,899	\$5,016.41	238	\$20.98	\$19.85	-\$3.19
DCF	1	18,747	\$4,461.79	208	\$21.42	\$18.10	-\$3.32
DJJ	1	9,056	\$5,142.85	238	\$21.58	\$16.18	-\$5.40
DOC	2	14,492	\$4,789.07	225	\$21.22	\$19.85	-\$2.25
DOE	1	2,700	\$7,266.38	338	\$21.53	\$0.00	
DOR	1	7,904	\$3,649.33	193	\$18.93	\$16.18	-\$2.75
ST. JOHNS	2	2,997	\$3,615.62	181	\$14.75	\$25.47	\$6.08

Markets Agencies	Count of Leases	Sum of Square Footage	Average Cost / FTE	Average SF / FTE	Average Rate / SF	2011 Office Market Rate Assessments	Average of amount Below 2011 Market Rate
AGR	1	505	\$378.25	51	\$7.49	\$16.18	\$8.69
DOE	1	2,492	\$6,853.00	312	\$22.00	\$25.47	\$3.47
ST. LUCIE	2	4,078	\$9,029.96	244	\$35.85	\$16.18	-\$23.37
DEA	1	680	\$4,431.33	227	\$19.55	\$16.18	-\$3.37
HSMV	1	3,398	\$13,628.59	261	\$52.14	\$8.78	-\$43.36
SUWANNEE	1	4,999	\$5,989.19	192	\$31.15	\$25.47	-\$5.68
DCF	1	4,999	\$5,989.19	192	\$31.15	\$25.47	-\$5.68
VOLUSIA	12	66,406	\$5,306.91	273	\$19.35	\$25.47	-\$0.47
AGR	1	480	\$2,249.60	160	\$14.06	\$16.18	\$2.12
DCF	1	10,640	\$3,874.35	231	\$16.75	\$15.08	-\$1.67
DJJ	1	4,205	\$3,440.45	191	\$18.00	\$25.47	\$7.47
DOC	2	14,543	\$5,157.93	250	\$20.53	\$19.85	-\$0.02
DOE	3	5,312	\$7,769.08	364	\$22.99	\$25.47	-\$2.16
DOR	2	24,580	\$5,741.07	294	\$19.54	\$16.92	-\$2.62
DOT	1	2,978	\$3,071.06	186	\$16.50	\$0.00	
HSMV	1	3,668	\$5,942.16	333	\$17.82	\$16.92	-\$0.90
WAKULLA	2	1,761	\$3,264.85	187	\$16.86	\$25.47	\$4.57
DCF	1	1,561	\$1,399.70	173	\$8.07	\$17.38	\$9.31
DOE	1	200	\$5,130.00	200	\$25.65	\$25.47	-\$0.18
WALTON	1	3,634	\$5,311.70	303	\$17.54	\$18.50	\$0.96
DCF	1	3,634	\$5,311.70	303	\$17.54	\$18.50	\$0.96
OTHER STATE	1	4,579	\$4,002.05	183	\$21.85	\$0.00	
DOR	1	4,579	\$4,002.05	183	\$21.85	\$0.00	
Grand Total or Average	343	2,531,190	\$5,364.50	267	\$20.08	\$25.47	N/A

Appendix II: Overview of Revenue Producing Florida Facilities Pool Buildings

County	Building	Gross SQ.FT.	Total Net Leasable SQ.FT.	Total Leased Space	Approx. Age of Building (Years)
Alachua		55,088	46,600	39,622	
	Alachua Regional Service Center East	27,544	20,760	20,643	10
	Alachua Regional Service Center North	27,544	25,840	18,979	10
Broward		254,524	191,013	177,805	
	Gore Building	84,784	57,986	52,793	33
	North Broward Regional Service Center	169,740	133,027	125,012	16
Collier		42,856	32,818	32,818	
	Marathon Regional Service Center	42,856	32,818	32,818	18
Duval		294,361	245,755	241,708	
	Singleton Building A (Jacksonville Regional Service Center Building A)	113,000	96,085	93,855	16
	Singleton Building B (Jacksonville Regional Service Center Building B)	79,590	63,814	61,997	16
	Singleton Cafeteria (Jacksonville Regional Service Center Cafeteria)	5,184	2,926	2,926	16
	Singleton FDLE/Lab	91,587	78,768	78,768	10
	Singleton Joint Dispatch	5,000	4,162	4,162	9
Hillsborough		22,339	19,215	19,215	
	Hargrett Building	22,339	19,215	19,215	12
Lee		235,280	178,941	156,100	
	D'alessandro Building (Fort Myers Regional Service Center)	235,280	178,941	156,100	29
Leon		5,941,907	4,383,592	4,299,232	
	Bob Martinez Center (Twin Towers Building)	223,421	166,286	166,286	36
	Bob Martinez Cntr (Twin Towers Office/Lab)	81,265	56,539	56,539	22
	Capitol Building	585,184	330,601	329,879	35
	Capitol Security Station-South Entrance	100	94	94	35
	Carlton Building	231,616	155,415	147,990	55
	Carr Building	122,487	99,680	99,680	13
	CCOC Building 2575 (Emergency Operation Ctr)	22,395	18,739	18,739	15
	CCOC Building 2450 - 1	196,870	164,073	164,073	1

County	Building	Gross SQ.FT.	Total Net Leasable SQ.FT.	Total Leased Space	Approx. Age of Building (Years)
	CCOC Building 2450 - 2	196,870	162,002	162,002	1
	CCOC Building 2450 - 3	76,009	55,749	55,749	1
	CCOC Building 2541 (Gunter Building)	119,084	98,873	98,873	16
	CCOC Building 2555 (Sadowski Building)	119,084	97,205	97,205	15
	CCOC Building 2585 (Prather Building)	121,212	98,511	98,511	11
	CCOC Building 4025	104,128	85,478	85,478	11
	CCOC Building 4030	104,128	82,247	82,247	16
	CCOC Building 4040	119,084	96,639	96,639	16
	CCOC Building 4042	121,212	97,129	97,129	10
	CCOC Building 4050	104,128	80,488	80,488	16
	CCOC Building 4052	121,212	97,097	97,097	10
	CCOC Building 4071	119,084	80,575	80,575	13
	CCOC Building 4075 (Betty Easley Ctr)	51,485	33,326	32,720	16
	CCOC Shared Resource Center	29,763	24,554	24,554	10
	Coleman Building	9,000	8,404	8,404	48
	Collins Building	249,612	172,108	162,101	49
	Douglas Building	126,878	100,893	100,893	39
	Elliot Building	13,888	10,985	6,729	49
	First District Court Of Appeal	109,221	79,010	79,010	0
	Fletcher Building	220,000	155,535	155,535	34
	Gray Building	307,884	202,179	202,179	35
	Grounds Warehouse	7,290	6,899	6,899	74
	Holland Building	82,000	54,484	41,507	62
	House Office Building	97,116	69,157	69,157	38
	James Building	110,884	78,548	78,548	33
	Knott Building	111,212	73,670	73,670	71
	Larson Building	226,648	183,547	183,547	43
	OPCON (Operations Control)	6,070	1,590	1,590	34
	Pepper Building	211,158	161,963	155,530	22
	Records Center New	69,842	64,188	50,909	18
	Records Storage Annex	14,000	10,997	10,997	31
	Senate Office Building	97,416	65,734	65,734	38
	Tallahassee FDLE	305,048	265,667	265,667	21
	Trammell Building	156,977	115,606	86,951	32
	Turlington Building	439,942	321,128	321,128	22

County	Building	Gross SQ.FT.	Total Net Leasable SQ.FT.	Total Leased Space	Approx. Age of Building (Years)
Miami-Dade		467,788	367,001	352,705	
	Miami FDLE Building	80,000	69,216	69,216	9
	Miami FDLE Evidence Warehouse	10,288	10,288	10,288	9
	Opa-Locka Regional Service Center North (A)	20,000	17,354	17,354	11
	Opa-Locka Regional Service Center South (B)	20,000	16,979	16,979	11
	Rohde Building	337,500	253,164	238,868	33
Orange		470,289	329,786	286,738	
	Hurston Building North Tower	160,650	115,230	87,234	34
	Hurston Building South Tower	228,339	144,841	129,789	21
	Orlando Regional Crime Lab	81,300	69,715	69,715	25
	Palm Beach	100,831	64,536	64,536	32
	Dimick Building	100,831	64,536	64,536	32
	Pinellas	228,892	177,936	147,812	60
	Grizzle Building	153,372	125,503	95,379	20
	Sebring Building	75,520	52,433	52,433	40
Polk		86,843	58,178	42,528	
	Peterson Building	86,843	58,178	42,528	26
Saint Lucie		89,816	73,013	72,121	
	Benton Building (Fort Pierce Regional Service Center)	89,816	73,013	72,121	16
Volusia		85,105	74,058	73,735	
	Daytona Beach Regional Service Center	85,105	74,058	73,735	22
Grand Total		8,375,919	6,242,442	6,006,675	

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Appendix III:

State of Florida Major Metropolitan Market Overviews – Summer 2011

The following market by market analysis of six major metropolitan market areas in Florida was developed by Cushman & Wakefield of Florida, Inc., one of the State Tenant Brokers under contract with DMS. This information was derived from Market Beat, Global Market Reports 2Q11, a Cushman and Wakefield Research Publication¹.



¹ http://www.cushwake.com/cwmb2q11/us_2q11.html. Cushman & Wakefield of Florida, Inc. 10151 Deerwood Park Boulevard, Suite 250, Jacksonville, FL 32256 (904) 731-9500 www.cushmanwakefield.com.

Overview

Jacksonville's economic recovery continued in the second quarter. The local unemployment rate fell to a two-year low of 9.7% in May, leaving approximately 10,000 fewer people unemployed than just six months earlier.

A net increase of 800 office-using jobs in the twelve months ending May 2011 saw the local office market strengthen in the second quarter. Absorption remained positive, leasing activity increased year-over-year and overall vacancy extended the downward trajectory that began in late 2010.

Vacancy Continues Decline

Overall absorption posted positive 65,853 square feet (sf) in the second quarter, the market's fourth consecutive quarter of positive overall absorption. This brought total absorption to 162,079 sf year-to-date, a significant turnaround from the negative 96,747 sf documented over the same period last year. This came despite events in the Central Business District (CBD), where overall vacancy inched upward from 21.6% to 22.7% on the back of Adecco vacating 114,000 sf in what is now the Wells Fargo Center in the Northbank. A series of smaller leases served to dilute overall absorption in the CBD to negative 67,159 sf.

Adecco's subsequent occupancy at Deerwood South in the Butler/Baymeadows submarket - aided by additional second quarter move-ins in the same submarket by Florida Coastal School of Law, JP Morgan Chase and Cisco Systems - proved enough to drive overall market vacancy to 21.5%, a decrease from the first quarter's rate of 21.9% and down from 23.1% in the corresponding period last year. Year-to-date overall absorption of 297,098 sf in the suburban market was almost exclusively the product of activity in the

Butler/Baymeadows submarket, with market activity elsewhere limited.

In With the Old

Steady progress in the Jacksonville office market masks the reality that existing tenants continue to dominate the market. While new leasing activity totaled 287,246 sf in the second quarter - almost doubling the 150,754 sf reported in the second quarter of 2010 - over two-fifths of this was attributable to Wells Fargo as they announced plans to relocate from One Enterprise Center to the former Modis Building by late 2011. Two other prominent local companies provided the quarter's other headlines: CSX's long-publicized 170,000-sf move across downtown to 550 Water Street became reality, while the possibility of EverBank moving at least part of their operations to downtown dominated discussion at mid-year.

Two additional developments offered the market food for thought moving forward. General Capital Group announced Jacksonville's first new office building for several years - a 48,000-sf build-to-suit for the U.S. General Services Administration at Flagler Center - while sales activity spiked to its highest level in several years on the back of two significant downtown transactions. 100 North Laura Street, LLC purchased the 136,500-sf Jacksonville Bank Building and Parkway Properties acquired the 135,000-sf 245 Riverside Building.

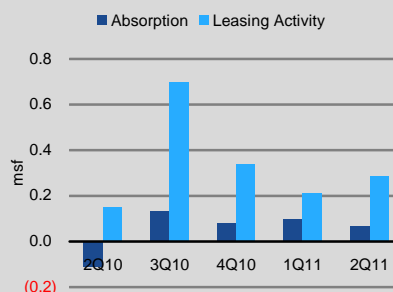
Outlook

Four consecutive quarterly declines in overall vacancy confirm the validity of recovery in the Jacksonville office market. However, ample inventory remains to be absorbed - and jobs created - before the return of healthier market fundamentals becomes reality. Expect tenants to retain the upper hand in lease negotiations for the remainder of 2011 and into 2012.

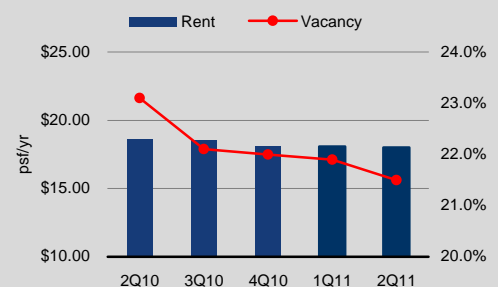
Stats on the Go

	2Q10	2Q11	Y-o-Y Change	12 month Forecast
Overall Vacancy	23.1%	21.5%	-1.6 pp	▼
Direct Asking Rents	\$18.68	\$18.00	-3.6%	◀▶
YTD Leasing Activity (sf)	365,334	501,395	37.2%	▲

Absorption vs. Leasing Activity



Overall Rental vs. Vacancy Rates



Market/Submarket Statistics

Market / Submarket	Inventory	Overall Vacancy Rate	Direct Vacancy Rate	YTD Leasing Activity	Under Construction	YTD Construction Completions	YTD Direct Absorption	YTD Overall Absorption	Overall Wtd. Avg. All Classes Gross Rental Rate*	Direct Wtd. Avg. Class A Gross Rental Rate*
Northbank	5,286,882	27.2%	26.9%	166,307	0	0	(130,494)	(127,269)	\$17.85	\$20.40
Southbank	2,146,126	11.8%	11.8%	2,811	0	0	(9,788)	(7,750)	\$19.72	\$19.82
CBD	7,433,008	22.7%	22.6%	169,118	0	0	(140,282)	(135,019)	\$18.15	\$20.18
Arlington	957,679	27.1%	26.9%	386	0	0	1,197	1,197	\$14.58	\$13.07
Southside	2,033,432	28.4%	28.4%	23,025	0	0	18,317	18,317	\$15.86	N/A
Beaches	680,199	15.9%	15.9%	0	0	0	0	0	\$24.79	\$24.42
North/NW Jacksonville	80,608	51.5%	51.5%	0	0	0	0	0	\$14.00	N/A
Butler/Baymeadows	10,433,202	19.6%	18.6%	282,858	0	0	255,820	277,302	\$18.41	\$20.99
Mandarin	1,608,520	15.6%	15.6%	16,928	48,000	0	3,860	3,860	\$18.82	\$19.33
St. John's County	265,107	20.8%	20.8%	2,323	0	0	5,101	5,101	\$21.69	\$25.00
Orange Park/Clay County	744,328	25.2%	25.2%	2,588	0	0	(24,304)	(12,848)	\$20.57	N/A
Westside Jacksonville	121,994	16.4%	16.4%	4,169	0	0	4,169	4,169	\$14.75	N/A
NON-CBD	16,925,069	21.0%	20.4%	332,277	48,000	0	264,160	297,098	\$17.95	\$20.95
JACKSONVILLE TO TAL	24,358,077	21.5%	21.0%	501,395	48,000	0	123,878	162,079	\$18.01	\$20.65

* Rental rates reflect asking \$psf/year.

Market Highlights

SIGNIFICANT 2Q11 LEASE TRANSACTIONS

BUILDING	SUBMARKET	TENANT	SQUARE FEET	BUILDING CLASS
Wells Fargo Center	Northbank	Wells Fargo	118,209	A
Sutton Place at Windsor Park C	Butler/Baymeadows	Yusen Logistics*	25,190	A
Oak Grove Plaza, Building 4	Butler/Baymeadows	Florida Coastal School of Law	22,913	B
Deerwood South, Building 100	Butler/Baymeadows	JP Morgan Chase	21,246	A
JaxOffices, Building 400	Mandarin	Rise Health	10,500	B
Bay wood Center, Building 3	Butler/Baymeadows	Core Logic	7,659	B
10739 Deerwood Park Boulevard	Butler/Baymeadows	Grubb & Ellis Phoenix Realty	7,200	B
10739 Deerwood Park Boulevard	Butler/Baymeadows	R2 Logistics	5,500	B
Sutton Place at Windsor Park C	Butler/Baymeadows	Bank of England	5,432	A
121 Atlantic Place	Northbank	Broom, Moody, Johnson & Grainger	4,625	B

* Renewal – not included in leasing activity statistics

SIGNIFICANT 2Q11 SALE TRANSACTIONS

BUILDING	SUBMARKET	BUYER	SQUARE FEET	PURCHASE PRICE
Jacksonville Bank Building	Northbank	100 North Laura Street, LLC	136,500	\$3,500,000
245 Riverside Building	Northbank	Parkway Properties	135,000	\$18,500,000

SIGNIFICANT 2Q11 CONSTRUCTION COMPLETIONS

BUILDING	SUBMARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
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N/A

SIGNIFICANT PROJECTS UNDER CONSTRUCTION/RENOVATION

BUILDING	SUBMARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
130777 Veveras Drive	Mandarin	U.S. General Services Administration	48,000	1Q12



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Overview

On the surface, Orlando's economic recovery continued its progression in the second quarter. The local economy added 1,200 jobs since the turn of the year, forcing May unemployment to its lowest level in almost two years.

Such gains mask growing fears Orlando's recovery profile may ultimately emulate that of a lackluster nation. Private payrolls in the four-county Orlando Metropolitan Statistical Area (MSA) declined nominally in both April and May, with job losses occurring in several office-using industries.

The local office market consequently offered mixed signals in the second quarter of 2011. While absorption remained positive and vacancy declined, each must be considered in the context of leasing activity which remained below historic averages.

Absorption Remains Positive

Overall absorption in the Orlando office market was positive for the fourth consecutive quarter at 35,722 square feet (sf). This represented a decline from the first quarter but brought total absorption to 158,901 sf year-to-date, a significant turnaround from the negative 403,638 sf documented over the same time period in 2010. All but three of thirteen submarkets - Altamonte Springs, Longwood and SW/Tourist/Celebration - posted positive overall absorption in the first six months of 2011.

Against this backdrop, overall vacancy in the Orlando market closed the second quarter at 20.7%, a decrease of three-tenths of a percentage point from the first quarter and 1.5 percentage points lower than the vacancy recorded this same time last year. The quarterly decrease was a feat shared by both the Central Business District (CBD) and suburban market, which fell two-tenths of a

percentage point and three-tenths of a percentage point to 18.9% and 21.2%, respectively.

New Demand Still Dormant

New and expansion leasing activity during the second quarter posted 402,152 sf, representing a decrease of 13.9% from the activity recorded in the first quarter and a 17.8% drop from the transactions signed during the second quarter of 2010.

The decline came despite growing sentiment that 2011 represents a good time for tenants to lock in both favorable rates and terms. For the third consecutive quarter, direct asking rents remained essentially flat, averaging \$21.05 per square foot (psf) at mid-year. However, while many tenants are becoming less hesitant to make lease commitments for more than just a few years, they are increasingly being met by landlords reluctant to enter into long-term leases at low rates.

Significant shadow space continues to prevent the arrival of more buoyant tenant demand in the market. The Orlando area shed approximately 30,000 office-related jobs since early 2007 – shadow vacancy that must first be absorbed before companies can consider making new space commitments.

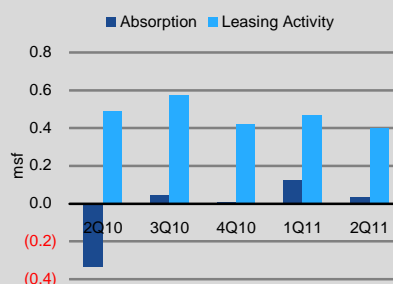
Outlook

Regeneration of office market fundamentals beyond that currently being witnessed remains highly dependent on job creation and its translation into an increase in tenant demand. Cushman & Wakefield expects the final two quarters of 2011 to mirror the recent past, reliant on renewal and relocation activity for much of the market's activity. Overall vacancy should break below 20% by year-end; however, it may prove to be 2012 before greater economic clarity fuels more solid gains.

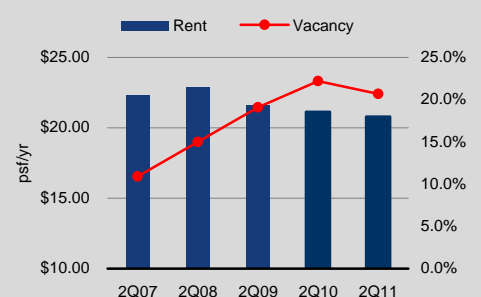
Stats on the Go

	2Q10	2Q11	Y-o-Y Change	12 month Forecast
Overall Vacancy	22.2%	20.7%	-1.5 pp	▼
Direct Asking Rents	\$21.48	\$21.05	-2.0%	◀▶
YTD Leasing Activity (sf)	1,110,452	869,318	-21.7%	▲

Absorption vs. Leasing Activity



Overall Rental vs. Vacancy Rates



Market/Submarket Statistics

Market / Submarket	Inventory	Overall Vacancy Rate	Direct Vacancy Rate	YTD Leasing Activity	Under Construction	YTD Construction Completions	YTD Direct Absorption	YTD Overall Absorption	Overall Wtd. Avg. All Classes Gross Rental Rate*	Direct Wtd. Avg. Class A Gross Rental Rate*
CBD/Downtown/Uptown	7,233,734	18.9%	17.9%	214,361	0	102,000	3,501	40,116	\$24.54	\$26.15
Maitland	5,922,613	19.8%	18.3%	158,898	0	0	(41,858)	1,512	\$19.97	\$21.07
Altamonte Springs	1,495,003	29.3%	28.5%	34,122	0	0	(5,564)	(5,564)	\$16.39	\$20.35
Longwood	1,042,163	22.9%	22.5%	25,379	0	0	(2)	(2)	\$17.29	N/A
Lee Road Corridor	1,012,888	17.7%	16.5%	31,663	0	0	25,193	25,193	\$15.97	N/A
University/Research Park	4,018,106	21.4%	19.4%	116,449	0	0	17,151	36,782	\$21.47	\$23.77
436 Corridor/Casberry/408	1,207,336	15.7%	15.7%	24,709	0	0	6,127	6,127	\$15.23	N/A
Winter Park	1,397,939	12.9%	11.7%	30,739	0	0	1,210	1,210	\$21.35	\$23.91
Southeast/International Airport	841,927	17.7%	14.7%	15,012	0	0	2,709	2,709	\$21.81	\$22.60
Colonial Corridor/JYP/Fashion Square	1,306,353	22.2%	22.2%	11,779	0	0	6,831	15,083	\$17.66	N/A
SW/Tourist/Celebration	5,365,545	28.5%	24.3%	53,328	134,000	0	(43,295)	(38,513)	\$20.31	\$21.02
Lake Mary/Heathrow	4,671,101	14.7%	13.7%	80,183	0	0	36,293	38,248	\$21.68	\$22.51
Millenia/Metrowest/Windermere	2,179,560	24.3%	23.5%	72,696	0	0	36,000	36,000	\$22.90	\$24.39
NO N-CBD	30,460,534	21.2%	19.4%	654,957	134,000	0	40,795	118,785	\$20.04	\$22.31
ORLANDO TO TAL	37,694,268	20.7%	19.1%	869,318	134,000	102,000	44,296	158,901	\$20.79	\$23.24

* Rental rates reflect asking \$psf/year.

Market Highlights

SIGNIFICANT 2Q11 LEASE TRANSACTIONS

BUILDING	SUBMARKET	TENANT	SQUARE FEET	BUILDING CLASS
Research Commons	University/Research Park	U.S. General Services Administration*	65,044	A
Maitland Promenade II	Maitland	Star Systems*	47,392	A
Discovery Lake I	University/Research Park	Vax Design	34,318	B
SunTrust Center - Main Tower	CBD/Downtown/Uptown	Burr & Forman, LLP	34,156	A
Technology Point I	University/Research Park	U.S. Army Corps of Engineers*	30,000	B
Maitland Preserve II - Southwoods	Maitland	LSQ Funding	25,000	B
CNL Center I	CBD/Downtown/Uptown	JP Morgan Chase (sublease)	21,500	A
Landmark Center I	CBD/Downtown/Uptown	Old Florida National Bank	18,300	A
Bank of America Center	CBD/Downtown/Uptown	Beusse, Wolter, Sanks, Mora & Maire, P.A.*	14,973	A
701 Heathrow	Lake Mary/Heathrow	Just Valuation	14,790	A
Sand Lake IV	SW/Tourist/Celebration	Kony Solutions	10,294	A

* Renewal – not included in leasing activity statistics

SIGNIFICANT 2Q11 SALE TRANSACTIONS

BUILDING	SUBMARKET	BUYER	SQUARE FEET	PURCHASE PRICE
Bank of America Center	CBD/Downtown/Uptown	Parkway Properties	421,209	\$60,833,620
1097 Sand Pond Road	Lake Mary/Heathrow	Lake Mary Preparatory School	48,662	\$3,000,000
12601 Research Parkway	University/Research Park	DSCI	46,602	\$5,200,000

SIGNIFICANT 2Q11 CONSTRUCTION COMPLETIONS

BUILDING	SUBMARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
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N/A

SIGNIFICANT PROJECTS UNDER CONSTRUCTION/RENOVATION

BUILDING	SUBMARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
Kirkman Point	SW/Tourist/Celebration	Speculative	134,000	4Q11



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MARKETBEAT



TAMPA OFFICE REPORT

2Q11

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Overview

Although job growth in the Tampa Bay MSA has continued to be significantly down in comparison to the boom years of 2004-2007, during the first five months of 2011, it was the leading market in Florida in terms of employment growth. From December 2010 to May 2011, the Tampa Bay MSA gained 8,500 new jobs, which accounted for 43.0% of the entire State's total employment growth of 19,800 during this time period. Although the Leisure and Hospitality industry accounted for the majority of this growth by adding 6,200 new jobs, industries most relevant to the office market which include, Financial Activities and Professional and Business Services, combined for a gain of 4,800 positions. As the area continued to add jobs, the MSA's unemployment rate continued to trend downward, falling 1.5 percentage points from year-end 2010 to 10.5% at the close of May 2011. Despite the recent improvement in the local economy and employment market, Tampa's office market fundamentals deteriorated slightly during the second quarter of 2011.

Still a Tenant's Market

While there was a noticeable increase in the volume of tenants shopping for space within the market, the move-outs once again outweighed the move-ins during the second quarter. As a result, the overall vacancy rate increased four-tenths of a percentage point to 19.1% from the first quarter of 2011 and was up slightly from the vacancy posted this time last year. As can be expected with an increase in vacancy, overall absorption for the quarter fell in to negative figures, recording 58,810 square feet (sf) of negative absorption during the last three months. The negative absorption recorded during second quarter was considered a temporary anomaly by most, and is expected to turn back positive in the third quarter due to several pending transactions scheduled for completion in the coming months. And fortunately, the negative absorption of the second quarter wasn't enough to offset the absorption

of the initial quarter of the year, as the market's year-to-date total at mid-year remained positive at 39,007 sf.

In the second quarter, total leasing activity remained on par with the total recorded in the initial quarter of the year and when the year-to-date 2011 leasing total is compared to the total during the same time period in 2010, new and expansion leasing activity fell just 4.7%. Although the majority of the quarter's leases occurred in spaces below 5,000 sf, a few notable deals were signed during the quarter. The largest leases of the quarter were completed by CareCentrix who leased 31,245 sf in WestLake Corporate Center I and Equinix signed a 21,068-sf lease at Two Harbour Place.

Asking rental rates continued to slide lower during the quarter, but it appears as though they are at or near the bottom and started to level out. Market-wide, the second quarter's full service asking rent averaged \$21.58 per square foot (psf), a \$0.06 psf decrease from the first quarter of 2011 and a significant \$0.56 psf decrease from the average rent recorded at mid-year 2010. The favorable rental rates which were and are currently available is one of the primary reasons for the relatively recent increase in tenants looking for space within the market.

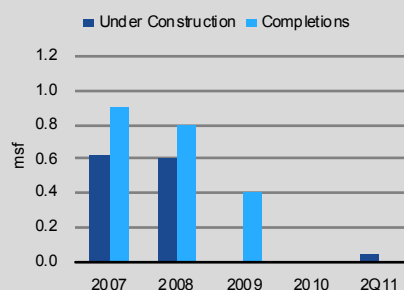
Outlook

The recent increase in job growth experienced within the Tampa Bay MSA, coupled with the spike in the number tenants in search of space within the market, indicates that business confidence has begun to return and the apprehension to make any capital investments has started to wane. Despite the slight hiccup which occurred in the second quarter, Cushman & Wakefield believes the Tampa office market is once again showing of life. And with market fundamentals continuing to favor tenants and giving them the chance to upgrade their current space to newer, higher quality space at a minimal increase in cost, Tampa's office market is expected to make a significant rebound in the second half of 2011.

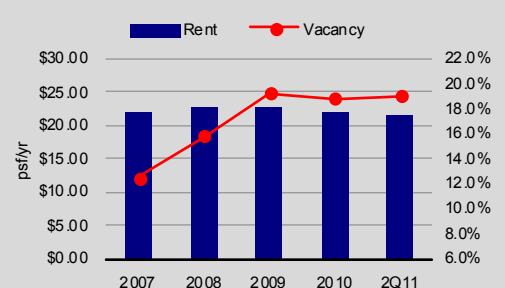
Stats on the Go

	2Q10	2Q11	Y-o-Y Change	12 month Forecast
Overall Vacancy	19.0%	19.1%	0.1 pp	▼
Direct Asking Rents	\$22.41	\$21.58	-3.7%	▼
YTD Leasing Activity (sf)	1,005,339	958,104	-4.7%	▲

Under Construction vs. Completions



Overall Rental vs. Vacancy Rates



Overview

Unemployment is a major factor impacting the economy and the primary driver impacting the feeble demand for office space. As companies adjust staff and workspace requirement levels, their real estate needs should be reevaluated in order to operate more efficiently and create profit. The U.S. Bureau of Labor Statistics reported a drop in Broward County's unemployment rate from 9.5% in May 2010 to 9.0% in May 2011. Broward County boasted the lowest unemployment rate for the tri-county area. Employment needs to increase significantly in the office-using sectors (such as professional and business services), before the unemployment rate decreases to the 3.0% that was seen in 2007. Altadis USA has announced that it will expand its headquarters in Fort Lauderdale adding at least fifty-five high-paying jobs.

Vacancy and Absorption

The continued lack of new construction helps keep vacancy levels minimal. Evident of lack of demand and construction financing, the Broward office market has not seen any new construction in over a year. The halt in construction and aggressive rental rates position the office market for a quick turnaround once employment stabilizes. However, until then, marginal decreases in vacancy continue to occur. The second quarter of 2011 in Broward's office leasing market saw the overall vacancy rate drop to 16.9%, compared to last quarter's overall vacancy rate of 17.9%.

The quarter ended with positive overall net absorption totaling 116,461 square feet (sf), a monumental improvement from negative 52,761 sf this time last year. This is the first positive figure since third quarter 2010. The majority of the space was in the class A non-CBD markets totaling 124,912 sf of overall net absorption. Throughout the second half of the year direct absorption will see modest positive growth as continued opportunities arise from aggressive landlords looking to fill space.

Rental Rates and Leasing

In response to stabilizing supply, the Broward office market showed an increase in rental rates. The class A direct rental rate increased 1.2% to \$31.04 per square foot (psf) from first quarter to second quarter. The county's average direct asking rental rate for second quarter recorded \$26.71 psf, slightly higher than last quarter's \$26.26 psf, which is up .2% from this quarter last year. Tenants are still cashing in on shorter terms and free rent while landlord's secure cash flow.

Leasing activity in second quarter recorded 322,506 sf with class B space comprising 52.1% of all deals transacted during the past three months. Fox Sports leased 24,290 sf of second generation space at 500 E Broward Blvd, one of the largest transactions recorded during second quarter. The transaction represents a consolidation from FOX Sport's Sunrise office located at 1550 Sawgrass Corporate Parkway, Orlando and Tampa offices. Sales totaled 254,394 sf, a 48.7% increase from last quarter. The most significant sale transaction was at Southpoint I, 135,819-sf office building at 7850 SW 6th Court, purchased by Government Properties Income Trust for \$40.8 million.

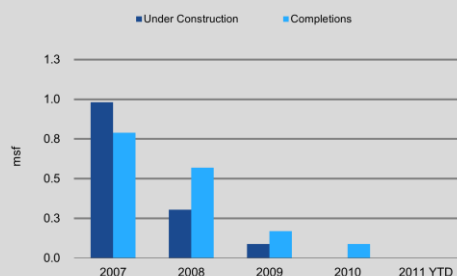
Outlook

The outlook for the Broward County office sector is expected to be one of improvement. The strong absorption, and decrease in vacancy seen in this quarter will continue to prosper throughout the balance of 2011 due to Broward County's extremely attractive corporate environment. Improving economic conditions will continue to fuel the recovery for office demand and increased market activity will chip away at vacancies. Consequently, vacancy rates are expected to decline while rents will continue a trend upward for the remainder of the year. The recovery will remain slow and steady.

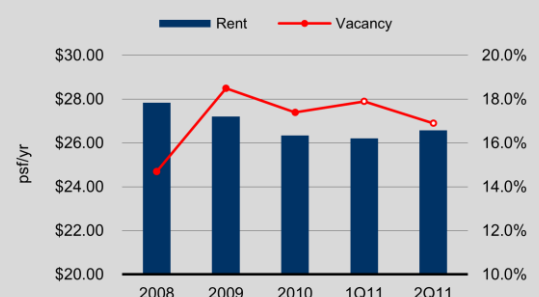
Stats on the Go

	2Q10	2Q11	Y-o-Y Change	12 month Forecast
Overall Vacancy	18.7%	16.9%	-1.8 pp	▼
Direct Asking Rents	\$26.66	\$26.71	0.2%	▲
YTD Leasing Activity (sf)	429,347	751,853	75.1%	◀▶

Under Construction vs. Completions



Overall Rental vs. Vacancy Rates



Market/Submarket Statistics

Market / Submarket	Inventory	Overall Vacancy Rate	Direct Vacancy Rate	YTD Leasing Activity	Under Construction	YTD Construction Completions	YTD Direct Absorption	YTD Overall Absorption	Overall Wtd. Avg. All Classes Gross Rental Rate*	Direct Wtd. Avg. Class A Gross Rental Rate*
CBD Total	5,105,788	20.4%	19.5%	224,400	0	0	(11,513)	3,969	\$30.97	\$32.67
Southeast Broward Total	2,909,661	13.2%	13.0%	38,294	0	0	(2,511)	6,358	\$26.41	\$35.47
Sunrise	3,138,430	13.0%	12.7%	46,603	0	0	126,947	118,275	\$27.03	\$29.50
Plantation	2,871,576	16.1%	14.4%	46,452	0	0	9,788	27,306	\$29.87	\$31.31
Weston	807,492	10.7%	10.2%	41,207	0	0	2,093	2,093	\$29.22	\$31.24
West Broward Total	6,817,498	14.0%	13.1%	134,262	0	0	138,828	147,674	\$28.56	\$30.56
Cypress Creek/Commercial Total	6,988,128	18.9%	16.2%	154,452	0	0	118,935	133,607	\$24.00	\$28.69
Central Broward Total	1,375,739	14.3%	14.1%	14,464	0	0	(34,916)	(34,916)	\$20.82	N/A
Pompano Beach	1,000,145	19.5%	19.5%	18,990	0	0	(20,633)	(20,633)	\$19.57	\$20.20
Deerfield Beach	1,288,814	24.1%	23.3%	57,147	0	0	(92,373)	(15,375)	\$22.20	\$28.00
Northeast Broward Total	2,288,959	21.4%	21.0%	76,137	0	0	(113,006)	(36,008)	\$21.26	\$22.28
Pembroke Pines/Cooper City	750,603	14.0%	13.0%	17,077	0	0	(9,385)	(9,385)	\$28.57	\$22.56
Miramar	1,878,126	18.1%	15.2%	43,035	0	0	42,423	35,894	\$30.14	\$30.61
Southwest Broward Total	2,596,358	14.7%	14.0%	60,112	0	0	33,038	26,509	\$29.92	\$29.82
Coral Springs	1,390,862	19.2%	18.7%	46,672	0	0	(26,595)	(24,203)	\$25.35	\$22.37
Tamarac/ Margate	608,787	6.7%	6.7%	3,060	0	0	9,864	9,864	\$19.07	N/A
Northwest Broward Total	1,999,649	15.4%	15.0%	49,732	0	0	(36,459)	(34,067)	\$24.49	\$22.37
NON-CBD	24,975,992	16.2%	15.0%	527,453	0	0	103,909	209,157	\$25.43	\$30.07
TOTAL	30,081,780	16.9%	15.8%	751,853	0	0	92,396	213,126	\$26.57	\$31.04

* Rental rates reflect asking Spsf/year.

Market Highlights

SIGNIFICANT 2Q11 LEASE TRANSACTIONS

BUILDING	SUBMARKET	TENANT	SQUARE FEET	BUILDING CLASS
100 SE 3rd Ave*	Ft. Lauderdale	Regions Bank	25,237	B
500 E Broward Blvd	CBD Ft. Lauderdale	Fox Sports	24,290	A
2400 E. Commercial Blvd*	Ft. Lauderdale	Morgan Stanley Smith Barney	21,926	B
401 E Las Olas Blvd*	CBD Ft. Lauderdale	Hansberger Global Investor, Inc	13,592	A
1000 Sawgrass Corporate Pkwy	Sunrise	Capitol Supplu Inc.	12,240	A
350 Jim Moran Blvd	Deerfield Beach	Elizabeth R. Welborn P.A.	10,645	B
401 E Las Olas Blvd	CBD Ft. Lauderdale	Guarantee Insurance Co.	10,168	A

* Renewal – not included in Leasing Activity Statistics

SIGNIFICANT 2Q11 SALE TRANSACTIONS

BUILDING	MARKET	BUYER	SQUARE FEET	PURCHASE PRICE
7850 SW 6th Ct	Ft. Lauderdale	Government Properties Income Trust	135,819	\$40,800,000
3501 SW 160th Ave	Hollywood	Wells Real Estate Funds	96,394	\$21,500,000
7300-7310 W McNab	Ft. Lauderdale	M Goldsmith CO NJ Inc	27,828	\$3,200,000
400 N Andrews Ave	Ft. Lauderdale	Dan Marino Foundation Inc	16,200	\$2,800,000
2727 NW 62th St	Ft. Lauderdale	Camelot Properties of South Florida	25,000	\$2,000,000

SIGNIFICANT 2Q11 CONSTRUCTION COMPLETIONS

BUILDING	MARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
N/A				

SIGNIFICANT PROJECTS UNDER CONSTRUCTION/RENOVATION

BUILDING	MARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
N/A				



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Market/Submarket Statistics

Market / Submarket	Inventory	Overall Vacancy Rate	Direct Vacancy Rate	YTD Leasing Activity	Under Construction	YTD Construction Completions	YTD Direct Absorption	YTD Overall Absorption	Overall Wtd. Avg. All Classes Gross Rental Rate*	Direct Wtd. Avg. Class A Gross Rental Rate*
TAMPA CBD	6,380,856	17.4%	17.1%	192,907	0	0	72,741	75,771	\$20.67	\$22.61
Westshore	12,522,496	18.5%	18.1%	422,609	0	0	20,885	12,512	\$24.06	\$27.00
Northwest	4,461,239	18.6%	18.2%	116,393	42,285	0	(74,359)	(71,388)	\$17.86	\$18.66
I-75 Corridor	7,555,893	22.9%	22.7%	188,963	0	0	(2,364)	11,959	\$20.33	\$22.30
Southwest	329,481	7.3%	7.3%	17,398	0	0	7,162	7,162	\$16.47	N/A
Hyde Park	438,314	10.3%	10.3%	19,834	0	0	8,159	8,159	\$23.22	\$27.00
Ybor City	236,214	18.4%	18.4%	0	0	0	(5,168)	(5,168)	\$23.15	N/A
NON-CBD	25,543,637	19.5%	19.2%	765,197	42,282	0	(45,685)	(36,764)	\$21.70	\$24.35
TAMPA TOTAL	31,924,493	19.1%	18.8%	958,104	42,282	0	27,056	39,007	\$21.57	\$23.98

* Rental rates reflect asking \$psf/year.

Market Highlights

SIGNIFICANT 2Q11 LEASE TRANSACTIONS

BUILDING	SUBMARKET	TENANT	SQUARE FEET	BUILDING CLASS
WestLake Corporate Center I	Northwest	CareCentrix	31,245	A
Two Harbour Place	Tampa CBD	Equinix	21,068	A
University Center I	I-75 Corridor	Hillsborough County	17,625	B
Westshore Corporate Center	Westshore	James E. Albertelli, P.A.	12,487	A
Two Harbour Place	Tampa CBD	Saxotech, Inc.	10,047	A

SIGNIFICANT 2Q11 SALE TRANSACTIONS

BUILDING	SUBMARKET	BUYER	SQUARE FEET	PURCHASE PRICE
Cypress Center I, II, III & International Plaza Corporate Center IV (4 Building Portfolio)	Westshore	Parkway Properties jv. Teachers Retirement Fund of Texas	533,356	\$103,792,781
Rivergate Tower	Tampa CBD	In-Rel Properties	515,965	\$22,000,000
Former Verizon Operations Center	I-75 Corridor	Red Apple Development, LLC	57,886	\$3,650,000
Cap Trust Building	Tampa CBD	Brownstone Tampa Partners	47,300	\$2,500,000

SIGNIFICANT 2Q11 CONSTRUCTION COMPLETIONS

BUILDING	SUBMARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
N/A				

SIGNIFICANT PROJECTS UNDER CONSTRUCTION/RENOVATION

BUILDING	SUBMARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
5629 Hoover Boulevard	Northwest	U.S. Citizenship and Immigration	42,282	1Q12



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Overview

Miami-Dade County continues its slow pace to towards economic recovery along with rest of the country. While the U.S. unemployment rate for the second quarter of the year is 9.1%, the Miami-Dade County unemployment is well above the national rate at 13.7%, one of the highest in the State. With construction remaining at a stand-still, the fragile economic recovery will be slow to show significant improvement.

The overall vacancy rate for the Miami-Dade office market fell to 16.8% at mid-year 2011, the lowest level since the second quarter of 2009, when vacancy measured 16.1%.

Year-to-date, 1.3 million square feet (msf) in new leases have been signed, up 4.6% from the 1.2 msf in leasing activity at this time last year. While 888,633 square feet (sf) in leases were signed in the first quarter of 2011, activity slowed considerably in the second quarter, with 450,988 sf of leases completed.

Overall asking rents remained virtually unchanged, ending the second quarter at \$30.10 per square foot (psf), up from \$29.99 psf at the end of the first quarter. CBD asking rents increased to \$36.33 psf from \$35.61 psf while non-CBD asking rates decreased minimally from \$27.28 psf at the end of first quarter to \$27.23 psf mid-year.

Additional space will be delivered to the market when Brickell World Plaza in the CBD comes online in the third quarter and 396 Alhambra in the Coral Gables submarket in the fourth quarter of the year totaling 787,184 sf.

CBD Tenant Trends

The Miami Downtown/Brickell submarket experienced considerable activity during the first half of the year with tenants looking to right-size their current premises and explore economic as well as non-economic options. Although landlords have somewhat reduced aggressive concessions of earlier this year, tenants continue to aggressively seek the best possible transaction.

New Developments

The announcement of three new projects in the Downtown/Brickell submarket confirms confidence of investors in the market. Met Square, being added to the completed Wells Fargo Center and the Marriott Marquis, will consist of shops, restaurants, a movie theatre, a 1,400-space parking garage and a Whole Foods market. Construction is slated to begin in September.

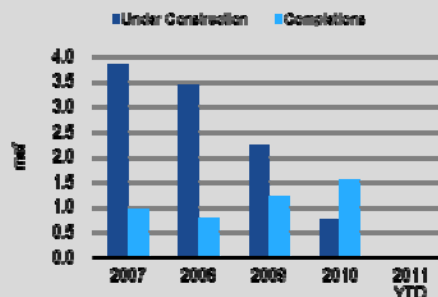
Brickell CitiCentre, is slated to break ground this year. During the past two years Swire Properties, the Miami-based development arm of a Hong Kong conglomerate acquired 9.1 acres for to \$70 million. The development will consist of approximately 4.6 msf of hotel, retail, office, and entertainment venues.

The Miami Herald headquarters building and 13.9 acres on Biscayne Bay was purchased by an affiliate of Malaysia-based Genting Group for \$236 million. The global investment group plans to build a 7-msf complex that will include a convention center, hotel, retail and office space.

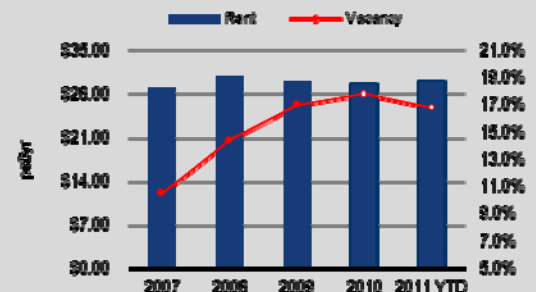
Stats on the Go

	2Q10	2Q11	Y-o-Y Change	12 month Forecast
Overall Vacancy	18.4%	16.8%	-1.6 pp	◀▶
Direct Asking Rents	\$30.93	\$30.10	-2.7%	▲
YTD Leasing Activity (sf)	747,969	1,339,621	79.1%	◀▶

Under Construction vs. Completions



Overall Rental vs. Vacancy Rates



Market/Submarket Statistics

Market / Submarket	Inventory	Overall Vacancy Rate	Direct Vacancy Rate	YTD Leasing Activity	Under Construction	YTD Construction Completions	YTD Direct Absorption	YTD Overall Absorption	Overall Wtd.	
									Avg. All Classes Gross Rental Rate*	Direct Wtd. Class A Gross Rental Rate*
Brickell Avenue	6,454,046	17.4%	16.8%	317,049	614,908	0	147,618	191,483	\$35.89	\$42.20
Downtown	7,309,422	19.3%	18.4%	130,811	0	0	5,726	(110,675)	\$36.70	\$44.51
CBD	13,763,468	18.4%	17.6%	447,860	614,908	0	153,344	80,808	\$36.33	\$43.66
Coral Gables	5,976,924	16.1%	15.3%	138,271	172,276	0	30,092	69,732	\$31.42	\$35.34
Airport West	11,663,401	17.5%	16.8%	404,161	0	0	(163,123)	(194,124)	\$24.98	\$29.01
Coral Way	648,678	9.1%	9.1%	16,646	0	0	4,711	4,711	\$22.44	N/A
South Dade	4,375,725	11.1%	10.8%	43,273	0	0	(550)	2,835	\$31.84	\$47.39
Northeast Dade	2,274,092	14.6%	13.6%	61,558	0	0	8,208	14,545	\$28.86	\$33.08
Biscayne	3,165,827	21.0%	21.0%	60,022	0	0	44,420	43,420	\$25.39	\$30.00
Miami Lakes	1,941,848	27.4%	25.5%	57,070	0	0	40,244	40,244	\$24.58	\$28.80
Coconut Grove	1,128,612	10.3%	10.3%	29,305	0	0	(12,025)	18,201	27.89	\$31.39
S. Gables/ S. Miami	1,193,574	9.6%	9.6%	20,892	0	0	(2,129)	(2,129)	\$30.05	\$27.00
East Airport/Central Dade	861,768	17.1%	17.1%	2,978	0	0	(6,886)	(6,886)	\$20.05	N/A
Miami Beach	1,880,033	11.6%	10.7%	57,585	0	0	25,729	19,141	\$33.04	\$36.99
NON-CBD	35,110,482	16.1%	15.5%	891,761	172,276	0	(31,309)	9,690	\$27.23	\$32.19
MIAMI-DADE TO TAL	48,873,950	16.8%	16.1%	1,339,621	787,184	0	122,035	90,498	\$30.10	\$36.47

Market Highlights

SIGNIFICANT 2Q11 LEASE TRANSACTIONS

BUILDING	SUBMARKET	TENANT	SQUARE FEET	BUILDING CLASS
2525 Ponce de Leon	Coral Gables	Cherry, Bekaert & Holland	29,000	A
1450 Brickell Avenue	Brickell Avenue	Berger Singerman	25,000	A
1221 Brickell Avenue	Brickell Avenue	Lydecker Diaz	23,000	B
201 Alhambra Circle	Coral Gables	T.Y. Lin International/H.J. Ross*	20,500	B
600 Brickell World Plaza	Brickell Avenue	Credit Agricole	20,137	A
201 South Biscayne Boulevard	Downtown	Morgan Stanley	19,104	A
1450 Brickell Avenue	Brickell Avenue	American Express	17,000	A
201 South Biscayne Boulevard	Downtown	Jones Walker	15,540	A
1 Alhambra Plaza/55 Alhambra Plaza	Coral Gables	Exxon Mobile	15,375	A

* Renewal – not included in Leasing Activity Statistics

SIGNIFICANT 2Q11 SALE TRANSACTIONS

BUILDING	MARKET	BUYER	SQUARE FEET	PURCHASE PRICE
1 Herald Plaza	Downtown/Biscayne Blvd.	Genting Group	758,000	\$236,000,000
One Turnberry Place	Northeast Dade/Aventura	Triarch Capital Group	135,000	\$53,000,000
9250 W Flagler St	Airport West	OROT Flagler LLC	671,088	\$37,000,000
400-410 Arthur Godfrey Rd	Miami Beach	Mandy Management	67,793	\$9,500,000
5835 Blue Lagoon Dr	Airport West	TA Realty	61,419	\$11,000,000
1600 Ponce De Leon Blvd	Coral Gables	American Airlines	17,173	\$9,448,700
728 Ocean Dr	Miami Beach	MER Ocean Drive Holdings LLC	9,852	\$8,000,000

SIGNIFICANT 2Q11 CONSTRUCTION COMPLETIONS

BUILDING	MARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
N/A				

SIGNIFICANT PROJECTS UNDER CONSTRUCTION/RENOVATION

BUILDING	MARKET	MAJOR TENANT	SQUARE FEET	COMPLETION DATE
Brickell Financial Centre- I	Brickell Avenue	Speculative	579,358	3Q11
396 Alhambra Circle- North Tower	Coral Gables	Speculative	172,276	4Q11



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Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9426701	AGR	Alachua	32615	Office	Alachua		11/30/2013	2,926	\$17.18	\$50,269	\$22.00
Public	9427911	AGR	Orlando	32801	Office	Orange		11/30/2013	2,681	\$17.18	\$46,060	\$16.31
Public	9428119	AGR	Miami	33128	Office	Dade		11/30/2013	6,074	\$17.18	\$104,351	\$25.47
Public	9427620	AGR	Tallahassee	32399	Office	Leon		11/30/2013	12,770	\$17.18	\$219,389	\$17.79
Public	9428410	AGR	Tampa	33602	Office	Hillsborough		11/30/2013	2,503	\$17.18	\$43,002	\$19.38
Public	9685204	AHCA	Jacksonville	32209	Office	Duval		MTM	18,690	\$17.18	\$321,094	\$18.50
Public	9686702	AHCA		32615	Office	Alachua		MTM	12,813	\$17.18	\$220,127	\$19.30
Public	9687939	AHCA	Orlando	32801	Office	Orange		MTM	15,928	\$17.18	\$273,643	\$17.79
Public	9688023	AHCA	Pensacola	32501	Office	Escambia		MTM	7,657	\$17.18	\$131,547	\$16.68
Public	9685301	AHCA	Ft. Lauderdale	33309	Office	Broward		MTM	12,660	\$17.18	\$217,499	\$20.04
Public	9687713	AHCA	Ft. Myers	33901	Office	Lee		MTM	13,805	\$17.18	\$237,170	\$17.79
Public	9684720	AHCA	St. Petersburg	33701	Office	Pinellas		MTM	23,710	\$17.18	\$407,338	\$25.29
Public	9679613	APD	Dayton Beach	32114	Office	Volusia		6/30/2011	7,225	\$17.18	\$124,126	\$5.00
Public	9677952	APD	Orlando	32801	Office	Orange		6/17/2018	9,112	\$17.18	\$156,544	\$16.68

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9678024	APD	Pensacola	32501	Office	Escambia		MTM	9,104	\$17.18	\$156,407	\$19.00
Public	9674013	APD	Ft. Pierce	34950	Office	St Lucie		6/30/2011	4,200	\$17.18	\$72,156	\$17.79
Public	9678139	APD	Miami	33128	Office	Dade		6/17/2018	17,321	\$17.18	\$297,575	\$14.92
Public	9678216	APD	Ft. Lauderdale	33301	Office	Broward		6/17/2018	11,481	\$17.18	\$197,244	\$16.68
Public	9678329	APD	West Palm Beach	33401	Office	Palm Beach		6/30/2011	6,875	\$17.18	\$118,113	\$20.87
Public	9677718	APD	Ft. Myers	33901	Office	Lee		6/30/2011	6,890	\$17.18	\$118,370	\$16.48
Public	9674207	APD	Tallahassee	32399	Office	Leon		6/30/2011	44,505	\$17.18	\$764,596	\$19.21
Public	9674113	APD	Tallahassee	32399	Office	Leon		6/30/2011	920	\$17.18	\$15,806	\$19.21
Public	9678433	APD	Tampa	33602	Office	Hillsborough		MTM	10,026	\$17.18	\$172,247	\$19.38
Public	9678916	APD	Lakeland	33801	Office	Polk	Lakeland Office Market	6/17/2018	6,302	\$17.18	\$108,268	\$16.68
Public	9119407	AUD GEN	Tallahassee	32399	Office	Leon		MTM	16,030	\$17.18	\$275,395	\$25.47
Public	9119401	AUD GEN	Tallahassee	32399	Office	Leon		2/28/2013	54,923	\$17.18	\$943,577	\$25.47
Public	9752555	AWI	Tallahassee	32399	Office	Leon		MTM	13,017	\$17.18	\$223,632	\$14.00
Public	9752638	AWI	Tallahassee	32399	Office	Leon		MTM	22,225	\$17.18	\$381,826	\$20.62
Public	9799616	DBPR	Daytona Beach	32114	Office	Volusia		MTM	1,010	\$17.18	\$17,352	\$19.38
Public	9797935	DBPR	Orlando	32801	Office	Orange		MTM	26,489	\$17.18	\$455,081	\$16.68

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9794015	DBPR	Ft. Pierce	34950	Office	St Lucie		MTM	1,659	\$17.18	\$28,502	\$17.79
Public	9795306	DBPR	Ft. Lauderdale	33309	Office	Broward		MTM	18,588	\$17.18	\$319,342	\$15.18
Public	9798330	DBPR	West Palm Beach	33401	Office	Palm Beach		MTM	6,123	\$17.18	\$105,193	\$20.87
Public	9797709	DBPR	Ft. Myers	33901	Office	Lee		MTM	9,609	\$17.18	\$165,083	\$16.68
Public	9798401	DBPR	Tampa	33602	Office	Hillsborough		MTM	17,437	\$17.18	\$299,568	\$19.38
Public	9524401	DCA	Miami	33128	Office	Leon		MTM	114,491	\$17.18	\$1,966,955	\$18.50
Public	9599720	DCF	Marathon	33050	Office	Monroe		MTM	1,494	\$17.18	\$25,667	\$10.44
Public	9599713	DCF	Marathon	33050	Office	Monroe		MTM	3,515	\$17.18	\$60,388	\$10.44
Public	9599604	DCF	Daytona Beach	32114	Office	Volusia		MTM	49,317	\$17.18	\$847,266	\$5.00
Public	9595201	DCF	Jacksonville	32209	Office	Duval		MTM	37,444	\$17.18	\$643,288	\$17.02
Public	9597933	DCF	Orlando	32801	Office	Orange		MTM	47,990	\$17.18	\$824,468	\$16.68
Public	9598002	DCF	Pensacola	32501	Office	Escambia		MTM	22,001	\$17.18	\$377,977	\$16.68
Public	9594002	DCF	Ft. Pierce	34950	Office	St Lucie		MTM	36,013	\$17.18	\$618,703	\$17.79
Public	9595001	DCF	Opa Locka	33054	Office	Dade		MTM	34,231	\$17.18	\$588,089	\$0.00
Public	9598113	DCF	Miami	33128	Office	Dade		MTM	120,031	\$17.18	\$2,062,133	\$25.47
Public	9598121	DCF	Miami	33128	Office	Dade		MTM	3,066	\$17.18	\$52,674	\$18.50

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9598203	DCF	Ft. Lauderdale	33301	Office	Broward		MTM	18,260	\$17.18	\$313,707	\$18.50
Public	9595300	DCF	Ft. Lauderdale	33309	Office	Broward		MTM	47,356	\$17.18	\$813,576	\$17.50
Public	9595309	DCF	Ft. Lauderdale	33309	Office	Broward		MTM	19,402	\$17.18	\$333,326	\$17.50
Public	9598314	DCF	West Palm Beach	33401	Office	Palm Beach		MTM	47,762	\$17.18	\$820,551	\$20.87
Public	9597702	DCF	Ft. Myers	33901	Office	Lee		MTM	50,213	\$17.18	\$862,659	\$17.79
Public	9594722	DCF	St. Petersburg	33701	Office	Pinellas		MTM	9,527	\$17.18	\$163,674	\$18.51
Public	9599902	DCF	Largo	33778	Office	Pinellas		MTM	42,221	\$17.18	\$725,357	\$17.75
Public	9659612	DEA	Daytona Beach	32114	Office	Volusia		MTM	3,995	\$17.18	\$68,634	\$5.00
Public	9654014	DEA	Ft. Pierce	34950	Office	St Lucie		MTM	1,639	\$17.18	\$28,158	\$17.79
Public	9658328	DEA	West Palm Beach	33401	Office	Palm Beach		MTM	371	\$17.18	\$6,374	\$20.87
Public	9657719	DEA	Ft. Myers	33901	Office	Lee		MTM	1,145	\$17.18	\$19,671	\$16.48
Public	9654201	DEA	Tallahassee	32399	Office	Leon		MTM	53,632	\$17.18	\$921,398	\$17.79
Public	9659909	DEA	Largo	33778	Office	Pinellas		MTM	4,901	\$17.18	\$84,199	\$17.75
Public	9658911	DEA	Lakeland	33801	Office	Polk	Lakeland Office Market	MTM	3,707	\$17.18	\$63,686	\$16.68
Public	9379704	DEP	Marathon	33050	Office	Monroe		MTM	5,161	\$17.18	\$88,666	\$10.44
Public	9378003	DEP	Pensacola	32501	Office	Escambia		MTM	34,874	\$17.18	\$599,135	\$16.68

Notes:

- MTM..... Month-to-Month lease with no specified end date
- N/A..... Data on the market rate for the particular space type is not available for the specific market
- N/A *1..... Warehouse data not available for this specific market
- N/A *2..... Hanger data not available for the specific market
- N/A *3..... Clinic/Hospital data not available for this specific market
- N/A *4..... Out of state market rate data not available

Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9378220	DEP	Ft. Lauderdale	33301	Office	Broward		MTM	150	\$17.18	\$2,577	\$16.68
Public	9377705	DEP	Ft. Myers	33901	Office	Lee		MTM	1,981	\$17.18	\$34,034	\$16.48
Public	9377701	DEP	Ft. Myers	33901	Office	Lee		MTM	25,778	\$17.18	\$442,866	\$17.79
Public	9378812	DEP	Tallahassee	32399	Office	Leon		MTM	50,003	\$15.93	\$796,548	\$17.79
Public	9378601	DEP	Tallahassee	32399	Office	Leon		MTM	98,209	\$17.18	\$1,687,231	\$17.79
Public	9375801	DEP	Tallahassee	32399	Office	Leon		MTM	91,244	\$17.18	\$1,567,572	\$18.50
Public	9378802	DEP	Tallahassee	32399	Office	Leon		MTM	163,683	\$17.18	\$2,812,074	\$25.47
Public	9439621	DFS	Daytona Beach	32114	Office	Volusia		MTM	2,839	\$17.18	\$48,774	\$19.38
Public	9435207	DFS	Jacksonville	32209	Office	Duval		MTM	24,254	\$17.18	\$416,684	\$15.79
Public	9432926	DFS	Tallahassee	32209	Office	Leon		MTM	177,841	\$17.18	\$3,055,308	\$25.47
Public	9437902	DFS	Orlando	32801	Office	Orange		MTM	29,545	\$17.18	\$507,583	\$18.50
Public	9438112	DFS	Miami	33128	Office	Dade		MTM	30,782	\$17.18	\$528,835	\$10.86
Public	9435307	DFS	Ft. Lauderdale	33309	Office	Broward		MTM	9,648	\$17.18	\$165,753	\$15.18
Public	9437704	DFS	Ft. Myers	33901	Office	Lee		MTM	8,506	\$17.18	\$146,133	\$16.68
Public	9439417	DFS	Tallahassee	32399	Office	Leon		MTM	7,059	\$17.18	\$121,274	\$17.64
Public	9437618	DFS	Tallahassee	32399	Office	Leon		MTM	15,001	\$17.18	\$257,717	\$25.47

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

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Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9437412	DFS	Tallahassee	32399	Office	Leon		MTM	150,083	\$17.18	\$2,578,426	\$25.47
Public	9438409	DFS	Tampa	33602	Office	Hillsborough		MTM	16,867	\$17.18	\$289,775	\$19.38
Public	9439906	DFS	Largo	33778	Office	Pinellas		MTM	7,414	\$17.18	\$127,373	\$17.75
Public	9809717	DJJ	Marathon	33050	Office	Monroe		MTM	478	\$17.18	\$8,212	\$10.44
Public	9809622	DJJ	Daytona Beach	32114	Office	Volusia		MTM	5,831	\$17.18	\$100,177	\$19.38
Public	9806602	DJJ	Alachua	32615	Office	Alachua		MTM	11,667	\$17.18	\$200,439	\$22.00
Public	9807949	DJJ	Orlando	32801	Office	Orange		MTM	4,726	\$17.18	\$81,193	\$18.50
Public	9804003	DJJ	Ft. Pierce	34950	Office	St Lucie		MTM	3,722	\$17.18	\$63,944	N/A
Public	9808138	DJJ	Miami	33128	Office	Dade		MTM	9,685	\$17.18	\$166,388	\$10.86
Public	9808213	DJJ	Ft. Lauderdale	33301	Office	Broward		MTM	21,262	\$17.18	\$365,281	\$16.68
Public	9807714	DJJ	Ft. Myers	33901	Office	Lee		MTM	3,415	\$17.18	\$58,670	\$16.68
Public	9808430	DJJ	Tampa	33602	Office	Hillsborough		MTM	955	\$17.18	\$16,407	\$19.38
Public	9417615	DLA	Tallahassee	32399	Office	Leon		MTM	7,176	\$17.18	\$123,284	\$25.47
Public	9412544	DLA	Tallahassee	32399	Office	Leon		MTM	129,033	\$17.18	\$2,216,787	\$25.47
Public	9412552	DLA	Tallahassee	32399	Office	Leon		MTM	4,895	\$17.18	\$84,096	\$25.47
Public	9627648	DMA	Tallahassee	32399	Office	Leon		MTM	659	\$17.18	\$11,322	\$25.47

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9724213	DMS	Tallahassee	32399	Office	Leon		MTM	10,793	\$17.18	\$185,424	\$18.50
Public	9724202	DMS	Tallahassee	32399	Office	Leon		MTM	98,170	\$17.18	\$1,686,561	\$25.47
Public	9727646	DMS	Tallahassee	32399	Office	Leon		MTM	1,564	\$17.18	\$26,870	\$25.47
Public	9725601	DMS	Tallahassee	32399	Office	Leon		MTM	23,904	\$17.18	\$410,671	\$25.47
Public	9000001	DMS	Tallahassee	32399	Office	Leon		MTM	23,892	\$17.18	\$410,465	\$25.47
Public	9728431	DMS	Tampa	33602	Office	Hillsborough		MTM	1,285	\$17.18	\$22,076	\$19.38
Public	9727948	DOAH	Orlando	32801	Office	Orange		6/30/2013	9,916	\$17.18	\$170,357	\$17.79
Public	9728137	DOAH	Miami	33128	Office	Dade		6/30/2013	13,445	\$17.18	\$230,985	\$25.47
Public	9706705	DOC	Alachua	32615	Office	Alachua		MTM	1,893	\$17.18	\$32,522	\$18.76
Public	9707953	DOC	Orlando	32801	Office	Orange		MTM	4,990	\$17.18	\$85,728	\$17.79
Public	9708108	DOC	Miami	33128	Office	Dade		MTM	7,188	\$17.18	\$123,490	\$17.79
Public	9705403	DOC	Tallahassee	32399	Office	Leon		MTM	56,936	\$17.18	\$978,160	\$19.21
Public	9704332	DOC	Tallahassee	32399	Office	Leon		MTM	126,267	\$17.18	\$2,169,267	\$25.47
Public	9708429	DOC	Tampa	33602	Office	Hillsborough		MTM	21,709	\$17.18	\$372,961	\$20.85
Public	9704724	DOC	St. Petersburg	33701	Office	Pinellas		MTM	11,218	\$17.18	\$192,725	\$25.29
Public	9709903	DOC	Largo	33778	Office	Pinellas		MTM	14,065	\$17.18	\$241,637	\$17.75

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9708902	DOC	Lakeland	33801	Office	Polk	Lakeland Office Market	MTM	7,736	\$17.18	\$132,904	\$16.68
Public	9489721	DOE	Marathon	33050	Office	Monroe		MTM	1,161	\$17.18	\$19,946	\$10.44
Public	9487947	DOE	Orlando	32801	Office	Orange		MTM	7,880	\$17.18	\$135,378	\$25.47
Public	9488105	DOE	Miami	33128	Office	Dade		MTM	6,800	\$17.18	\$116,824	\$19.21
Public	9485310	DOE	Ft. Lauderdale	33309	Office	Broward		MTM	8,585	\$17.18	\$147,490	\$17.50
Public	9487603	DOE	Tallahassee	32399	Office	Leon		MTM	6,891	\$17.18	\$118,387	\$25.47
Public	9489001	DOE	Tallahassee	32399	Office	Leon		MTM	309,047	\$17.18	\$5,309,427	\$25.47
Public	9488432	DOE	Tampa	33602	Office	Hillsborough		MTM	10,746	\$17.18	\$184,616	\$19.38
Public	9484723	DOE	St. Petersburg	33701	Office	Pinellas		MTM	3,417	\$17.18	\$58,704	\$18.51
Public	9489912	DOE	Largo	33778	Office	Pinellas		MTM	3,083	\$17.18	\$52,966	\$17.75
Public	9488905	DOE	Lakeland	33801	Office	Polk	Lakeland Office Market	MTM	2,175	\$17.18	\$37,367	\$16.68
Public	9646704	DOH	Alachua	32615	Office	Alachua		MTM	3,011	\$17.18	\$51,729	\$22.00
Public	9647945	DOH	Orlando	32801	Office	Orange		MTM	8,794	\$17.18	\$151,081	\$17.79
Public	9648130	DOH	Miami	33128	Office	Dade		MTM	17,027	\$17.18	\$292,524	\$25.47
Public	9645304	DOH	Ft. Lauderdale	33309	Office	Broward		MTM	6,495	\$17.18	\$111,584	\$20.04
Public	9647703	DOH	Ft. Myers	33901	Office	Lee		MTM	19,727	\$17.18	\$338,910	\$16.48

Notes:

- MTM..... Month-to-Month lease with no specified end date
- N/A Data on the market rate for the particular space type is not available for the specific market
- N/A *1 Warehouse data not available for this specific market
- N/A *2 Hanger data not available for the specific market
- N/A *3 Clinic/Hospital data not available for this specific market
- N/A *4 Out of state market rate data not available

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9646000	DOH	Tallahassee	32399	Office	Leon		MTM	377,182	\$17.18	\$6,479,987	\$17.79
Public	9644103	DOH	Tallahassee	32399	Office	Leon		MTM	3,937	\$17.18	\$67,638	\$17.79
Public	9644210	DOH	Tallahassee	32399	Office	Leon		MTM	44,915	\$17.18	\$771,640	\$17.79
Public	9648417	DOH	Tampa	33602	Office	Hillsborough		MTM	150	\$17.18	\$2,577	\$19.38
Public	9646205	DOH	Tampa	33605	Office/Clinic	Hillsborough		MTM	10,362	\$17.18	\$178,019	\$17.75
Public	9644721	DOH	St. Petersburg	33701	Office	Pinellas		MTM	4,561	\$17.18	\$78,358	\$18.50
Public	9649913	DOH	Largo	33778	Office	Pinellas		MTM	643	\$17.18	\$11,047	\$17.75
Public	9648915	DOH	Lakeland	33801	Office/Clinic	Polk	Lakeland Office Market	MTM	19,912	\$17.18	\$342,088	\$16.48
Public	9735202	DOR	Jacksonville	32209	Office	Duval		MTM	74,766	\$17.18	\$1,284,480	\$17.02
Public	9736601	DOR	Alachua	32615	Office	Alachua		MTM	7,185	\$17.18	\$123,438	\$22.00
Public	9737940	DOR	Orlando	32801	Office	Orange		MTM	38,191	\$17.18	\$656,121	\$14.92
Public	9734012	DOR	Ft. Pierce	34950	Office	St Lucie		MTM	23,342	\$17.18	\$401,016	\$17.79
Public	9737706	DOR	Ft. Myers	33901	Office	Lee		MTM	12,511	\$17.18	\$214,939	\$17.79
Public	9732402	DOR	Tallahassee	32399	Office	Leon		MTM	163,885	\$17.18	\$2,815,544	\$25.47
Public	9732701	DOR	Tallahassee	32399	Office	Leon		MTM	162,002	\$17.18	\$2,783,194	\$25.47
Public	9733201	DOR	Tallahassee	32399	Office	Leon		MTM	55,749	\$17.18	\$957,768	\$25.47

Notes:

- *MTM..... Month-to-Month lease with no specified end date*
- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
- *N/A *4..... Out of state market rate data not available*

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9453009	DOS	Tallahassee	32399	Office	Leon		MTM	2,546	\$15.93	\$40,558	\$17.79
Public	9453001	DOS	Tallahassee	32399	Office	Leon		MTM	436	\$17.18	\$7,490	\$14.92
Public	9452226	DOS	Tallahassee	32399	Office	Leon		MTM	17,922	\$0.00	\$0	\$18.50
Public	9457616	DOS	Tallahassee	32399	Office	Leon		MTM	4,660	\$17.18	\$80,059	\$17.79
Public	9457501	DOS	Tallahassee	32399	Office	Leon		MTM	138,512	\$17.18	\$2,379,636	\$17.79
Public	9457505	DOS	Tallahassee	32399	Office	Leon		MTM	51,852	\$15.93	\$826,002	\$18.50
Public	9457659	DOS	Tallahassee	32399	Office	Leon		MTM	248	\$17.18	\$4,261	N/A
Public	9552641	DOT	Tallahassee	32399	Office	Leon		MTM	550	\$17.18	\$9,449	\$18.50
Public	9507663	DVA	Tallahassee	32399	Office	Leon		MTM	995	\$17.18	\$17,094	N/A
Public	9504206	DVA	Tallahassee	32399	Office	Leon		MTM	3,398	\$17.18	\$58,378	\$18.50
Public	9509911	DVA	Largo	33778	Office	Pinellas		MTM	15,899	\$17.18	\$273,145	\$17.75
Public	9312804	EOG	Tallahassee	32209	Office	Leon		MTM	21,072	\$17.18	\$362,017	\$25.47
Public	9312227	EOG	Tallahassee	32399	Office	Leon		MTM	270	\$0.00	\$0	\$25.47
Public	9317614	EOG	Tallahassee	32399	Office	Leon		MTM	74,020	\$17.18	\$1,271,664	\$25.47
Public	9314111	EOG	Tallahassee	32399	Office	Leon		MTM	150	\$17.18	\$2,577	\$25.47
Public	9314212	EOG	Tallahassee	32399	Office	Leon		MTM	3,798	\$17.18	\$65,250	\$25.47

Notes:

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- *N/A *2..... Hanger data not available for the specific market*
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Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9312653	EOG	Tallahassee	32399	Office	Leon		MTM	4,608	\$17.18	\$79,165	\$25.47
Public	9717001	FDLE	Jacksonville	32209	Office	Duval		6/30/2011	4,162	\$17.18	\$71,503	\$15.79
Public	9716401	FDLE	Jacksonville	32209	Office	Duval		6/30/2011	75,925	\$17.18	\$1,304,392	\$15.79
Public	9716300	FDLE	Orlando	32801	Office	Orange		6/30/2011	68,003	\$17.18	\$1,168,292	\$18.50
Public	9716801	FDLE	Miami	33172	Office	Dade		6/30/2011	68,967	\$17.18	\$1,184,853	\$0.00
Public	9714605	FDLE	Tallahassee	32399	Office	Leon		6/30/2011	1,108	\$0.00	\$0	N/A
Public	9717658	FDLE	Tallahassee	32399	Office	Leon		6/30/2011	9,311	\$17.18	\$159,963	N/A *2
Public	9717101	FDLE	Tallahassee	32399	Office	Leon		6/30/2011	94	\$17.18	\$1,615	\$19.21
Public	9715901	FDLE	Tallahassee	32399	Office	Leon		6/30/2011	250,890	\$17.18	\$4,310,290	\$22.23
Public	9785402	FPC	Tallahassee	32399	Office	Leon		MTM	24,358	\$17.18	\$418,470	\$17.79
Public	9779707	FWCC	Marathon	33050	Office	Monroe		MTM	11,768	\$17.18	\$202,174	\$16.48
Public	9775804	FWCC	Tallahassee	32399	Office	Leon		MTM	7,715	\$17.18	\$132,544	\$17.79
Public	9764329	HSMV	Tallahassee	32399	Office	Leon		MTM	4,087	\$17.18	\$70,215	\$20.85
Public	9218141	Judicial	Miami	33128	Office	Dade		MTM	4,786	\$0.00	\$0	\$25.47
Public	9217801	Judicial	Tallahassee	32399	Office	Leon		MTM	77,825	\$17.18	\$1,337,034	\$15.53
Public	9212225	Judicial	Tallahassee	32399	Office	Leon		MTM	552	\$0.00	\$0	\$16.68

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9212642	Judicial	Tallahassee	32399	Office	Leon		MTM	3,809	\$17.18	\$65,439	\$18.50
Public	9112807	Legislature	Tallahassee	32209	Office	Leon		MTM	2,587	\$15.93	\$41,211	\$25.47
Public	9112803	Legislature	Tallahassee	32209	Office	Leon		MTM	37,424	\$15.93	\$596,164	\$25.47
Public	9112805	Legislature	Tallahassee	32209	Office	Leon		MTM	12,587	\$15.93	\$200,511	\$25.47
Public	9119402	Legislature	Tallahassee	32399	Office	Leon		MTM	53,019	\$17.18	\$910,866	\$23.12
Public	9119403	Legislature	Tallahassee	32399	Office	Leon		MTM	6,028	\$17.18	\$103,561	\$18.09
Public	9119412	Legislature	Tallahassee	32399	Office	Leon		MTM	6,331	\$17.18	\$108,767	\$20.87
Public	9119413	Legislature	Tallahassee	32399	Office	Leon		MTM	1,305	\$17.18	\$22,420	\$19.50
Public	9112230	Legislature	Tallahassee	32399	Office	Leon		MTM	1,293	\$0.00	\$0	\$16.68
Public	9117632	Legislature	Tallahassee	32399	Office	Leon		MTM	112,122	\$15.93	\$1,786,103	\$10.86
Public	9117637	Legislature	Tallahassee	32399	Office	Leon		MTM	1,577	\$15.93	\$25,122	\$10.86
Public	9117638	Legislature	Tallahassee	32399	Office	Leon		MTM	57,119	\$15.93	\$909,906	\$10.86
Public	9117645	Legislature	Tallahassee	32399	Office	Leon		MTM	2,159	\$17.18	\$37,092	\$10.86
Public	9117651	Legislature	Tallahassee	32399	Office	Leon		MTM	1,762	\$15.93	\$28,069	\$19.21
Public	9112629	Legislature	Tallahassee	32399	Office	Leon		MTM	5,037	\$17.18	\$86,536	\$18.50
Public	9112635	Legislature	Tallahassee	32399	Office	Leon		MTM	1,198	\$17.18	\$20,582	\$18.50

Notes:

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Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9112644	Legislature	Tallahassee	32399	Office	Leon		MTM	100	\$17.18	\$1,718	\$20.62
Public	9115101	Legislature	Tallahassee	32399	Office	Leon		MTM	134,891	\$15.93	\$2,148,814	\$25.47
Public	9009716	Non-government	Marathon	33050	Office	Monroe		MTM	968	\$17.18	\$16,630	\$16.48
Public	9007629	Non-government	Tallahassee	32399	Office	Leon		MTM	-	\$0.00	\$0	N/A *2
Public	9007630	Non-government	Tallahassee	32399	Office	Leon		MTM	-	\$0.00	\$0	\$14.92
Public	9007660	Non-government	Tallahassee	32399	Office	Leon		MTM	68	\$0.00	\$0	\$14.92
Public	9007601	Non-government	Tallahassee	32399	Office	Leon		MTM	728	\$17.18	\$12,507	\$17.79
Public	9004331	Non-government	Tallahassee	32399	Office	Leon		MTM	1,628	\$17.18	\$27,969	\$17.79
Public	9004108	Non-government	Tallahassee	32399	Office	Leon		MTM	2,559	\$0.00	\$0	\$25.47
Public	9004104	Non-government	Tallahassee	32399	Office	Leon		MTM	462	\$17.18	\$7,937	\$25.47
Public	9004211	Non-government	Tallahassee	32399	Office	Leon		MTM	164	\$17.18	\$2,818	\$25.47
Public	9005512	Non-government	Tallahassee	32399	Office	Leon		MTM	5,143	\$17.18	\$88,357	\$16.68

Notes:

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Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Public	9614101	PSC	Tallahassee	32399	Office	Leon		4/30/2012	121,798	\$17.18	\$2,092,490	\$25.47

Notes:

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- *N/A *2..... Hanger data not available for the specific market*
- *N/A *3..... Clinic/Hospital data not available for this specific market*
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Appendix IV:

Listing of Public Leases, sorted by Agency, County/Market, and Lease ID

Appendix V:

Listing of Private Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4200427	AGR	Port Orange	32127	Office	Volusia	Volusia County	2/28/2013	480	\$14.06	\$6,749	\$16.18
Private	4200309	AGR	Deland	32720	Office	Volusia	Volusia County	10/31/2014	770	\$17.25	\$13,283	N/A
Private	4200196	AGR	Gainesville	32009	Hangar	Alachua	Alachua County/Gainesville	7/31/2012	952	\$2.53	\$2,409	N/A
Private	4200225	AGR	Hastings	32145	Office	St. Johns	St. Johns County	7/31/2012	505	\$7.49	\$3,782	\$16.18
Private	4200365	AGR	Jacksonville	32210	Office	Duval	Westside	7/31/2012	700	\$13.11	\$9,177	N/A *1
Private	4200424	AGR	Jacksonville	32220	Office	Duval	Westside	1/31/2013	1,000	\$12.60	\$12,600	\$20.48
Private	4200432	AGR	Jacksonville	32256	Office	Duval	Butler/Baymeadows	6/30/2018	3,972	\$17.00	\$67,524	\$18.50
Private	4200452	AGR	Williston	32696	Warehouse	Levy	Wildwood	10/14/2013	360	\$3.20	\$1,152	\$20.48
Private	4200317	AGR	Apopka	32703	Office	Seminole	436 Corridor/Casselberry/408	4/9/2015	2,790	\$17.80	\$49,662	\$19.85
Private	4200444	AGR	Eustis	32726	Office	Lake	Lake County	8/31/2013	536	\$11.19	\$5,998	N/A *1
Private	4200448	AGR	Tavares	32778	Office	Lake	Lake County	8/31/2015	4,300	\$16.00	\$68,800	\$25.47

Notes:

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Appendix V:

Listing of Private leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4200415	AGR	Orlando	32809	Office/Clinic	Orange	Orlando Central Park/Southpark	5/12/2012	180	\$10.00	\$1,800	\$18.10
Private	4200323	AGR	Palm Bay	32809	Office/Warehouse	Brevard		6/30/2012	521	\$15.60	\$8,128	\$16.92
Private	4200366	AGR	Kissimmee	34741	Hangar	Osceola	NO DATA FOR HANGERS	MTM	1,019	\$4.71	\$4,799	\$18.10
Private	4200451	AGR	Ft. Walton Beach	32541	Office	Okaloosa	Okaloosa County	10/14/2013	720	\$16.25	\$11,700	\$16.18
Private	4200343	AGR	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	10/31/2012	1,314	\$16.66	\$21,891	\$16.18
Private	4200138	AGR	Vero Beach	32960	Office	Indian River	Indian River County	7/31/2012	500	\$10.80	\$5,400	\$19.85
Private	4200440	AGR	Vero Beach	32966	Office	Indian River	Indian River County	10/31/2012	3,645	\$10.37	\$37,799	\$16.18
Private	4200437	AGR	Okeechobee	34974	Office	Okeechobee	South Central Florida Peninsula	11/30/2013	2,400	\$26.25	\$63,000	\$16.92
Private	4200406	AGR	Stuart	34984	Office	Martin	Martin County	12/14/2011	879	\$23.07	\$20,279	\$20.48
Private	4200416	AGR	Hialeah	33014	Office	Dade	Hialeah West	8/31/2012	2,920	\$24.95	\$72,854	N/A
Private	4200395	AGR	Hollywood	33023	Hangar	Broward		MTM	797	\$5.27	\$4,200	\$20.48
Private	4200453	AGR	Pembroke Pines	33024	Hangar	Broward		4/30/1999	1,014	\$6.98	\$7,078	N/A *1
Private	4200379	AGR	Pompano Beach	33060	Office	Broward	Pompano Beach	8/31/2012	837	\$16.29	\$13,635	N/A *1
Private	4200433	AGR	Miami	33172	Office	Dade	Airport West	6/30/2013	2,295	\$28.00	\$64,260	N/A

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4200401	AGR	Davie	33314	Office	Broward	Pembroke Pines/Cooper City	5/31/2013	1,200	\$19.10	\$22,920	\$25.47
Private	4200408	AGR	Davie	33314	Office	Broward	Pembroke Pines/Cooper City	3/31/2013	1,320	\$17.00	\$22,440	\$25.47
Private	4200348	AGR	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	6/30/2012	4,458	\$23.96	\$106,814	N/A *1
Private	4200435	AGR	Delray Beach	33445	Office	Palm Beach	Delray Beach	9/30/2013	1,255	\$23.70	\$29,744	N/A *1
Private	4200411	AGR	Punta Gorda	33950	Office/Warehouse	Charlotte	Charlotte County	3/31/2013	1,126	\$14.39	\$16,203	\$16.92
Private	4200362	AGR	Punta Gorda	33950	Office	Charlotte	Charlotte County	10/31/2012	3,102	\$18.00	\$55,836	\$16.18
Private	4200389	AGR	Naples	34109	Office	Collier	Collier County	10/31/2012	855	\$22.53	\$19,263	\$8.78
Private	4200332	AGR	Tallahassee	32301	Office	Leon	Southeast Tallahassee	7/31/2015	6,330	\$15.50	\$98,115	\$19.85
Private	4200441	AGR	Tallahassee	32301	Office	Leon	Southeast Tallahassee	10/14/2015	49,164	\$15.00	\$737,460	\$16.92
Private	4200347	AGR	Tallahassee	32303	Warehouse	Leon	Southeast Tallahassee	4/14/2012	2,611	\$3.15	\$8,225	N/A *1
Private	4200438	AGR	Tallahassee	32303	Office	Leon	Northwest Tallahassee	4/30/2013	1,926	\$16.81	\$32,376	\$16.18
Private	4200417	AGR	Tallahassee	32303	Office	Leon	Southeast Tallahassee	8/6/2014	10,684	\$15.50	\$165,602	\$16.92
Private	4200346	AGR	Tallahassee	32303	Office	Leon	Northeast Tallahassee	6/30/2011	19,401	\$19.00	\$368,619	\$18.10
Private	4200449	AGR	Tallahassee	32303	Office	Leon	CBD Tallahassee	6/30/2016	19,401	\$16.30	\$316,236	\$25.10
Private	4200445	AGR	Tallahassee	32303	Office	Leon	Northeast Tallahassee	10/31/2015	9,165	\$15.50	\$142,058	\$18.10

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Private	4200418	AGR	Tallahassee	32303	Warehouse	Leon	Northeast Tallahassee	10/31/2013	300	\$5.00	\$1,500	N/A *1
Private	4200384	AGR	Tallahassee	32308	Warehouse	Leon	Northeast Tallahassee	MTM	290	\$7.66	\$2,221	N/A *1
Private	4200338	AGR	Tallahassee	32310	Hangar	Leon	Southwest Tallahassee	MTM	3,024	\$2.26	\$6,834	N/A *2
Private	4200180	AGR	Panama City	32405	Hangar	Bay	Panama City	7/31/2012	900	\$1.28	\$1,152	N/A
Private	4200430	AGR	Panama City Beach	32408	Office	Bay	Panama City Beach	6/30/2012	813	\$19.71	\$16,024	\$25.47
Private	4200349	AGR	West Palm Beach	32409	Office	Palm Beach	Suburban West Palm Beach	9/30/2011	759	\$13.30	\$10,095	\$18.10
Private	4200205	AGR	Graceville	32440	Office	Jackson	Marianna	7/31/2012	1,806	\$4.32	\$7,802	\$19.85
Private	4200181	AGR	Valrico	33594	Office	Hillsborough	South I-75 Corridor	7/31/2012	593	\$9.00	\$5,337	\$15.12
Private	4200383	AGR	Tampa	33610	Office	Hillsborough	Eastside North	3/31/2012	1,998	\$15.98	\$31,928	N/A *1
Private	4200041	AGR	Tampa	33621	Office	Hillsborough	NO ADDRESS	7/31/2012	587	\$7.88	\$4,626	N/A *1
Private	4200363	AGR	Bradenton	34208	Office	Manatee	Manatee County	2/28/2012	1,343	\$19.74	\$26,511	\$25.47
Private	4200403	AGR	Palmetto	34221	Office	Manatee	Manatee County	10/31/2011	750	\$13.56	\$10,170	\$19.85
Private	4200195	AGR	Ellenton	34222	Office	Manatee	Manatee County	7/31/2012	624	\$12.50	\$7,800	\$25.47
Private	4200320	AGR	Clearwater	34620	Office	Pinellas	Mid-Pinellas/Gateway	10/14/2014	3,841	\$17.16	\$65,912	N/A *1
Private	6800071	AHCA	Ocala	32675	Office	Marion	Ocala	7/31/2014	4,600	\$13.25	\$60,950	\$25.47

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Private	6800070	AHCA	Doral City	33166	Office	Dade	Airport West	2/28/2019	37,539	\$38.29	\$1,437,368	N/A
Private	6800066	AHCA	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	2/29/2016	8,292	\$21.00	\$174,132	N/A *1
Private	6800067	AHCA	Delray Beach	33486	Office	Palm Beach	Delray Beach	3/31/2016	9,700	\$18.00	\$174,600	\$16.18
Private	680M141	AHCA	Tallahassee	32308	Office	Leon	Northeast Tallahassee	2/29/2020	244,163	\$17.78	\$4,341,218	\$18.10
Private	6800068	AHCA	Tallahassee	32309	Warehouse	Leon	Northeast Tallahassee	10/31/2011	1,998	\$6.31	\$12,607	N/A *1
Private	6800069	AHCA	Tallahassee	32399	Office	Leon	Southeast Tallahassee	2/28/2013	14,041	\$16.98	\$238,416	N/A
Private	6800065	AHCA	Panama City	32401	Office	Bay	Panama City	12/31/2015	4,999	\$17.95	\$89,732	\$8.78
Private	6800053	AHCA	Tampa	33607	Office	Hillsborough	Northwest	4/30/2013	13,739	\$17.40	\$239,059	\$8.78
Private	6700012	APD	Melbourne	32904	Office	Brevard	Brevard County	5/31/2013	2,625	\$14.85	\$38,981	\$16.92
Private	6700006	APD	Wildwood	34785	Office	Sumter	Wildwood	7/31/2015	7,594	\$16.82	\$127,731	N/A *1
Private	6700001	APD	Mary Esther	32569	Office	Okaloosa	Okaloosa County	7/14/2015	783	\$17.63	\$13,804	N/A *1
Private	6700010	APD	Miami	33157	Office	Dade	South Dade	4/30/2013	3,025	\$27.32	\$82,643	N/A
Private	6700008	APD	Tallahassee	32303	Office	Leon	Northeast Tallahassee	6/30/2018	6,197	\$21.09	\$130,695	\$18.10
Private	6700003	APD	Panama City	32401	Office	Bay	Panama City	10/14/2015	2,295	\$18.70	\$42,917	\$8.78
Private	6700005	APD	Marianna	32446	Office	Jackson	Marianna	11/30/2011	3,674	\$14.00	\$51,436	\$25.47
Private	6700011	APD	Bradenton	34205	Office	Manatee	Manatee County	6/30/2013	2,800	\$21.90	\$61,320	\$25.47

Notes:

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Appendix V:

Listing of Private leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	1140065	AUD GEN	Deland	32721	Office	Volusia	Volusia County	6/30/2015	956	\$15.25	\$14,579	N/A
Private	1140070	AUD GEN	Lake City	32025	Office	Columbia	Lake City	7/31/2013	2,283	\$14.36	\$32,784	N/A
Private	1140052	AUD GEN	Jacksonville	32207	Office	Duval	Southside	2/29/2012	3,269	\$16.98	\$55,508	\$25.47
Private	1140048	AUD GEN	Gainesville	32606	Office	Alachua	Alachua County/Gainesville	5/31/2012	2,001	\$15.76	\$31,536	\$25.47
Private	1140066	AUD GEN	Maitland	32751	Office	Orange	Maitland	8/31/2014	2,292	\$18.54	\$42,494	N/A
Private	1140063	AUD GEN	Pensacola	32504	Office	Escambia	Pensacola	8/31/2012	2,088	\$16.48	\$34,410	\$20.48
Private	1140071	AUD GEN	Port St. Lucie	34986	Office	St. Lucie	St. Lucie County	4/30/2011	1,062	\$18.62	\$19,774	\$16.18
Private	1140073	AUD GEN	Port St. Lucie	34986	Office	St. Lucie	St. Lucie County	3/31/2016	900	\$18.50	\$16,650	\$16.18
Private	1140046	AUD GEN	Miami	33166	Office	Dade	Airport West	3/31/2015	2,215	\$18.54	\$41,066	N/A
Private	1140072	AUD GEN	Delray Beach	33445	Office	Palm Beach	Delray Beach	4/30/2015	1,785	\$22.66	\$40,448	\$16.18
Private	1140069	AUD GEN	Ft. Myers	33907	Office	Lee		2/28/2013	1,151	\$21.71	\$24,988	\$15.08
Private	1140062	AUD GEN	Marianna	32447	Office	Jackson	Marianna	6/30/2012	2,657	\$16.24	\$43,150	\$25.47
Private	1140068	AUD GEN	Tampa	33607	Office	Hillsborough	Westshore	8/31/2016	4,000	\$17.18	\$68,720	\$25.47
Private	1140051	AUD GEN	Lakeland	33813	Office	Polk	Lakeland Office Market	7/31/2013	1,552	\$18.00	\$27,936	\$25.47

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Private	1140014	AUD GEN	Sarasota	34234	Office	Sarasota	Sarasota County	8/31/2012	900	\$20.37	\$18,333	\$16.18
Private	7500067	AWI	Orlando	32809	Office	Orange	Orlando Central Park/Southpark	1/31/2016	46,886	\$16.15	\$757,209	\$25.47
Private	7500068	AWI	Tallahassee	32303	Office	Leon	Northeast Tallahassee	8/31/2013	16,217	\$16.40	\$265,959	\$18.10
Private	7500034	AWI	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	6/30/2012	9,998	\$5.00	\$49,990	N/A *1
Private	750M138	AWI	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	9,847	\$19.88	\$195,758	\$16.92
Private	750M140	AWI	Tallahassee	32399	Office	Leon	Southeast Tallahassee	6/30/2012	43,304	\$16.27	\$704,556	\$16.92
Private	9000008	CITIZENS	Jacksonville	32216	Office	Duval	Butler/Baymeadows	5/31/2026	60,000	\$11.77	\$706,200	\$8.78
Private	9000004	CITIZENS	Jacksonville	32256	Office	Duval	Butler/Baymeadows	12/31/2011	59,500	\$60.80	\$3,617,600	\$20.48
Private	9000005	CITIZENS	Jacksonville	32256	Office	Duval	Butler/Baymeadows	10/31/2011	49,277	\$10.80	\$532,192	N/A
Private	9000011	CITIZENS	Tallahassee	32301	Office	Leon	CBD Tallahassee	7/31/2011	20,062	\$28.00	\$561,736	\$19.85
Private	9000007	CITIZENS	Tallahassee	32301	Office	Leon	CBD Tallahassee	7/31/2011	18,630	\$20.50	\$381,915	\$19.85
Private	9000009	CITIZENS	Tallahassee	32303	Office	Leon	Northwest Tallahassee	8/30/2017	48,287	\$13.37	\$645,597	\$16.18
Private	9000003	CITIZENS	Tallahassee	32303	Office	Leon	Northwest Tallahassee	7/31/2011	9,819	\$12.00	\$117,828	\$16.18
Private	9000010	CITIZENS	Tallahassee	32309	Office	Leon	Northeast Tallahassee	7/31/2017	32,125	\$0.00	\$0	\$18.10
Private	9000001.1	CITIZENS	Tampa	33619	Office	Hillsborough	South I-75 Corridor	12/31/2014	60,000	\$19.51	\$1,170,600	\$25.47

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7900056	DBPR	Jacksonville	32211	Office	Duval	Arlington	4/30/2012	15,317	\$17.50	\$268,048	N/A
Private	7900073	DBPR	Gainesville	32607	Office	Alachua	Alachua County/Gainesville	6/30/2012	7,459	\$22.84	\$170,364	\$25.47
Private	7900081	DBPR	Pensacola	32503	Office	Escambia	Pensacola	10/31/2013	3,000	\$20.30	\$60,900	N/A *1
Private	7900065	DBPR	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa County	7/1/2009	2,777	\$18.13	\$50,347	\$19.85
Private	7900069	DBPR	Ft. Pierce	34981	Office	St. Lucie	St. Lucie County	12/31/2013	2,928	\$25.47	\$74,576	N/A *1
Private	7900059	DBPR	Margate	33063	Office	Broward	Taramac/Margate	10/31/2014	16,827	\$19.66	\$330,819	\$16.18
Private	7900093	DBPR	Doral	33166	Office	Dade	Airport West	4/30/2017	16,625	\$27.77	\$461,676	N/A
Private	7900044	DBPR	Miami	33166	Warehouse	Dade	Falls/South Dixie	10/31/2014	2,040	\$7.42	\$15,137	N/A
Private	7900085	DBPR	Miami	33166	Office	Dade	Airport West	4/30/2012	16,625	\$26.51	\$440,729	N/A
Private	7900075	DBPR	Belle Glade	33430	Office	Palm Beach	Jupiter/Tequesta/Juno	9/30/2011	430	\$19.53	\$8,398	\$19.85
Private	7900082	DBPR	Immokalee	34142	Office	Collier	Collier County	10/31/2013	350	\$31.71	\$11,099	\$20.48
Private	7900043	DBPR	Tallahassee	32303	Warehouse	Leon	Northwest Tallahassee	7/31/2013	2,985	\$4.00	\$11,940	N/A *1
Private	790M139	DBPR	Tallahassee	32399	Office	Leon	Northeast Tallahassee	10/31/2019	208,388	\$16.81	\$3,503,002	\$18.10
Private	7900079	DBPR	Panama City	32408	Office	Bay	Panama City Beach	7/31/2013	4,992	\$18.14	\$90,555	N/A

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Private	5200082	DCA	Orlando	32809	Warehouse	Orange	Orlando Central Park/Southpark	1/31/2017	187,196	\$10.09	\$1,888,808	\$18.10
Private	5200071	DCA	Tallahassee	32310	Warehouse	Leon	Southwest Tallahassee	MTM	2,851	\$3.49	\$9,950	N/A *1
Private	5902969	DCF	Key West	33040	Office	Monroe	Monroe County	9/30/2012	7,192	\$27.66	\$198,931	\$19.85
Private	5902901	DCF	Tavernier	33070	Office	Monroe	Monroe County	4/30/2012	2,000	\$26.72	\$53,440	N/A
Private	5908054	DCF	Bunnell	32110	Office	Flagler	Flagler County	3/31/2016	3,614	\$14.52	\$52,475	\$20.48
Private	5902927	DCF	Palatka	32177	Office	Putnam	Ocala	12/31/2012	8,938	\$19.87	\$177,598	N/A *1
Private	5902438	DCF	Deland	32721	Office	Volusia	Volusia County	10/31/2011	10,640	\$16.75	\$178,220	\$15.08
Private	5902920	DCF	Orange Park	32003	Office	Clay	Orange Park/Clay County	6/14/2012	10,762	\$27.42	\$295,094	N/A *1
Private	5902446	DCF	Lake City	32055	Office	Columbia	Lake City	6/30/2012	11,351	\$19.10	\$216,804	\$16.92
Private	5902953	DCF	Live Oak	32060	Office	Suwannee	I-10/North Florida	5/31/2012	4,999	\$31.15	\$155,719	\$25.47
Private	5903019	DCF	St. Augustine	32086	Office	St. Johns	St. Johns County	6/30/2014	2,840	\$18.50	\$52,540	\$16.18
Private	5903016	DCF	Yulee	32097	Office	Nassau	North/NW Jacksonville	7/31/2014	3,276	\$20.95	\$68,632	\$25.47
Private	5902847	DCF	Jacksonville	32207	Office	Duval	Southside	3/31/2015	16,199	\$15.91	\$257,726	\$25.47
Private	5907029	DCF	Jacksonville	32208	Office	Duval	Northbank	4/9/2012	7,910	\$13.75	\$108,763	\$15.10

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Private	5903026	DCF	Jacksonville	32244	Office	Duval	Westside	5/31/2015	3,400	\$24.72	\$84,048	\$16.18
Private	5902248	DCF	Tavares	32278	Office	Lake	Lake County	3/31/2012	10,734	\$19.61	\$210,494	\$15.08
Private	5903007	DCF	Chiefland	32626	Office	Levy	Big Bend Florida	3/31/2012	6,392	\$12.15	\$77,663	\$16.92
Private	5902976	DCF	Inverness	34453	Office	Citrus	Citrus County	12/31/2012	6,914	\$23.24	\$160,681	\$18.10
Private	5902960	DCF	Ocala	34470	Office	Marion	Ocala	9/30/2011	951	\$22.54	\$21,436	N/A *1
Private	5903030	DCF	Ocala	34470	Office	Marion	Ocala	1/31/2016	10,477	\$16.50	\$172,871	N/A *1
Private	5903027	DCF	Ocala	34471	Office	Marion	Ocala	6/30/2011	4,999	\$26.74	\$133,673	N/A *1
Private	5902940	DCF	Ocala	34475	Office	Marion	Ocala	9/30/2011	7,787	\$16.13	\$125,604	\$25.47
Private	5902913	DCF	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	2/28/2012	18,747	\$21.42	\$401,561	\$18.10
Private	5902886	DCF	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	6/21/2011	2,126	\$16.00	\$34,016	\$16.92
Private	5902891	DCF	Orlando	32805	Office	Orange	Michigan Ave./S. Orange Ave.	9/30/2011	800	\$21.97	\$17,576	\$25.47
Private	5902918	DCF	Orlando	32807	Office	Orange	436 Corridor/Casselberry/408	7/31/2011	2,320	\$23.64	\$54,845	\$19.85
Private	5902912	DCF	Orlando	32808	Office	Orange	CBD/Winter Park/Maitland	10/31/2012	26,487	\$19.43	\$514,642	\$16.18
Private	5903018	DCF	Orlando	32818	Office	Orange	Colonial Cor./John Young/Fashion Sq.	2/28/2015	8,991	\$25.94	\$233,227	\$25.47

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Private	5902598	DCF	Starke	32901	Office	Bradford	Alachua / Gainesville	10/30/2011	6,198	\$19.95	\$123,650	\$16.92
Private	5903000	DCF	Palm Bay	32907	Office	Brevard	Brevard County	5/31/2013	4,999	\$28.85	\$144,221	\$25.47
Private	5902997	DCF	Cocoa	32922	Office	Brevard	Brevard County	10/30/2014	1,664	\$24.72	\$41,134	N/A
Private	5902916	DCF	Cocoa	32922	Office	Brevard	Brevard County	MTM	835	\$14.79	\$12,350	\$20.48
Private	5902915	DCF	Rockledge	32955	Office	Brevard	Brevard County	4/30/2015	21,561	\$23.63	\$509,486	N/A *1
Private	5903037	DCF	Rockledge	32958	Office	Brevard	Brevard County	6/30/2013	1,242	\$10.10	\$12,544	\$25.47
Private	5903011	DCF	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	3/31/2014	15,625	\$21.81	\$340,781	N/A *1
Private	5909077	DCF	Kissimmee	34744	Office	Osceola	Osceola/Kissimmee	3/31/2012	2,185	\$0.00	\$0	\$16.92
Private	5902571	DCF	Wildwood	34785	Warehouse	Sumter	Wildwood	7/31/2015	5,244	\$7.43	\$38,963	N/A
Private	5902707	DCF	Wildwood	34785	Office	Sumter	Wildwood	10/31/2015	27,416	\$16.00	\$438,656	N/A *1
Private	5902959	DCF	Pensacola	32501	Office	Escambia	Pensacola	1/31/2012	400	\$15.00	\$6,000	\$16.18
Private	5902852	DCF	Pensacola	32503	Office	Escambia	Pensacola	Unclear	1,308	\$10.00	\$13,080	\$25.47
Private	5902970	DCF	Pensacola	32507	Warehouse	Escambia	Pensacola	12/31/2012	8,580	\$6.28	\$53,882	\$25.47
Private	5902931	DCF	Pensacola	32514	Office	Escambia	Pensacola	9/30/2011	27,881	\$19.50	\$543,680	N/A
Private	5903028	DCF	Crestview	32536	Office	Okaloosa	Okaloosa County	1/31/2015	3,068	\$22.87	\$70,165	\$25.47
Private	5903012	DCF	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	11/30/2014	9,765	\$26.97	\$263,362	N/A *1
Private	5902966	DCF	Navarre	32566	Office	Santa Rosa	I-10/North Florida	3/31/2013	2,714	\$19.00	\$51,566	N/A

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							Panhandle					
Private	5903036	DCF	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	2/29/2016	4,287	\$12.33	\$52,859	\$8.78
Private	5902971	DCF	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	5/31/2015	2,023	\$6.97	\$14,100	\$16.18
Private	5902994	DCF	Niceville	32578	Office	Okaloosa	Okaloosa County	8/30/2013	2,809	\$6.75	\$18,961	\$25.47
Private	5903001	DCF	Vero Beach	32960	Office	Indian River	Indian River County	2/28/2014	2,709	\$25.33	\$68,619	\$19.85
Private	5902967	DCF	Jenson Beach	34994	Office	Martin	Martin County	9/30/2016	3,927	\$20.00	\$78,540	\$19.85
Private	5902951	DCF	Florida City	33034	Office	Dade	South Dade	11/30/2012	1,342	\$22.00	\$29,524	\$20.48
Private	5903013	DCF	Miami	33125	Office	Miami-Dade	Biscayne	12/31/2014	16,000	\$19.02	\$304,320	\$18.10
Private	5902991	DCF	Miami	33126	Warehouse	Dade	Airport West	2/28/2013	3,020	\$14.62	\$44,152	N/A *1
Private	5902736	DCF	Miami Beach	33139	Office	Dade	Miami Beach	6/30/2016	1,986	\$23.00	\$45,678	N/A
Private	5902957	DCF	Hialeah	33142	Office	Dade	Hialeah East/Liberty City	7/31/2013	35,258	\$18.50	\$652,273	\$16.18
Private	5902980	DCF	Miami	33165	Office	Dade	Airport West	1/31/2013	17,378	\$25.68	\$446,267	N/A *1
Private	5902608	DCF	Miami	33165	Office	Dade	NO ADDRESS	8/31/2012	10,069	\$17.86	\$179,832	N/A

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Private	5902973	DCF	Miami	33177	Office	Dade	South Dade	7/30/2013	14,750	\$34.07	\$502,533	\$16.92
Private	5902993	DCF	Miami	33177	Office	Dade	South Dade	7/28/2013	4,418	\$31.37	\$138,593	\$16.92
Private	5903009	DCF	Plantation	33317	Office	Broward	Plantation	12/31/2011	31,508	\$19.89	\$626,694	N/A *1
Private	5902807	DCF	West Palm Beach	33407	Warehouse	Palm Beach	West Palm Beach	6/30/2012	4,060	\$10.00	\$40,600	N/A *1
Private	5903034	DCF	Delray Beach	33440	Office	Palm Beach	Delray Beach	4/30/2014	800	\$20.25	\$16,200	\$15.08
Private	5902878	DCF	Lake Worth	33461	Office	Palm Beach	Lake Worth	12/31/2011	24,987	\$22.81	\$569,953	\$25.47
Private	5903035	DCF	Labelle	33935	Office	Hendry		4/30/2016	1,100	\$18.00	\$19,800	N/A
Private	5907002	DCF	Port Charlotte	33948	Office	Charlotte	Charlotte County	10/31/2013	4,913	\$27.14	\$133,339	\$18.10
Private	5903031	DCF	Naples	34104	Office	Collier	Collier County	8/31/2013	1,531	\$17.50	\$26,793	\$16.92
Private	5902982	DCF	Naples	34112	Office	Collier	Collier County	5/17/2013	3,360	\$25.46	\$85,546	\$25.47
Private	5908055	DCF	Immokalee	34142	Office	Collier	Collier County	8/31/2011	8,525	\$19.66	\$167,602	\$20.48
Private	5907005	DCF	Venice	34292	Office	Sarasota	NO ADDRESS	5/31/2014	4,902	\$23.11	\$113,285	N/A
Private	5903040	DCF	Tallahassee	32301	Office	Leon	Northeast Tallahassee	1/31/2012	155	\$7.99	\$1,238	N/A *1
Private	5902952	DCF	Tallahassee	32303	Office	Leon	Northwest Tallahassee	10/13/2012	10,231	\$23.72	\$242,679	\$19.85
Private	5902950	DCF	Tallahassee	32303	Office	Leon	Northwest Tallahassee	9/30/2012	10,114	\$22.03	\$222,811	\$16.18

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	5902949	DCF	Tallahassee	32312	Office	Leon	Northwest Tallahassee	1/31/2012	1,392	\$20.51	\$28,550	\$16.18
Private	5903014	DCF	Crawfordville	32327	Office	Wakulla	Forgotten Coast	3/31/2012	1,561	\$8.07	\$12,597	\$17.38
Private	5903005	DCF	Monticello	32344	Office	Jefferson	I-10/North Florida	8/31/2013	1,500	\$24.55	\$36,825	N/A *1
Private	5903015	DCF	Quincy	32351	Office	Gadsden	I-10/North Florida	3/31/2012	1,848	\$8.07	\$14,913	\$16.92
Private	590M139	DCF	Tallahassee	32399	Office	Leon	Northeast Tallahassee	10/31/2019	132,036	\$19.06	\$2,516,606	\$18.10
Private	590M140	DCF	Tallahassee	32399	Office	Leon	Southeast Tallahassee	12/31/2019	243,851	\$16.27	\$3,967,456	\$16.92
Private	5902740	DCF	Panama City	32401	Office	Bay	Panama City	10/31/2011	29,643	\$15.00	\$444,645	\$25.47
Private	5903025	DCF	Panama City	32401	Office	Bay	Panama City	10/31/2014	2,472	\$20.38	\$50,379	\$25.47
Private	5902955	DCF	Bonifay	32425	Office	Holmes	I-10/North Florida Panhandle	5/31/2012	11,185	\$18.50	\$206,923	\$19.85
Private	5902954	DCF	Defuniak Springs	32425	Office	Walton	I-10/North Florida Panhandle	7/31/2012	3,634	\$17.54	\$63,740	\$18.50
Private	5902983	DCF	Marianna	32448	Office	Jackson	Marianna	12/31/2012	3,600	\$22.72	\$81,792	N/A *1
Private	5903023	DCF	Ft. Walton Beach	32457	Office	Okaloosa	Okaloosa County	11/30/2014	2,700	\$19.90	\$53,730	\$25.47
Private	5903021	DCF	Port St. Joe	32457	Office	Gulf	Forgotten Coast	6/30/2014	1,824	\$24.72	\$45,089	\$25.47
Private	5902504	DCF	Lakeland	33813	Office	Polk	Lakeland Office Market	10/31/2011	12,564	\$15.50	\$194,742	N/A *1
Private	5902989	DCF	Bartow	33830	Office	Polk	Outlying Polk County	10/31/2014	15,074	\$21.84	\$329,216	\$19.85

Notes:

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Private	5902539	DCF	Lake Wales	33853	Office	Polk	Outlying Polk County	6/30/2015	19,091	\$17.35	\$331,229	\$8.78
Private	5902939	DCF	Ocala	33870	Office	Marion	Ocala	8/31/2011	4,109	\$17.49	\$71,866	\$25.47
Private	5903029	DCF	Sebring	33870	Office	Highlands	Highlands County	11/30/2015	2,380	\$23.00	\$54,740	\$25.47
Private	5907013	DCF	Wauchula	33873	Office	Hardee		10/31/2011	2,200	\$18.72	\$41,184	\$19.85
Private	5902943	DCF	Bradenton	34205	Office	Manatee	Manatee County	6/30/2012	4,082	\$22.40	\$91,437	\$16.92
Private	5907006	DCF	Sarasota	34234	Office	Sarasota	Sarasota County	6/30/2013	15,384	\$23.31	\$358,601	\$16.18
Private	5902306	DCF	Brooksville	34601	Office	Hernando	Hernando County	1/31/2012	10,796	\$22.81	\$246,257	\$8.78
Private	5902977	DCF	Port Richey	34668	Office	Pasco	Pasco County	3/31/2014	9,941	\$19.36	\$192,458	N/A
Private	5902974	DCF	Jacksonville	322007	Office	Duval	Southside	9/14/2012	2,226	\$24.69	\$54,960	N/A *1
Private	6500049	DEA	Jacksonville	32207	Office	Duval	Southside	12/31/2011	3,985	\$16.00	\$63,760	\$25.47
Private	6500030	DEA	Gainesville	32606	Office	Alachua	Alachua County/Gainesville	10/31/2012	2,167	\$19.50	\$42,257	\$25.47
Private	6500043	DEA	Ocala	34470	Office	Marion	Ocala	12/31/2012	3,150	\$21.79	\$68,639	N/A *1
Private	6500055	DEA	Orlando	32803	Office	Orange	Colonial Cor./John Young/Fashion Sq.	6/30/2014	4,999	\$17.46	\$87,283	N/A
Private	6500031	DEA	Cocoa	32922	Office	Brevard	Brevard County	2/28/2015	1,200	\$17.79	\$21,348	\$16.18
Private	6500050	DEA	Ft. Pierce	32947	Office	St. Lucie	St. Lucie County	6/30/2013	680	\$19.55	\$13,294	\$16.18

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Private	6500042	DEA	Gulf Breeze	32561	Office	Escambia	Pensacola	11/30/2012	2,988	\$21.35	\$63,794	\$19.85
Private	6500040	DEA	Miami	33126	Office	Dade	Airport West	12/31/2015	4,407	\$20.50	\$90,344	\$20.48
Private	6500047	DEA	Miami	33156	Office	Dade	South Dade	1/31/2012	4,511	\$25.16	\$113,497	\$20.48
Private	6500010	DEA	Sunrise	33309	Office	Broward	Sunrise	12/31/2011	4,778	\$18.75	\$89,588	\$18.50
Private	6500057	DEA	West Palm Beach	33407	Office	Palm Beach	Suburban West Palm Beach	3/31/2015	3,387	\$19.83	\$67,164	\$25.47
Private	6500046	DEA	Ft. Myers	33907	Office	Lee		1/31/2016	4,170	\$19.50	\$81,315	\$16.92
Private	6500029	DEA	Tallahassee	32301	Office	Leon	Southeast Tallahassee	8/31/2012	2,870	\$16.44	\$47,183	\$16.92
Private	6500054	DEA	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	1/1/2099	450	\$5.01	\$2,255	N/A
Private	6500053	DEA	Panama City	32401	Office	Bay	Panama City	11/30/2011	1,800	\$16.50	\$29,700	\$19.85
Private	6500051	DEA	Tampa	33612	Office	Hillsborough	North I-75 Corridor	3/31/2012	4,664	\$20.40	\$95,146	\$20.48
Private	6500058	DEA	Trinity	34655	Office	Pasco	Pasco County	9/30/2015	3,129	\$17.60	\$55,070	\$18.10
Private	3700211	DEP	Jacksonville	32256	Office	Duval	Butler/Baymeadows	8/31/2012	37,139	\$17.25	\$640,648	\$18.50
Private	3700116	DEP	Orlando	32802	Office	Orange	Colonial Cor./John Young/Fashion Sq.	9/30/2012	39,915	\$21.02	\$839,013	\$25.47
Private	3700179	DEP	Orlando	32853	Warehouse	Orange	East Orange/Univ./Forsyth	9/9/2013	2,038	\$7.25	\$14,776	\$8.78

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Private	3700117	DEP	Jay	32565	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2011	713	\$4.63	\$3,301	\$25.47
Private	3700212	DEP	Port St. Lucie	34952	Office	St. Lucie	St. Lucie County	9/30/2014	7,519	\$18.58	\$139,703	\$18.10
Private	3700213	DEP	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	3/31/2018	32,293	\$22.06	\$712,384	\$25.47
Private	3700215	DEP	Boca Raton	33433	Office	Palm Beach	Southwest Boca Raton	6/30/2014	894	\$20.00	\$17,880	\$20.48
Private	3700202	DEP	Ft. Myers Beach	33931	Office/Warehouse	Lee		1/31/2013	1,749	\$8.50	\$14,867	\$20.48
Private	3700207	DEP	Tallahassee	32301	Office	Leon	Northeast Tallahassee	7/31/2012	4,550	\$16.94	\$77,077	\$18.10
Private	3700186	DEP	Tallahassee	32301	Office	Leon	Southeast Tallahassee	3/14/2013	21,160	\$16.23	\$343,427	\$19.85
Private	3700216	DEP	Tallahassee	32301	Warehouse	Leon	Northeast Tallahassee	1/31/2013	600	\$5.67	\$3,402	N/A *1
Private	3700214	DEP	Tallahassee	32303	Warehouse	Leon	Northwest Tallahassee	10/31/2012	5,995	\$7.25	\$43,464	N/A *1
Private	3700155	DEP	Tallahassee	32308	Office	Leon	Northwest Tallahassee	10/31/2011	31,993	\$14.45	\$462,299	\$16.18
Private	3700198	DEP	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	10/14/2011	200	\$9.81	\$1,962	N/A *1
Private	3700210	DEP	Panama City	32405	Office	Bay	Panama City	10/31/2012	3,657	\$14.42	\$52,734	N/A
Private	3700177	DEP	Temple Terrace	33637	Office	Hillsborough	NO ADDRESS	9/14/2015	54,125	\$20.00	\$1,082,500	N/A
Private	3700208	DEP	Sebring	33870	Office	Highlands	Highlands County	11/30/2012	1,800	\$19.95	\$35,910	\$16.18

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Private	4300120	DFS	Orlando	32803	Office	Orange	Colonial Cor./John Young/Fashion Sq.	3/31/2013	6,383	\$20.48	\$130,724	N/A *1
Private	4300164	DFS	Cocoa Beach	32922	Office	Brevard	Brevard County	5/31/2013	120	\$57.50	\$6,900	N/A
Private	4300049	DFS	Pensacola	32503	Office	Escambia	Pensacola	11/30/2014	4,766	\$21.15	\$100,801	N/A *1
Private	4300132	DFS	Pensacola	32504	Law Enfcmnt/Institua	Escambia	Pensacola	9/30/2014	9,703	\$17.00	\$164,951	\$25.47
Private	4300123	DFS	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	2/14/2013	2,777	\$15.60	\$43,321	\$19.85
Private	4300121	DFS	Plantation	33313	Office	Broward	Plantation/Sunrise	6/30/2013	7,891	\$17.00	\$134,147	\$17.38
Private	4300161	DFS	Plantation	33317	Office	Broward	Plantation	12/31/2012	18,505	\$23.49	\$434,682	N/A *1
Private	4300167	DFS	West Palm Beach	33401	Law Enfcmnt/Institua	Palm Beach	Suburban West Palm Beach	8/31/2016	8,527	\$19.72	\$168,152	\$25.47
Private	4300156	DFS	West Palm Beach	33401	Law Enfcmnt/Institua	Palm Beach	Suburban West Palm Beach	8/31/2011	8,527	\$19.15	\$163,292	\$25.47
Private	4300131	DFS	West Palm Beach	33405	Office	Palm Beach	Palm Beach CBD	3/31/2013	17,369	\$20.35	\$353,459	N/A *1
Private	4300097	DFS	Tallahassee	32301	Warehouse	Leon	Southwest Tallahassee	6/30/2015	2,955	\$5.25	\$15,514	N/A *1
Private	4300165	DFS	Tallahassee	32303	Office	Leon	Northeast Tallahassee	12/31/2013	19,285	\$19.25	\$371,236	\$18.10
Private	4300166	DFS	Tallahassee	32308	Office	Leon	Northeast Tallahassee	4/30/2014	43,155	\$19.06	\$822,534	\$18.10

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Private	430M138	DFS	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	133,414	\$19.88	\$2,652,270	\$16.92
Private	4300145	DFS	Panama City	32405	Office	Bay	Panama City	2/28/2012	2,716	\$17.00	\$46,172	\$18.10
Private	4300157	DFS	Tampa	33637	Office	Hillsborough	North I-75 Corridor	4/30/2014	14,319	\$17.34	\$248,291	N/A
Private	4300147	DFS	St. Petersburg	33702	Office	Pinellas	Mid-Pinellas/Gateway	2/28/2014	5,469	\$16.00	\$87,504	N/A
Private	4300158	DFS	Lake Wales	33859	Office	Polk	Outlying Polk County	1/31/2012	3,914	\$23.48	\$91,901	N/A *1
Private	4300153	DFS	Sarasota	34232	Office	Sarasota	Sarasota County	8/31/2012	1,725	\$25.07	\$43,246	N/A *1
Private	4300151	DFS	New Port Richey	34668	Office	Pasco	Pasco County	4/30/2012	387	\$18.60	\$7,198	\$8.78
Private	8000270	DJJ	Islamorada	33036	Office	Monroe	Monroe County	10/31/2017	1,400	\$21.18	\$29,652	N/A
Private	8000207	DJJ	Palatka	32177	Office	Putnam	Ocala	9/30/2013	4,287	\$17.51	\$75,065	\$25.47
Private	8000102	DJJ	Deland	32724	Office	Volusia	Volusia County	2/28/2012	4,205	\$18.00	\$75,690	\$25.47
Private	8000194	DJJ	Green Cove Springs	32043	Office	Clay	Orange Park/Clay County	12/14/2013	2,998	\$14.35	\$43,021	N/A *1
Private	8000206	DJJ	Lake City	32055	Office	Columbia	Lake City	3/31/2013	3,830	\$18.69	\$71,583	\$17.38
Private	8000317	DJJ	Maccleenny	32063	Office	Baker	I-10/North Florida	8/31/2014	525	\$20.00	\$10,500	\$16.18
Private	8000368	DJJ	Starke	32091	Office	Bradford	Alachua / Gainesville	7/31/2012	388	\$22.58	\$8,761	\$19.85

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Private	8000349	DJJ	Fernandina Beach	32097	Office	Nassau	North/NW Jacksonville	10/31/2013	2,200	\$28.75	\$63,250	N/A
Private	8000311	DJJ	Jacksonville	32207	Office	Duval	Southside	3/31/2017	15,733	\$16.25	\$255,661	\$25.47
Private	8000107	DJJ	Jacksonville	32207	Office	Duval	Southside	10/31/2012	3,100	\$15.00	\$46,500	\$16.18
Private	8000100	DJJ	Gainesville	32602	Office	Alachua	Alachua County/Gainesville	9/30/2010	2,791	\$6.47	\$18,058	N/A
Private	8000140	DJJ	Trenton	32693	Office	Gilchrist	Big Bend Florida	4/30/2017	1,751	\$15.75	\$27,578	\$16.92
Private	8000261	DJJ	Inverness	34450	Office	Citrus	Citrus County	10/31/2013	1,829	\$14.75	\$26,978	\$19.85
Private	8000215	DJJ	Ocala	34470	Office	Marion	Ocala	7/31/2016	6,663	\$17.16	\$114,337	N/A *1
Private	8000336	DJJ	Mt. Dora	32757	Office	Lake	Lake County	11/30/2017	6,672	\$21.37	\$142,581	\$18.10
Private	8000339	DJJ	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	4/30/2012	9,056	\$21.58	\$195,428	\$16.18
Private	8000105	DJJ	Titusville	32780	Office	Brevard	Brevard County	6/30/2011	1,640	\$5.01	\$8,216	\$16.18
Private	8000353	DJJ	Titusville	32780	Office	Brevard	Brevard County	11/30/2013	5,904	\$15.75	\$92,988	\$25.47
Private	8000282	DJJ	Melbourne	32935	Office	Brevard	Brevard County	9/12/2014	7,374	\$22.37	\$164,956	\$16.18
Private	8000338	DJJ	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	11/30/2015	7,600	\$22.74	\$172,824	\$25.47
Private	8000350	DJJ	Pensacola	32501	Office	Escambia	Pensacola	2/10/2013	6,500	\$23.63	\$153,595	\$25.47
Private	8000284	DJJ	Pensacola	32501	Office	Escambia	Pensacola	9/30/2013	2,499	\$18.00	\$44,982	N/A *1
Private	8000225	DJJ	Crestview	32536	Office	Okaloosa	Okaloosa County	7/31/2013	1,780	\$17.00	\$30,260	N/A

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Private	8000293	DJJ	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa County	7/31/2015	4,999	\$23.04	\$115,177	\$19.85
Private	8000226	DJJ	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2012	3,038	\$15.50	\$47,089	\$8.78
Private	8000341	DJJ	Vero Beach	32960	Office	Indian River	Indian River County	6/11/2015	2,858	\$28.00	\$80,024	\$16.92
Private	8000289	DJJ	Ft. Pierce	34947	Office	St. Lucie	St. Lucie County	7/31/2014	1,457	\$20.86	\$30,393	\$16.18
Private	8000196	DJJ	Okeechobee	34974	Office	Okeechobee	South Central Florida Peninsula	9/15/2015	1,940	\$17.67	\$34,280	\$19.85
Private	8000278	DJJ	Ft. Pierce	34985	Office	St. Lucie	St. Lucie County	8/31/2015	4,934	\$21.48	\$105,982	\$25.47
Private	8000019	DJJ	Stuart	34996	Office	Martin	Martin County	5/1/2014	2,757	\$22.47	\$61,950	\$19.85
Private	8000364	DJJ	Margate	33063	Office	Broward	Taramac/Margate	6/30/2021	-	\$0.00	\$0	\$16.18
Private	8000316	DJJ	Pompano Beach	33073	Office	Broward	Pompano Beach	6/30/2011	11,000	\$43.31	\$476,410	\$16.18
Private	8000219	DJJ	Miami	33169	Office	Dade	Airport West	4/30/2012	10,529	\$18.82	\$198,156	\$16.92
Private	8000326	DJJ	Miami	33176	Office	Dade	South Dade	2/28/2012	5,733	\$30.77	\$176,404	\$19.85
Private	8000096	DJJ	Miami	33189	Office	Dade	South Dade	12/31/2011	2,999	\$19.10	\$57,281	\$19.85
Private	8000187	DJJ	Lauderdale Lakes	33311	Office	Broward	Cypress Creek/Commer	9/10/2015	9,000	\$17.18	\$154,620	\$16.92

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							cial					
Private	8000324	DJJ	Davie	33328	Office	Broward	Pembroke Pines/Cooper City	9/30/2016	8,627	\$29.00	\$250,183	N/A *1
Private	8000086	DJJ	Lake Park	33403	Office	Palm Beach	Suburban West Palm Beach	10/31/2015	3,918	\$19.00	\$74,442	\$25.47
Private	8000280	DJJ	Lake Worth	33406	Office	Palm Beach	Lake Worth	12/31/2016	5,317	\$22.07	\$117,346	\$16.18
Private	8000273	DJJ	West Palm Beach	33407	Office	Palm Beach	Suburban West Palm Beach	1/31/2019	2,810	\$23.15	\$65,052	N/A *1
Private	8000346	DJJ	Delray Beach	33445	Office	Palm Beach	Delray Beach	3/31/2014	1,698	\$25.57	\$43,418	\$16.18
Private	8000354	DJJ	Ft. Myers	33901	Office	Lee		5/27/2013	4,174	\$27.28	\$113,867	\$25.47
Private	8000340	DJJ	Cape Coral	33904	Office	Lee		3/13/2013	2,648	\$30.05	\$79,572	N/A *1
Private	8000327	DJJ	Ft. Myers	33919	Office	Lee		11/30/2011	2,325	\$17.81	\$41,408	\$25.47
Private	8000369	DJJ	Labelle	33935	Office	Hendry		4/30/2016	826	\$19.00	\$15,694	N/A
Private	8000342	DJJ	Punta Gorda	33950	Office	Charlotte	Charlotte County	4/30/2012	2,141	\$30.27	\$64,808	\$18.10
Private	8000264	DJJ	Immokalee	34142	Office	Collier	Collier County	7/31/2012	813	\$16.64	\$13,528	\$15.08
Private	8000295	DJJ	Tallahassee	32301	Warehouse	Leon	Southeast Tallahassee	4/14/2012	1,000	\$6.00	\$6,000	N/A *1
Private	8000247	DJJ	Tallahassee	32304	Office	Leon	Southwest Tallahassee	4/30/2013	8,275	\$18.00	\$148,950	\$15.08
Private	8000337	DJJ	Live Oak	32306	Office	Suwannee	I-10/North Florida	5/31/2017	2,038	\$19.10	\$38,926	\$16.18

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Listing of Private leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	8000365	DJJ	Crawfordville	32327	Office	Wakulla	Forgotten Coast	7/31/2013	665	\$13.00	\$8,645	N/A *1
Private	8000298	DJJ	Madison	32340	Office	Madison	I-10/North Florida	7/19/2015	951	\$17.22	\$16,376	\$16.18
Private	8000071	DJJ	Perry	32347	Office	Taylor	Big Bend Florida	7/31/2016	2,200	\$12.00	\$26,400	N/A *1
Private	8000189	DJJ	Quincy	32351	Office	Gadsden	I-10/North Florida	10/31/2013	2,200	\$15.50	\$34,100	\$16.92
Private	800M138	DJJ	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	110,780	\$19.88	\$2,202,306	\$16.92
Private	8000203	DJJ	Panama City	32401	Office	Bay	Panama City	11/30/2014	6,473	\$15.50	\$100,332	\$16.92
Private	8000362	DJJ	Bradenton	32405	Office	Manatee	Manatee County	12/16/2012	8,059	\$18.33	\$147,721	\$20.48
Private	8000286	DJJ	Defuniak Springs	32435	Office	Walton	I-10/North Florida Panhandle	7/31/2013	1,750	\$16.00	\$28,000	N/A
Private	8000211	DJJ	Bushnell	33513	Office	Sumter	Wildwood	1/14/2016	1,108	\$20.24	\$22,426	\$16.92
Private	8000308	DJJ	Dade City	33523	Office	Pasco	Pasco County	3/31/2015	2,269	\$17.66	\$40,071	N/A *1
Private	8000290	DJJ	Plant City	33567	Office	Hillsborough	South I-75 Corridor	3/31/2014	2,408	\$20.88	\$50,279	N/A *1
Private	8000119	DJJ	Tampa	33603	Office	Hillsborough	North I-75 Corridor	5/31/2013	12,434	\$17.18	\$213,616	\$16.18
Private	8000361	DJJ	Tampa	33610	Office	Hillsborough	South I-75 Corridor	11/30/2014	16,925	\$17.75	\$300,419	\$25.47
Private	8000347	DJJ	Tampa	33619	Office	Hillsborough	South I-75 Corridor	1/31/2012	1,798	\$19.66	\$35,349	\$16.92
Private	8000135	DJJ	Bartow	33830	Office	Polk	Outlying Polk County	5/31/2014	11,362	\$17.18	\$195,199	\$18.10

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Private	8000309	DJJ	Sebring	33870	Office	Highlands	Highlands County	10/31/2011	2,994	\$19.79	\$59,251	\$25.47
Private	8000363	DJJ	Brooksville	34604	Office	Hernando	Hernando County	3/31/2016	2,000	\$18.00	\$36,000	N/A *1
Private	8000153	DJJ	New Port Richey	34654	Office	Pasco	Pasco County	4/30/2012	6,244	\$16.79	\$104,837	\$20.48
Private	8000332	DJJ	Naples	31112	Office	Collier	Collier County	11/30/2011	1,613	\$24.54	\$39,583	\$18.10
Private	8000271	DJJ	Venice	32485	Office	Sarasota	Sarasota County	9/30/2012	2,300	\$18.16	\$41,768	\$25.47
Private	4100121	DLA	Daytona Beach	32118	Office	Volusia	Volusia County	12/31/2016	10,119	\$19.02	\$192,463	\$25.47
Private	4100095	DLA	Jacksonville	32207	Office	Duval	Southbank	9/30/2012	12,661	\$18.30	\$231,696	\$15.08
Private	4100102	DLA	Orlando	32801	Office	Orange	CBD/Downtown/Uptown	10/31/2011	17,557	\$24.25	\$425,757	\$16.92
Private	4100120	DLA	Pensacola	32502	Office	Escambia	Pensacola	8/31/2013	3,476	\$17.00	\$59,092	\$16.18
Private	4100122	DLA	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2011	1,005	\$11.50	\$11,558	\$16.18
Private	4100117	DLA	Miami	33131	Office	Dade	Brickell Avenue	7/31/2015	29,518	\$31.30	\$923,913	\$25.47
Private	4100123	DLA	Ft. Lauderdale	33301	Office	Broward	Ft. Lauderdale CBD	9/30/2020	42,027	\$27.16	\$1,141,453	\$19.85
Private	4100107	DLA	West Palm Beach	33407	Office	Palm Beach	Palm Beach CBD	1/31/2012	23,437	\$26.00	\$609,362	N/A *1
Private	4100118	DLA	Ft. Myers	33901	Office	Lee		11/30/2014	1,788	\$18.35	\$32,810	\$25.47
Private	4100113	DLA	Tampa	33607	Office	Hillsborough	Westshore	3/14/2013	36,541	\$24.70	\$902,563	\$25.47

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Private	4100114	DLA	St. Petersburg	33701	Office	Pinellas	St. Petersburg Downtown	9/30/2013	18,795	\$29.00	\$545,055	\$17.38
Private	4100125	DLA	Tampa	75397	Office	Hillsborough	Tampa CBD	2/29/2016	17,285	\$20.09	\$347,256	\$25.47
Private	7200158	DMS	Tallahassee	32301	Office	Leon	Southeast Tallahassee	2/29/2016	15,732	\$17.80	\$280,030	\$16.92
Private	7200115	DMS	Tallahassee	32301	Office	Leon	Southeast Tallahassee	2/28/2013	6,231	\$11.56	\$72,030	\$16.92
Private	720M140	DMS	Tallahassee	32399	Office	Leon	Southeast Tallahassee	12/31/2019	43,835	\$16.27	\$713,195	\$16.92
Private	7200122	DOAH	Daytona Beach	32118	Office	Volusia	Volusia County	3/31/2017	2,909	\$16.00	\$46,544	\$25.47
Private	7200152	DOAH	Jacksonville	32207	Office	Duval	Southside	6/30/2013	5,453	\$17.25	\$94,064	\$18.10
Private	7200109	DOAH	Gainesville	32608	Office	Alachua	Alachua County/Gainesville	11/30/2016	3,919	\$23.50	\$92,097	\$16.18
Private	7200108	DOAH	Melbourne	32901	Office	Brevard	Brevard County	11/30/2011	3,251	\$17.75	\$57,705	\$17.38
Private	7200149	DOAH	Pensacola	32501	Office	Escambia	Pensacola	4/30/2012	3,999	\$17.00	\$67,983	\$17.38
Private	7200155	DOAH	Port St. Lucie	34986	Office	St. Lucie	St. Lucie County	11/30/2016	3,500	\$23.95	\$83,825	\$16.18
Private	7200131	DOAH	Lauderdale Lakes	33319	Office	Broward	Cypress Creek/Commercial	2/28/2013	9,270	\$19.75	\$183,083	\$25.47
Private	7200120	DOAH	West Palm Beach	33417	Office	Palm Beach	Suburban West Palm Beach	3/31/2012	7,601	\$24.10	\$183,184	\$16.18
Private	7200154	DOAH	Ft. Myers	33966	Office	Lee		8/31/2019	7,097	\$26.54	\$188,354	\$25.47

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Private	7208000	DOAH	Tallahassee	32301	Office	Leon	Southeast Tallahassee	12/31/2015	32,809	\$18.50	\$606,967	\$16.92
Private	7200150	DOAH	Tallahassee	32303	Office	Leon	Southeast Tallahassee	7/31/2012	3,073	\$18.32	\$56,297	\$19.85
Private	7200143	DOAH	Tallahassee	32308	Warehouse	Leon	Northeast Tallahassee	MTM	300	\$7.60	\$2,280	N/A *1
Private	7200113	DOAH	Panama City	32405	Office	Bay	Panama City	2/29/2012	4,656	\$23.49	\$109,369	\$25.47
Private	7200116	DOAH	Tampa	33602	Office	Hillsborough	Tampa CBD	2/28/2012	7,788	\$24.70	\$192,364	\$19.85
Private	7200142	DOAH	Lakeland	33813	Office	Polk	Lakeland Office Market	8/31/2012	4,121	\$17.00	\$70,057	\$25.47
Private	7200132	DOAH	Sarasota	34243	Office	Manatee	Manatee County	3/31/2012	3,827	\$20.99	\$80,329	\$8.78
Private	7000662	DOC	Islamorada	33036	Office	Monroe	Monroe County	6/30/2013	2,168	\$26.37	\$57,170	N/A
Private	7000998	DOC	Key West	33040	Office	Monroe	Monroe County	6/30/2014	4,999	\$27.00	\$134,973	\$19.85
Private	7000707	DOC	Marathon	33050	Office	Monroe	Monroe County	6/14/2015	1,977	\$27.24	\$53,853	\$16.18
Private	7001009	DOC	Bunnell	32110	Office	Flagler	Flagler County	8/31/2015	2,891	\$21.17	\$61,202	\$25.47
Private	7000860	DOC	Daytona Beach	32114	Office	Volusia	Volusia County	4/30/2012	9,998	\$19.87	\$198,660	\$19.85
Private	7000688	DOC	Ormond Beach	32175	Office	Volusia	Volusia County	11/30/2011	4,545	\$21.19	\$96,309	N/A
Private	7000854	DOC	Deland	32724	Office	Volusia	Volusia County	8/31/2013	7,098	\$14.76	\$104,766	\$25.47

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Private	7000749	DOC	Jasper	32052	Office	Hamilton	Lake City	4/30/2014	1,864	\$19.47	\$36,292	\$16.18
Private	7001020	DOC	Lake City	32053	Office	Columbia	Lake City	12/31/2012	2,400	\$21.00	\$50,400	\$19.85
Private	7001001	DOC	Lake City	32055	Office	Columbia	Lake City	3/31/2015	5,305	\$19.57	\$103,819	N/A *1
Private	7008001	DOC	Live Oak	32060	Office	Suwannee	I-10/North Florida	10/31/2016	3,686	\$17.50	\$64,505	\$16.18
Private	7000878	DOC	Orange Park	32073	Office	Clay	Orange Park/Clay County	10/31/2012	3,605	\$17.25	\$62,186	\$16.92
Private	7000896	DOC	Starke	32091	Office	Bradford	Alachua / Gainesville	8/31/2013	2,651	\$17.50	\$46,393	\$19.85
Private	7000935	DOC	Yulee	32097	Office	Nassau	North/NW Jacksonville	1/31/2017	2,340	\$20.00	\$46,800	N/A
Private	7000744	DOC	Jacksonville	32205	Office	Duval	Westside	1/31/2013	4,199	\$22.66	\$95,149	N/A *1
Private	7001071	DOC	Jacksonville	32207	Office	Duval	Southside	9/30/2013	6,269	\$15.67	\$98,235	\$25.47
Private	7001033	DOC	Jacksonville	32210	Office	Duval	Westside	6/30/2013	5,515	\$16.00	\$88,240	\$18.10
Private	7001069	DOC	Jacksonville	32218	Office	Duval	North/NW Jacksonville	11/30/2012	5,900	\$16.90	\$99,710	\$19.85
Private	7000883	DOC	Jacksonville	32254	Office	Duval	Westside	9/30/2012	4,999	\$15.50	\$77,485	N/A *1
Private	7001058	DOC	Gainesville	32601	Office	Alachua	Alachua County/Gainesville	12/31/2017	7,307	\$19.95	\$145,775	\$16.18
Private	7000923	DOC	Gainesville	32605	Office	Alachua	Alachua County/Gainesville	10/31/2011	6,948	\$17.90	\$124,369	\$20.48

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Private	7001005	DOC	Chiefland	32649	Office	Levy	Big Bend Florida	2/22/2012	3,840	\$17.50	\$67,200	\$16.18
Private	7000808	DOC	Ocala	32674	Office	Marion	Ocala	4/30/2014	7,305	\$16.80	\$122,724	\$16.18
Private	7001050	DOC	Old Town	32680	Office	Dixie	Big Bend Florida	9/30/2017	2,660	\$20.00	\$53,200	\$16.92
Private	7008002	DOC	Bellevue	34420	Office	Marion	South Marion	4/30/2012	4,524	\$20.16	\$91,204	N/A *1
Private	7000951	DOC	Inverness	34450	Office	Citrus	Citrus County	5/31/2012	4,764	\$21.06	\$100,330	\$25.47
Private	7000813	DOC	Ocala	34470	Office	Marion	Ocala	9/30/2014	5,797	\$16.00	\$92,752	\$25.47
Private	7001017	DOC	Casselberry	32707	Office	Seminole	436 Corridor/Casselberry/408	6/30/2013	5,709	\$20.00	\$114,180	\$19.85
Private	7000981	DOC	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	8/31/2011	8,783	\$22.44	\$197,091	\$18.10
Private	7001059	DOC	Tavares	32778	Office	Lake	Lake County	8/31/2012	7,419	\$16.83	\$124,862	\$19.85
Private	7000980	DOC	Titusville	32780	Office	Brevard	Brevard County	6/9/2015	4,708	\$21.63	\$101,834	N/A *1
Private	7000963	DOC	Orlando	32805	Office	Orange	Colonial Cor./John Young/Fashion Sq.	11/7/2016	5,670	\$17.60	\$99,792	N/A *1
Private	7001060	DOC	Orlando	32805	Office	Orange	Colonial Cor./John Young/Fashion Sq.	2/28/2015	5,082	\$17.96	\$91,273	N/A *1
Private	7000964	DOC	Orlando	32805	Office	Orange	Colonial Cor./John Young/Fashion Sq.	10/22/2016	6,074	\$17.60	\$106,902	N/A *1

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Private	7000995	DOC	Orlando	32808	Office	Orange	Colonial Cor./John Young/Fashion Sq.	11/30/2015	5,193	\$20.08	\$104,275	N/A *1
Private	7001032	DOC	Orlando	32808	Office	Orange	Colonial Cor./John Young/Fashion Sq.	12/31/2015	7,834	\$20.00	\$156,680	N/A *1
Private	7001008	DOC	Orlando	32808	Office	Orange	Colonial Cor./John Young/Fashion Sq.	12/31/2015	5,347	\$20.08	\$107,368	N/A *1
Private	7000991	DOC	Bartow	32905	Office	Polk	Outlying Polk County	10/31/2014	7,960	\$17.47	\$139,061	N/A
Private	7000993	DOC	Palm Bay	32905	Office	Brevard	Brevard County	12/31/2015	4,937	\$31.93	\$157,638	\$25.47
Private	7001018	DOC	Melbourne	32935	Office	Brevard	Brevard County	10/31/2013	7,756	\$19.88	\$154,189	N/A *1
Private	7001031	DOC	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	7/31/2016	8,944	\$22.75	\$203,476	N/A *1
Private	7001042	DOC	Leesburg	34748	Office	Lake	Lake County	8/31/2017	3,064	\$27.44	\$84,076	\$25.47
Private	7001070	DOC	Pensacola	32501	Office	Escambia	Pensacola	11/30/2015	5,179	\$18.84	\$97,572	N/A *1
Private	7001041	DOC	Pensacola	32503	Office/Warehouse	Escambia	Pensacola	12/31/2013	8,420	\$17.34	\$146,003	N/A *1
Private	7001019	DOC	Pensacola	32505	Office	Escambia	Pensacola	12/31/2013	6,611	\$19.00	\$125,609	N/A *1
Private	7001028	DOC	Cocoa	32522	Office	Brevard	Brevard County	6/30/2016	7,722	\$29.50	\$227,799	N/A
Private	7001036	DOC	Crestview	32536	Office	Okaloosa	Okaloosa County	12/31/2018	4,300	\$19.77	\$85,011	\$16.92
Private	7000774	DOC	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	8/31/2012	3,525	\$16.02	\$56,471	\$8.78

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Private	7001002	DOC	Shalimar	32579	Office	Okaloosa	Okaloosa County	1/31/2012	5,997	\$19.09	\$114,483	\$20.48
Private	7001016	DOC	Vero Beach	32980	Office	Indian River	Indian River County	1/30/2015	4,133	\$17.00	\$70,261	N/A *1
Private	7001061	DOC	Ft. Pierce	32982	Office	St. Lucie	St. Lucie County	3/31/2015	5,920	\$19.15	\$113,368	N/A *1
Private	7001062	DOC	Ft. Pierce	34950	Office	St. Lucie	St. Lucie County	10/24/2018	6,351	\$21.00	\$133,371	N/A *1
Private	7000703	DOC	Okeechobee	34972	Office	Okeechobee	South Central Florida Peninsula	8/7/2015	3,275	\$20.00	\$65,500	\$19.85
Private	7000978	DOC	Stuart	34994	Office	Martin	Martin County	5/31/2016	5,565	\$29.85	\$166,115	\$17.06
Private	7000840	DOC	Hollywood	33020	Office	Broward	Hollywood/Hallendale	7/31/2015	7,228	\$23.44	\$169,424	\$19.85
Private	7000911	DOC	Florida City	33034	Office	Dade	South Dade	4/30/2014	3,981	\$21.05	\$83,800	N/A *1
Private	7000875	DOC	Miami	33054	Office	Dade	East Airport/Central Dade	4/30/2012	27,783	\$19.13	\$531,489	N/A *1
Private	7000996	DOC	Pompano Beach	33060	Office	Broward	Pompano Beach	1/31/2013	7,682	\$19.31	\$148,339	N/A *1
Private	7000985	DOC	Miami	33147	Office	Dade	Airport West	1/14/2014	24,105	\$22.01	\$530,551	N/A
Private	7001030	DOC	Miami	33186	Office	Dade	South Dade	2/28/2014	6,698	\$28.00	\$187,544	\$16.92

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Appendix V:

Listing of Private leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7001048	DOC	Ft. Lauderdale	33309	Office	Broward	Ft. Lauderdale - Central	5/31/2015	9,747	\$24.65	\$240,264	N/A *1
Private	7001055	DOC	Lauderdale Lakes	33311	Office	Broward	Plantation	10/31/2017	8,251	\$25.75	\$212,463	N/A *1
Private	7000932	DOC	Lauderdale Lakes	33311	Office/Warehouse	Broward	Plantation	6/30/2015	12,703	\$16.27	\$206,678	N/A *1
Private	7000799	DOC	Lauderdale Lakes	33311	Office	Broward	Cypress Creek/Commercial	10/31/2014	9,710	\$18.00	\$174,780	\$16.92
Private	7001027	DOC	Plantation	33312	Office	Broward	Central Broward	1/31/2014	8,259	\$25.94	\$214,238	\$25.47
Private	7001051	DOC	Lauderhill	33313	Office	Broward	Central Broward	8/31/2015	8,042	\$21.00	\$168,882	\$25.47
Private	7000983	DOC	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	9/30/2012	11,313	\$23.18	\$262,235	\$25.47
Private	7001037	DOC	Mangonia Park	33407	Office	Palm Beach	West Palm Beach	9/30/2014	6,160	\$23.00	\$141,680	\$25.47
Private	7001053	DOC	Lake Worth	33461	Office	Palm Beach	Lake Worth	12/31/2015	7,366	\$21.00	\$154,686	\$25.47
Private	7000986	DOC	Ft. Myers	33901	Office	Lee		1/31/2015	4,958	\$48.83	\$242,099	\$18.10
Private	7000570	DOC	Ft. Myers	33916	Office	Lee		7/31/2015	1,850	\$18.00	\$33,300	\$25.47
Private	7000654	DOC	Punta Gorda	33950	Office	Charlotte	Charlotte County	7/31/2013	4,233	\$29.48	\$124,789	\$18.10
Private	7000604	DOC	Naples	33962	Office	Collier	Collier County	11/30/2013	6,714	\$30.80	\$206,791	\$16.92
Private	7000972	DOC	Ft. Myers	34108	Office	Lee		10/14/2014	7,711	\$46.80	\$360,875	\$16.18
Private	7001006	DOC	Osprey	34229	Office	Sarasota	Sarasota County	12/31/2016	3,400	\$21.75	\$73,950	\$8.78

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Private	7001065	DOC	Tallahassee	32301	Office	Leon	Southeast Tallahassee	6/30/2015	6,345	\$18.14	\$115,098	\$16.92
Private	7000606	DOC	Tallahassee	32303	Office	Leon	Southeast Tallahassee	6/30/2011	263,163	\$20.50	\$5,394,842	\$16.92
Private	7000919	DOC	Crawfordville	32327	Office	Wakulla	Forgotten Coast	9/30/2014	2,435	\$15.20	\$37,012	\$25.47
Private	7000593	DOC	Madison	32340	Office	Madison	I-10/North Florida	4/30/2012	2,209	\$17.51	\$38,680	\$15.08
Private	7000974	DOC	Monticello	32344	Office	Jefferson	I-10/North Florida	3/31/2015	1,946	\$17.25	\$33,569	\$16.92
Private	7000839	DOC	Perry	32347	Office	Taylor	Big Bend Florida	10/31/2015	2,450	\$10.50	\$25,725	\$18.10
Private	7000924	DOC	Quincy	32351	Office	Gadsden	I-10/North Florida	7/22/2015	4,506	\$13.50	\$60,831	\$16.92
Private	7001052	DOC	Panama City	32401	Office	Bay	Panama City	11/30/2012	7,333	\$20.02	\$146,807	\$19.85
Private	7000969	DOC	Panama City	32404	Office	Bay	Panama City	4/30/2012	5,417	\$16.99	\$92,035	\$16.92
Private	7008003	DOC	Defuniak Springs	32433	Office	Walton	I-10/North Florida Panhandle	8/31/2014	3,041	\$17.67	\$53,734	\$25.47
Private	7000872	DOC	Marianna	32448	Office	Jackson	Marianna	12/31/2016	3,784	\$17.81	\$67,393	N/A *1
Private	7000895	DOC	Port St. Joe	32456	Office	Gulf	Forgotten Coast	6/30/2014	1,729	\$13.50	\$23,342	\$25.47
Private	7000925	DOC	Bushnell	33513	Office	Sumter	Wildwood	2/28/2015	2,498	\$19.50	\$48,711	\$25.47
Private	7000649	DOC	Dade City	33526	Office	Pasco	Pasco County	5/31/2013	3,701	\$22.04	\$81,570	\$25.47
Private	7001054	DOC	Belle Glade	33534	Office	Palm Beach	Jupiter/Tequesta/Juno	6/30/2017	3,367	\$27.50	\$92,593	\$18.10

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Private	7001040	DOC	Gibsonton	33534	Office	Hillsborough	South I-75 Corridor	5/31/2017	4,870	\$20.65	\$100,566	\$19.85
Private	7000825	DOC	Plant City	33564	Office	Hillsborough	South I-75 Corridor	3/31/2015	4,000	\$18.17	\$72,680	\$20.48
Private	7001029	DOC	Tampa	33609	Office	Hillsborough	South I-75 Corridor	6/30/2013	5,139	\$17.96	\$92,296	\$25.47
Private	7001015	DOC	Tampa	33612	Office	Hillsborough	Northwest	1/31/2013	5,237	\$24.19	\$126,683	\$16.92
Private	7000815	DOC	Tampa	33614	Office	Hillsborough	Northwest	12/31/2014	4,190	\$19.29	\$80,825	\$18.50
Private	7000802	DOC	Tampa	33614	Office	Hillsborough	Northwest	4/30/2014	4,430	\$19.68	\$87,182	\$18.50
Private	7001043	DOC	Tampa	33617	Office	Hillsborough	North I-75 Corridor	11/30/2014	5,093	\$16.07	\$81,845	\$20.48
Private	7001044	DOC	Tampa	33617	Office	Hillsborough	North I-75 Corridor	12/31/2016	4,371	\$16.39	\$71,641	\$20.48
Private	7000979	DOC	Clearwater	33756	Office	Pinellas	Clearwater Downtown	7/31/2011	7,938	\$21.98	\$174,477	\$17.35
Private	7000945	DOC	Lakeland	33813	Office	Polk	Lakeland Office Market	3/31/2012	4,635	\$19.34	\$89,641	\$25.47
Private	7000650	DOC	Arcadia	33821	Office	Desoto		7/31/2013	2,348	\$16.50	\$38,742	\$16.92
Private	7001064	DOC	Haines City	33844	Office	Polk	Outlying Polk County	10/31/2018	2,795	\$19.90	\$55,621	\$18.10
Private	7000897	DOC	Lake Wales	33853	Office	Polk	Outlying Polk County	6/30/2013	2,381	\$16.17	\$38,501	\$25.47
Private	7000605	DOC	Sebring	33870	Office	Highlands	Highlands County	8/31/2013	3,442	\$16.15	\$55,588	N/A *1
Private	7000992	DOC	Winter Haven	33880	Office	Polk	Outlying Polk County	10/31/2014	4,870	\$24.44	\$119,023	\$15.08

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Private	7000788	DOC	Bradenton	34205	Office	Manatee	Manatee County	8/30/2013	4,999	\$21.00	\$104,979	\$25.47
Private	7000597	DOC	Sarasota	34234	Office	Sarasota	Sarasota County	3/31/2013	2,809	\$27.27	\$76,601	\$25.47
Private	7001046	DOC	Sarasota	34237	Office	Sarasota	Sarasota County	5/31/2017	5,178	\$18.50	\$95,793	\$25.47
Private	7000790	DOC	Sarasota	34243	Office	Sarasota	Sarasota County	9/30/2013	3,214	\$19.01	\$61,098	\$8.78
Private	7000922	DOC	Brooksville	34601	Office	Hernando	Hernando County	7/31/2015	5,452	\$17.00	\$92,684	\$17.06
Private	7000810	DOC	New Port Richey	34654	Office	Pasco	Pasco County	6/30/2011	5,605	\$17.50	\$98,088	\$20.48
Private	7000858	DOC	Hudson	34667	Office	Pasco	Pasco County	9/30/2015	3,589	\$17.50	\$62,808	\$16.92
Private	7000785	DOC	Tarpon Springs	34689	Office	Pinellas	North Pinellas	6/30/2013	3,732	\$22.42	\$83,671	N/A *1
Private	7000852	DOC	Delray Beach	3.35E+08	Office	Palm Beach	Delray Beach	6/30/2016	8,287	\$25.53	\$211,567	\$16.18
Private	7000617	DOC	Pinellas Park	3.47E+08	Office	Pinellas	South St. Petersburg	2/28/2015	3,624	\$16.66	\$60,376	\$8.78
Private	4800669	DOE	Key Largo	33037	Office	Monroe	Monroe County	11/30/2015	905	\$19.00	\$17,195	\$19.85
Private	4800679	DOE	Daytona Beach	32118	Office	Volusia	Volusia County	5/31/2012	586	\$17.00	\$9,962	\$25.47
Private	4800738	DOE	Ormond Beach	32174	Office	Volusia	Volusia County	2/29/2012	2,503	\$21.72	\$54,365	\$18.50
Private	4800744	DOE	Orange City	32763	Office	Volusia	Volusia County	5/31/2012	2,223	\$30.24	\$67,224	\$18.50

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Private	4800751	DOE	Lake City	32055	Office	Columbia	Lake City	6/30/2012	3,500	\$18.58	\$65,030	\$16.92
Private	4800765	DOE	Live Oak	32060	Office	Suwannee	I-10/North Florida	4/30/2017	1,432	\$18.50	\$26,492	N/A *1
Private	4800782	DOE	St. Augustine	32086	Office	St. Johns	St. Johns County	6/30/2013	2,492	\$22.00	\$54,824	\$25.47
Private	4800781	DOE	Jacksonville	32207	Office	Duval	Southside	6/30/2015	3,704	\$15.05	\$55,745	\$18.10
Private	4800556	DOE	Jacksonville	32207	Office	Duval	Southside	5/31/2013	6,359	\$17.00	\$108,103	\$16.92
Private	4800771	DOE	Jacksonville	32210	Office	Duval	Westside	12/31/2012	7,975	\$20.16	\$160,776	N/A
Private	4800603	DOE	Jacksonville	32211	Warehouse	Duval	Southside	MTM	300	\$4.80	\$1,440	\$25.47
Private	4800805	DOE	Jacksonville	32218	Office	Duval	North/NW Jacksonville	6/30/2015	3,374	\$19.50	\$65,793	\$16.18
Private	4800677	DOE	Gainesville	32601	Office	Alachua	Alachua County/Gainesville	8/31/2015	3,718	\$17.70	\$65,809	\$16.92
Private	4800806	DOE	Gainesville	32606	Office	Alachua	Alachua County/Gainesville	7/31/2015	2,744	\$14.79	\$40,584	N/A *1
Private	4800733	DOE	Gainesville	32607	Office	Alachua	Alachua County/Gainesville	1/31/2014	1,495	\$18.29	\$27,344	\$16.92
Private	4800748	DOE	Beverly Hills	34465	Office	Citrus	Citrus County	6/30/2012	2,300	\$16.97	\$39,031	N/A *1
Private	4800678	DOE	Ocala	34478	Office	Marion	Ocala	6/30/2014	5,587	\$13.64	\$76,207	N/A *1
Private	4800646	DOE	Apopka	32703	Office	Orange	436 Corridor/Casselberry/408	5/31/2013	1,120	\$17.60	\$19,712	\$16.18

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Private	4800709	DOE	Sanford	32771	Office	Seminole	Lake Mary/Heathrow	6/30/2011	1,145	\$18.47	\$21,148	N/A *1
Private	4800703	DOE	Titusville	32780	Office	Brevard	Brevard County	5/31/2015	1,175	\$21.22	\$24,934	N/A
Private	4800606	DOE	Titusville	32796	Warehouse	Brevard		MTM	500	\$7.01	\$3,505	\$16.18
Private	4800553	DOE	Orlando	32803	Office	Orange	Colonial Cor./John Young/Fashion Sq.	6/30/2014	14,685	\$19.57	\$287,385	N/A *1
Private	4800611	DOE	Orlando	32804	Warehouse	Orange	Northwest/Silver Star/Apopka	MTM	600	\$4.84	\$2,904	\$16.18
Private	4800666	DOE	Cocoa	32922	Office	Brevard	Brevard County	11/30/2014	600	\$14.68	\$8,808	\$16.18
Private	4800794	DOE	Cocoa	32922	Office	Brevard	Brevard County	2/28/2014	3,420	\$21.25	\$72,675	\$16.18
Private	4800798	DOE	Port Charlotte	32952	Office	Charlotte	Charlotte County	6/30/2014	2,942	\$27.27	\$80,228	\$25.47
Private	4800730	DOE	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	5/31/2015	3,700	\$25.80	\$95,460	\$19.85
Private	4800653	DOE	Pensacola	32501	Office	Escambia	Pensacola	9/30/2011	1,287	\$17.50	\$22,523	N/A *1
Private	4800811	DOE	Pensacola	32501	Office	Escambia	Pensacola	12/31/2015	2,833	\$17.50	\$49,578	\$19.85
Private	4800588	DOE	Pensacola	32501	Office	Escambia	Pensacola	9/30/2013	180	\$18.04	\$3,247	N/A *1
Private	4800602	DOE	Pensacola	32503	Warehouse	Escambia	Pensacola	MTM	250	\$6.71	\$1,678	\$18.10
Private	4800796	DOE	Pensacola	32504	Office	Escambia	Pensacola	10/31/2015	4,999	\$20.66	\$103,279	\$25.47
Private	4800808	DOE	Pensacola	32504	Office	Escambia	Pensacola	11/14/2015	4,999	\$17.50	\$87,483	\$25.47
Private	4800554	DOE	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa	8/31/2011		\$19.00	\$56,962	\$19.85

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							County		2,998			
Private	4800815	DOE	Port St. Lucie	34986	Office	St. Lucie	St. Lucie County	3/31/2016	4,014	\$22.50	\$90,315	\$16.18
Private	4800690	DOE	Vero Beach	34994	Office	Indian River	Indian River County	12/31/2014	1,200	\$17.47	\$20,964	N/A *1
Private	4800779	DOE	Miami Lakes	33016	Office	Dade	Miami Lakes	2/28/2013	4,500	\$34.15	\$153,675	N/A
Private	4800786	DOE	Miami	33126	Office	Dade	Airport West	10/31/2013	4,638	\$30.24	\$140,253	N/A *1
Private	4800788	DOE	Miami	33126	Office	Dade	Airport West	10/31/2013	4,640	\$31.83	\$147,691	N/A *1
Private	4800787	DOE	Miami	33137	Office	Dade	Biscayne	10/31/2013	3,272	\$34.61	\$113,244	N/A *1
Private	4800705	DOE	Miami	33144	Office	Dade	Airport West	4/30/2014	3,145	\$21.00	\$66,045	N/A
Private	4800544	DOE	Miami	33145	Office	Dade	Coral Way	12/31/2011	2,300	\$25.00	\$57,500	N/A *1
Private	4800793	DOE	Miami	33161	Warehouse	Dade	North Miami	MTM	600	\$11.48	\$6,888	\$15.08
Private	4800773	DOE	Miami	33166	Office	Dade	Airport West	9/30/2012	2,922	\$28.00	\$81,816	N/A *1
Private	4800778	DOE	Miami Gardens	33169	Office	Dade	Northeast Dade	2/28/2013	3,500	\$33.16	\$116,060	\$19.85
Private	4800789	DOE	Miami	33174	Office	Dade	Airport West	10/31/2015	3,388	\$31.30	\$106,044	N/A
Private	4800665	DOE	Miami	33181	Office	Dade	Biscayne	1/31/2016	3,719	\$24.00	\$89,256	\$19.85
Private	4800784	DOE	Miami	33186	Office	Dade	South Dade	11/30/2013	3,000	\$30.86	\$92,580	\$16.92

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Private	4800752	DOE	Cutler Bay	33189	Office	Dade	South Dade	1/31/2012	4,116	\$23.88	\$98,290	\$19.85
Private	4800687	DOE	Ft. Lauderdale	33309	Office	Broward	Cypress Creek/Commercial	12/31/2012	4,573	\$22.14	\$101,246	\$16.18
Private	4800675	DOE	Ft. Lauderdale	33309	Office	Broward	Ft. Lauderdale CBD	12/31/2013	1,970	\$22.75	\$44,818	\$25.47
Private	4800816	DOE	Sunrise	33351	Office	Broward	Sunrise	6/30/2016	3,858	\$22.00	\$84,876	\$18.50
Private	4800667	DOE	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	2/28/2013	3,896	\$22.46	\$87,504	\$25.47
Private	4800575	DOE	West Palm Beach	33405	Office	Palm Beach	Palm Beach CBD	10/31/2015	3,881	\$20.00	\$77,620	N/A *1
Private	4800817	DOE	Palm Beach Gardens	33410	Office	Palm Beach	Palm Beach Gardens/North Palm Beach	1/31/2016	4,347	\$23.50	\$102,155	\$25.47
Private	4800760	DOE	Belle Glade	33430	Office	Palm Beach	Jupiter/Tequesta/Juno	11/30/2011	900	\$18.00	\$16,200	\$19.85
Private	4800797	DOE	Boca Raton	33487	Office	Palm Beach	Northwest Boca Raton	5/31/2014	3,451	\$22.46	\$77,509	N/A
Private	4800800	DOE	Stuart	33494	Office	Martin	Martin County	1/31/2014	1,000	\$19.63	\$19,630	\$16.18
Private	4800684	DOE	Hollywood	33901	Office	Broward	Hollywood/Hallendale	MTM	2,338	\$8.08	\$18,891	\$20.48
Private	4800791	DOE	Ft. Myers	33907	Office	Lee		7/31/2013	3,016	\$24.11	\$72,716	\$16.18
Private	4800799	DOE	Ft. Myers	33907	Office	Lee		1/31/2015	4,999	\$24.06	\$120,276	\$16.18
Private	4800613	DOE	Ft. Myers	33916	Office	Lee		6/30/2011	3,022	\$15.00	\$45,330	N/A *1

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Private	4800772	DOE	Ft. Myers	33916	Office	Lee		6/30/2014	400	\$20.08	\$8,032	\$25.47
Private	4800647	DOE	Immokalee	33934	Office	Collier	Collier County	3/31/2012	618	\$28.31	\$17,496	\$20.48
Private	4800814	DOE	Cape Coral	33990	Office	Lee		2/29/2016	2,000	\$21.50	\$43,000	\$19.85
Private	4800785	DOE	Naples	34109	Office	Collier	Collier County	8/31/2013	2,935	\$28.11	\$82,503	\$19.85
Private	4800712	DOE	Venice	34292	Office	Sarasota	Sarasota County	6/30/2014	455	\$21.64	\$9,846	N/A
Private	4800768	DOE	Tallahassee	32301	Office	Leon	Southeast Tallahassee	6/30/2011	238	\$18.45	\$4,391	\$16.92
Private	4800801	DOE	Tallahassee	32301	Office	Leon	Southeast Tallahassee	6/30/2015	28,731	\$14.99	\$430,678	\$16.92
Private	4800600	DOE	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	6/30/2015	26,979	\$5.64	\$152,162	N/A *1
Private	4800783	DOE	Crawfordville	32327	Office	Wakulla	Forgotten Coast	6/30/2012	200	\$25.65	\$5,130	\$25.47
Private	4800813	DOE	Quincy	32351	Office	Gadsden	I-10/North Florida	8/31/2015	1,000	\$15.00	\$15,000	\$16.92
Private	480M138	DOE	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	19,227	\$19.88	\$382,233	\$16.92
Private	4800672	DOE	Panama City	32402	Office	Bay	Panama City	1/13/2013	2,800	\$17.00	\$47,600	\$25.47
Private	4800658	DOE	Panama City	32402	Office	Bay	Panama City	2/28/2012	346	\$17.00	\$5,882	\$18.10
Private	4800749	DOE	Panama City	32405	Office	Bay	Panama City	2/28/2014	3,900	\$20.55	\$80,145	\$25.47
Private	4800529	DOE	Marianna	32448	Office	Jackson	Marianna	5/31/2013	2,303	\$14.82	\$34,130	\$16.92

Notes:

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Appendix V:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4800755	DOE	Plant City	33563	Office	Hillsborough	South I-75 Corridor	7/31/2013	1,111	\$21.67	\$24,075	N/A *1
Private	4800780	DOE	Tampa	33610	Office	Hillsborough	Eastside Central/South	8/31/2012	1,891	\$21.80	\$41,224	N/A
Private	4800763	DOE	Tampa	33619	Office	Hillsborough	South I-75 Corridor	9/30/2011	2,578	\$17.45	\$44,986	N/A
Private	4800758	DOE	St. Petersburg	33701	Office	Pinellas	South St. Petersburg	10/31/2011	2,371	\$17.00	\$40,307	N/A *1
Private	4800663	DOE	St. Petersburg	33702	Office	Pinellas	Mid-Pinellas/Gateway	3/31/2015	1,890	\$18.57	\$35,097	N/A
Private	4800743	DOE	St. Petersburg	33702	Office	Pinellas	Mid-Pinellas/Gateway	9/30/2013	5,488	\$19.98	\$109,650	\$20.48
Private	4800769	DOE	Lakeland	33801	Office	Polk	Lakeland Office Market	7/31/2012	1,365	\$21.00	\$28,665	\$25.47
Private	4800767	DOE	Sebring	33870	Office	Highlands	Highlands County	1/31/2012	2,080	\$32.78	\$68,182	N/A *1
Private	4800523	DOE	Wauchula	33873	Office	Hardee		3/31/2012	536	\$18.70	\$10,023	\$19.85
Private	4800745	DOE	Bradenton	34207	Office	Manatee	Manatee County	7/31/2013	2,053	\$18.24	\$37,447	\$16.18
Private	4800790	DOE	Bradenton	34221	Office	Manatee	Manatee County	7/31/2013	3,100	\$20.16	\$62,496	N/A *1
Private	4800685	DOE	Sarasota	34236	Office	Sarasota	Sarasota County	11/30/2014	1,270	\$22.09	\$28,054	\$16.18
Private	4800803	DOE	Arcadia	34266	Office	Desoto		7/31/2017	976	\$18.90	\$18,446	N/A *1
Private	4800722	DOE	Zephyrhills	34604	Office	Pasco	Pasco County	4/30/2014	1,500	\$19.77	\$29,655	\$25.47
Private	4800732	DOE	New Port Richey	34652	Office	Pasco	Pasco County	2/28/2015	2,805	\$19.61	\$55,006	\$25.47

Notes:

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Private	4800747	DOE	Tavares	60215	Office	Lake	Lake County	4/30/2015	2,036	\$22.33	\$45,464	\$19.85
Private	4800674	DOE	Casselberry	327070	Office	Seminole	436 Corridor/Casselberry/408	6/30/2013	2,700	\$21.53	\$58,131	N/A
Private	4800774	DOE	Melbourne	32904-876	Office	Brevard	Brevard County	3/31/2014	3,402	\$32.70	\$111,245	\$19.85
Private	6400094	DOH	Marathon	33050	Office	Monroe	Monroe County	4/30/2012	2,016	\$34.84	\$70,237	\$19.85
Private	6400337	DOH	Mcclenny	32063	Office/Clinic	Baker	I-10/North Florida	1/31/2015	1,112	\$18.78	\$20,883	N/A *1
Private	6400310	DOH	Orange Park	32073	Office	Clay	Orange Park/Clay County	7/31/2012	4,364	\$19.75	\$86,189	\$20.48
Private	6400209	DOH	Jacksonville	32207	Office/Clinic	Duval	Southside	6/30/2013	2,864	\$16.00	\$45,824	\$25.47
Private	6400308	DOH	Jacksonville	32207	Office/Clinic	Duval	Arlington	9/30/2012	76,258	\$19.46	\$1,483,981	N/A
Private	6400114	DOH	Jacksonville	32207	Office	Duval	Southside	5/31/2012	751	\$17.00	\$12,767	\$16.92
Private	6400222	DOH	Jacksonville	32207	Office	Duval	Southside	10/31/2011	26,055	\$15.50	\$403,853	\$25.47
Private	6400191	DOH	Jacksonville	32208	Office/Clinic	Duval	Westside	3/31/2013	10,324	\$9.06	\$93,535	N/A *1
Private	6400305	DOH	Jacksonville	32208	Office/Clinic	Duval	Northbank	8/31/2012	8,647	\$10.50	\$90,794	\$16.18
Private	6400197	DOH	Jacksonville	32209	Office/Clinic	Duval	North/NW Jacksonville	9/30/2012	1,350	\$10.67	\$14,405	\$16.92
Private	6400181	DOH	Jacksonville	32210	Office/Clinic	Duval	Westside	7/31/2019	26,000	\$14.33	\$372,580	\$16.18
Private	6400347	DOH	Jacksonville	32210	Office	Duval	Westside	2/28/2016	3,375	\$27.36	\$92,340	\$16.18

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Private	6400327	DOH	Jacksonville	32216	Office/Clinic	Duval	Southside	9/30/2011	2,439	\$16.00	\$39,024	\$25.47
Private	6400241	DOH	Jacksonville	32216	Office	Duval	Southside	11/30/2015	4,920	\$14.95	\$73,554	N/A *1
Private	6400345	DOH	Jacksonville	32216	Office/Clinic	Duval	Southside	12/31/2013	4,999	\$17.34	\$86,683	N/A *2
Private	6400281	DOH	Jacksonville	32216	Office/Clinic	Duval	Southside	11/30/2015	1,400	\$14.35	\$20,090	N/A *1
Private	6400224	DOH	Jacksonville	32233	Office/Clinic	Duval	Beaches	9/30/2011	1,800	\$17.10	\$30,780	\$25.47
Private	6400221	DOH	Jacksonville	32250	Office/Clinic	Duval	Beaches	1/31/2012	7,260	\$21.50	\$156,090	N/A *1
Private	6400147	DOH	Gainesville	32601	Office	Alachua	Alachua County/Gainesville	2/29/2012	1,835	\$20.68	\$37,948	\$25.47
Private	6400290	DOH	Alachua	32615	Office/Clinic	Alachua	Alachua County/Gainesville	7/31/2012	1,200	\$14.50	\$17,400	N/A *1
Private	6400148	DOH	Cross City	32628	Office	Dixie	Big Bend Florida	12/31/2012	1,500	\$16.80	\$25,200	N/A *1
Private	6400168	DOH	Hernando	34442	Warehouse	Citrus	Citrus County	MTM	450	\$6.80	\$3,060	\$20.48
Private	6400328	DOH	Ocala	34470	Office/Clinic	Marion	Ocala	6/30/2014	13,113	\$24.25	\$317,990	N/A *1
Private	6400067	DOH	Ocala	34470	Office	Marion	Ocala	6/30/2014	422	\$21.42	\$9,039	N/A *1
Private	6400149	DOH	Eustis	32726	Warehouse	Lake	Lake County	MTM	600	\$8.60	\$5,160	N/A *1
Private	6400369	DOH	Sanford	32771	Warehouse	Seminole	Lake Mary/Sanford	9/30/2012	3,300	\$8.18	\$26,994	\$19.85

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Private	6400333	DOH	Tavares	32778	Warehouse	Lake	Lake County	4/30/2013	3,650	\$11.90	\$43,435	\$25.47
Private	6400113	DOH	Orlando	32803	Office	Orange	Colonial Cor./John Young/Fashion Sq.	12/31/2014	34,787	\$19.61	\$682,173	\$25.47
Private	6400245	DOH	Orlando	32809	Office	Orange	Southwest/Tourist/Celebration	11/30/2020	23,158	\$25.68	\$594,697	\$20.48
Private	6400300	DOH	Kissimmee	34743	Office/Clinic	Osceola	Southwest/Tourist/Celebration	2/28/2017	2,460	\$25.75	\$63,345	\$19.85
Private	6400361	DOH	Leesburg	34748	Office/Clinic	Lake	Lake County	8/31/2015	3,000	\$10.00	\$30,000	\$16.18
Private	6400195	DOH	Pensacola	32501	Office	Escambia	Pensacola	12/15/2018	19,551	\$22.46	\$439,115	\$25.47
Private	6400192	DOH	Pensacola	32514	Office	Escambia	Pensacola	No Such Lease in FACT under this #	280	\$14.56	\$4,077	\$8.78
Private	6400378	DOH	Milton	32570	Warehouse	Santa Rosa	I-10/North Florida Panhandle	MTM	100	\$9.00	\$900	\$25.47
Private	6400330	DOH	Milton	32570	Warehouse	Santa Rosa	I-10/North Florida Panhandle	MTM	200	\$10.07	\$2,014	\$25.47
Private	6400325	DOH	Stuart	34997	Warehouse	Martin	Martin County	MTM	600	\$6.60	\$3,960	\$25.47
Private	6400152	DOH	Hollywood	33024	Law Enfcmnt/Institua	Broward	Hollywood/Hallendale	1/14/2016	2,943	\$21.82	\$64,216	\$20.48
Private	6400307	DOH	Miami	33125	Office	Dade	Airport West	5/31/2013	2,340	\$13.45	\$31,473	N/A *1

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Private	6400213	DOH	Miami	33130	Office	Dade	Downtown	6/30/2013	5,785	\$24.30	\$140,576	N/A *1
Private	6400216	DOH	Miami	33130	Office	Dade	Downtown	9/30/2013	5,052	\$24.56	\$124,077	N/A *1
Private	6400237	DOH	Miami	33162	Office/Clinic	Dade	Northeast Dade	9/15/2013	1,493	\$13.52	\$20,185	N/A
Private	6400366	DOH	Miami	33165	Office/Clinic	Dade	Airport West	2/28/2013	2,000	\$19.66	\$39,320	N/A *1
Private	6400336	DOH	Doral	33166	Office	Dade	Airport West	2/28/2014	4,862	\$34.22	\$166,378	N/A
Private	6400227	DOH	Miami	33173	Office	Dade	South Dade	11/30/2015	22,691	\$24.90	\$565,006	N/A
Private	6400344	DOH	Wilton Manors	33305	Office	Broward	Central Broward	6/30/2012	774	\$15.50	\$11,997	\$16.18
Private	6400351	DOH	Ft. Lauderdale	33311	Office	Broward	Ft. Lauderdale CBD	2/28/2015	16,105	\$22.66	\$364,939	N/A *1
Private	6400282	DOH	Ft. Lauderdale	33311	Office/Clinic	Broward	Central Broward	11/30/2012	6,000	\$19.24	\$115,440	N/A *1
Private	6400332	DOH	Ft. Lauderdale	33311	Office/Clinic	Broward	Ft. Lauderdale - Central	7/31/2013	2,360	\$20.55	\$48,498	N/A
Private	6400297	DOH	Davie	33317	Warehouse	Broward	Davie/Pembroke Pines/Wiramar	4/30/2012	4,950	\$13.67	\$67,667	\$16.18
Private	6400343	DOH	Davie	33317	Office/Warehouse	Broward	Davie/Pembroke Pines/Wiramar	5/31/2012	9,250	\$13.78	\$127,465	\$16.18
Private	6400342	DOH	Lauderdale Lakes	33319	Office/Clinic	Broward	Cypress Creek/Commercial	7/31/2014	1,416	\$20.01	\$28,334	\$25.47
Private	6400335	DOH	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	3/31/2014	1,505	\$19.00	\$28,595	N/A *1

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Private	6400335	DOH	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	3/31/2014	1,505	\$19.00	\$28,595	N/A *1
Private	6400309	DOH	Riviera Beach	33404	Office/Clinic	Palm Beach	Suburban West Palm Beach	1/31/2018	2,884	\$51.36	\$148,122	\$20.48
Private	6400268	DOH	Riviera Beach	33404	Office/Clinic	Palm Beach	Suburban West Palm Beach	9/30/2016	25,237	\$29.23	\$737,678	\$20.48
Private	6400220	DOH	Riviera Beach	33404	Office	Palm Beach	Riviera Beach	9/30/2017	27,490	\$7.95	\$218,546	\$19.85
Private	6400289	DOH	West Palm Beach	33407	Office	Palm Beach	Palm Beach Gardens/North Palm Beach	4/30/2018	6,200	\$25.88	\$160,456	\$16.18
Private	6400169	DOH	West Palm Beach	33410	Office	Palm Beach	Suburban West Palm Beach	1/31/2012	3,537	\$20.50	\$72,509	N/A *1
Private	6400158	DOH	Ft. Myers	33901	Office/Clinic	Lee		3/31/2012	3,100	\$14.30	\$44,330	\$16.92
Private	6400278	DOH	Ft. Myers	33908	Office/Clinic	Lee		7/31/2015	3,884	\$21.23	\$82,457	\$18.10
Private	6400338	DOH	Ft. Myers	33908	Office/Clinic	Lee		6/30/2014	12,875	\$23.82	\$306,683	N/A
Private	6400160	DOH	Cape Coral	33909	Office/Clinic	Lee		3/31/2012	414	\$15.46	\$6,400	\$19.85
Private	6400299	DOH	Ft. Myers	33913	Warehouse	Lee		4/30/2016	4,999	\$10.49	\$52,440	N/A *1
Private	6400355	DOH	Ft. Myers	33971	Office/Clinic	Lee		3/31/2013	3,570	\$28.29	\$100,995	\$16.18
Private	6400060	DOH	Tallahassee	32301	Warehouse	Leon	Southeast Tallahassee	MTM	1,500	\$5.53	\$8,295	N/A *1
Private	6400119	DOH	Tallahassee	32303	Office	Leon	Southwest Tallahassee	6/30/2015	14,800	\$11.78	\$174,344	\$19.85
Private	6400359	DOH	Tallahassee	32304	Warehouse	Leon	Southwest Tallahassee	6/30/2012	4,960	\$9.74	\$48,310	\$19.85

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Private	6400340	DOH	Tallahassee	32304	Office	Leon	Southwest Tallahassee	6/30/2015	4,990	\$10.38	\$51,796	\$19.85
Private	6400349	DOH	Alachua	32315	Office/Clinic	Alachua	Alachua County/Gainesville	7/31/2012	2,400	\$21.50	\$51,600	N/A *1
Private	6400179	DOH	Monticello	32345	Warehouse	Jefferson	I-10/North Florida	MTM	360	\$3.33	\$1,199	N/A *1
Private	6400179	DOH	Monticello	32345	Warehouse	Jefferson	I-10/North Florida	MTM	360	\$3.33	\$1,199	N/A *1
Private	7200138	DOH	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	135,815	\$19.88	\$2,700,002	\$16.92
Private	6400246	DOH	Panama City	32402	Office	Bay	Panama City	9/30/2012	500	\$19.31	\$9,655	\$8.78
Private	6400280	DOH	Callaway	32404	Office	Bay	Panama City	6/30/2018	18,540	\$24.90	\$461,646	\$16.18
Private	6400363	DOH	Bonifay	32425	Office	Holmes	I-10/North Florida Panhandle	3/31/2013	2,662	\$7.08	\$18,847	\$25.47
Private	6400374	DOH	Tampa	33606	Office	Hillsborough	Southwest	4/30/2014	593	\$5.40	\$3,202	N/A *1
Private	6400174	DOH	Tampa	33607	Law Enfcmnt/Institua	Hillsborough	Northwest	4/30/2013	4,159	\$17.40	\$72,367	\$8.78
Private	6400323	DOH	Tampa	33610	Office	Hillsborough	South I-75 Corridor	2/28/2012	1,204	\$18.00	\$21,672	\$25.47
Private	6400277	DOH	Tampa	33614	Office	Hillsborough	Northwest	9/30/2016	32,578	\$21.70	\$706,943	\$8.78
Private	6400225	DOH	St. Petersburg	33702	Office	Pinellas	Mid-Pinellas/Gateway	3/31/2014	2,632	\$20.60	\$54,219	N/A
Private	6400356	DOH	Pinellas Park	33781	Office	Pinellas	Mid-Pinellas/Gateway	8/31/2021	16,182	\$20.17	\$326,391	\$25.47

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							ay					
Private	6400223	DOH	Pinellas Park	33782	Office/Clinic	Pinellas	Mid-Pinellas/Gateway	6/30/2014	4,999	\$13.64	\$68,186	N/A
Private	6400286	DOH	Lakeland	33803	Office	Polk	Lakeland Office Market	12/31/2011	1,552	\$14.61	\$22,675	N/A
Private	6400229	DOH	Lakeland	33803	Office	Polk	Lakeland Office Market	2/28/2013	2,580	\$12.70	\$32,766	\$15.08
Private	6400239	DOH	Haines City	33844	Office/Clinic	Polk	Outlying Polk County	5/31/2012	2,016	\$8.33	\$16,793	N/A
Private	6400331	DOH	Bradenton	34205	Office	Manatee	Manatee County	6/30/2013	1,308	\$21.22	\$27,756	\$19.85
Private	6400346	DOH	Arcadia	34266	Office/Clinic	Desoto		1/31/2012	2,400	\$14.58	\$34,992	\$16.18
Private	6400083	DOH	Brooksville	34601	Warehouse	Hernando		MTM	350	\$4.29	\$1,502	\$20.48
Private	6400071	DOH	New Port Richey	34652	Office	Pasco	Pasco County	MTM	234	\$11.53	\$2,698	\$25.47
Private	6400339	DOH	New Port Richey	34656	Office	Pasco	Pasco County	8/31/2012	2,516	\$16.70	\$42,017	\$20.48
Private	6400367	DOH	Holiday	34691	Office/Clinic	Pasco	Pasco County	8/31/2015	1,041	\$10.00	\$10,410	\$25.47
Private	6400066	DOH	Lakeland	3.38E+08	Office	Polk	Lakeland Office Market	MTM	380	\$9.05	\$3,439	\$16.92
Private	7300346	DOR	Daytona Beach	32117	Office	Volusia	Volusia County	10/31/2016	18,853	\$0.00	\$0	\$19.85
Private	7300230	DOR	Daytona Beach	32174	Office	Volusia	Volusia County	10/31/2011	9,232	\$19.54	\$180,393	\$16.92

Notes:

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Appendix V:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7300212	DOR	Daytona Beach	32174	Office	Volusia	Volusia County	10/31/2011	15,348	\$19.54	\$299,900	\$16.92
Private	7300235	DOR	Palatka	32177	Office	Putnam	Ocala	12/31/2011	5,511	\$17.95	\$98,922	\$25.47
Private	7300306	DOR	Orange Park	32003	Office	Clay	Orange Park/Clay County	11/30/2016	3,334	\$27.39	\$91,318	N/A *1
Private	7300328	DOR	Lake City	32055	Office	Columbia	Lake City	4/30/2015	18,595	\$18.11	\$336,755	N/A *1
Private	7300274	DOR	Jacksonville	32216	Office	Duval	Arlington	7/1/2009	2,087	\$13.81	\$28,821	\$19.85
Private	7300312	DOR	Gainesville	32653	Office	Alachua	Alachua County/Gainesville	8/31/2015	14,736	\$18.75	\$276,300	\$16.18
Private	7300340	DOR	Lecanto	34461	Office	Citrus	Citrus County	3/31/2016	4,173	\$16.50	\$68,855	N/A
Private	7300261	DOR	Ocala	34474	Office	Marion	Ocala	3/31/2013	11,227	\$23.62	\$265,182	\$18.10
Private	7300248	DOR	Leesburg	32748	Office	Lake	Lake County	12/31/2011	16,945	\$18.73	\$317,380	N/A *1
Private	7300252	DOR	Maitland	32751	Office	Orange	Maitland	3/31/2015	20,798	\$25.22	\$524,526	\$16.18
Private	7300253	DOR	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	4/30/2012	7,904	\$18.93	\$149,623	\$16.18
Private	7300288	DOR	Cocoa	32922	Office	Brevard	Brevard County	6/30/2013	10,033	\$22.02	\$220,927	\$16.18
Private	7300316	DOR	Cocoa	32922	Office	Brevard	Brevard County	6/30/2013	10,790	\$21.25	\$229,288	\$25.47
Private	7300287	DOR	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	1/31/2013	4,946	\$23.19	\$114,698	\$25.47

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Private	7300347	DOR	Leesburg	34748	Office	Lake	Lake County	12/31/2019	15,336	\$19.99	\$306,567	\$16.18
Private	7300317	DOR	Pensacola	32505	Office	Escambia	Pensacola	4/30/2017	35,519	\$21.10	\$749,451	N/A *1
Private	7300352	DOR	Crestview	32536	Office	Okaloosa	Okaloosa County	10/31/2011	10,286	\$23.77	\$244,498	\$20.48
Private	7300294	DOR	Vero Beach	32966	Office	Indian River	Indian River County	9/30/2014	4,999	\$27.22	\$136,073	\$16.18
Private	7300323	DOR	Coral Springs	33065	Office	Broward	Coral Springs	1/31/2015	29,302	\$28.74	\$842,139	N/A *1
Private	7300302	DOR	Miami	33126	Warehouse	Dade	Airport West	1/31/2012	200	\$14.34	\$2,868	\$20.48
Private	7300298	DOR	Miami	33126	Office	Dade	Airport West	3/31/2013	38,619	\$24.53	\$947,324	N/A
Private	7300314	DOR	Ft. Lauderdale	33309	Office	Broward	Cypress Creek/Commercial	10/31/2014	43,220	\$29.50	\$1,274,990	\$16.18
Private	7300278	DOR	West Palm Beach	33406	Office	Palm Beach	Suburban West Palm Beach	5/31/2015	24,566	\$23.72	\$582,706	N/A
Private	7300260	DOR	West Palm Beach	33407	Office	Palm Beach	Suburban West Palm Beach	8/31/2015	15,347	\$25.00	\$383,675	\$25.47
Private	7300285	DOR	Clewiston	33444	Office	Hendry	South Central Florida Peninsula	4/30/2012	3,926	\$20.86	\$81,896	N/A
Private	7300350	DOR	Okeechobee	33497	Office	Okeechobee	South Central Florida Peninsula	9/30/2014	2,321	\$12.05	\$27,968	\$25.47
Private	7300236	DOR	Okeechobee	33497	Office	Okeechobee	South Central Florida Peninsula	9/30/2011	2,321	\$19.13	\$44,401	\$25.47
Private	7300343	DOR	Ft. Myers	33916	Office	Lee		12/31/2015	13,136	\$14.00	\$183,904	N/A *1

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Private	7300339	DOR	Port Charlotte	33948	Office	Charlotte	Charlotte County	9/30/2015	3,913	\$21.95	\$85,890	N/A *1
Private	7300247	DOR	Naples	34104	Office	Collier	Collier County	8/31/2014	14,314	\$23.50	\$336,379	\$16.92
Private	7300356	DOR	Tallahassee	32301	Office	Leon	Northeast Tallahassee	9/30/2011	3,260	\$23.54	\$76,740	\$18.10
Private	7300301	DOR	Tallahassee	32303	Office	Leon	Northwest Tallahassee	8/31/2014	1,153	\$12.00	\$13,836	\$16.18
Private	7300342	DOR	Tallahassee	32303	Office	Leon	Northeast Tallahassee	9/30/2015	4,998	\$16.70	\$83,467	\$18.10
Private	7300341	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	4/30/2021	26,744	\$17.44	\$466,415	\$16.18
Private	7300295	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	10/31/2010	46,327	\$17.14	\$794,045	\$16.18
Private	7300289	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	5/1/2010	29,902	\$14.78	\$441,952	\$16.18
Private	7300262	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	2/28/2013	34,809	\$14.78	\$514,477	\$16.18
Private	7300297	DOR	Madison	32341	Office	Madison	I-10/North Florida	3/31/2013	4,747	\$17.00	\$80,699	\$19.85
Private	7300296	DOR	Callaway	32404	Office	Bay	Panama City	1/31/2018	14,737	\$24.50	\$361,057	\$25.47
Private	7300351	DOR	Marianna	32446	Office	Jackson	Marianna	10/31/2021	11,863	\$19.50	\$231,329	\$25.47
Private	7300291	DOR	Marianna	32446	Office	Jackson	Marianna	11/30/2011	9,660	\$13.75	\$132,825	\$25.47
Private	7300313	DOR	Tampa	33619	Office	Hillsborough	South I-75 Corridor	4/30/2013	62,000	\$21.96	\$1,361,520	\$25.47
Private	7300310	DOR	Clearwater	33764	Office	Pinellas	NO ADDRESS	7/31/2018	42,556	\$24.40	\$1,038,366	N/A

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Private	7300321	DOR	Lakeland	33801	Office	Polk	Lakeland Office Market	9/30/2019	37,050	\$18.31	\$678,386	\$19.85
Private	7300307	DOR	Sebring	33870	Office	Highlands	Highlands County	7/31/2012	6,090	\$20.23	\$123,201	N/A *1
Private	7300338	DOR	Sarasota	34236	Office	Sarasota	Sarasota County	7/31/2011	26,090	\$24.00	\$626,160	\$16.18
Private	7300282	DOR	Arcadia	34266	Office	Desoto		7/31/2013	3,129	\$13.00	\$40,677	N/A
Private	7300267	DOR	Brooksville	34601	Office	Hernando	Hernando County	6/30/2015	5,131	\$19.67	\$100,927	N/A *2
Private	7300309	DOR	Port Richey	34668	Office	Pasco	Pasco County	9/30/2013	19,765	\$22.28	\$440,364	\$8.78
Private	7300315	DOR	Woodland Park	7424	Office	Other State		5/31/2014	6,492	\$27.75	\$180,153	N/A
Private	7300320	DOR	Wexford	15090	Office	Other State		4/30/2013	4,579	\$21.85	\$100,051	N/A
Private	7300257	DOR	Atlanta	30339	Office	Other State		5/31/2017	7,319	\$22.76	\$166,580	N/A *1
Private	7300336	DOR	Hillside	60162	Office	Other State		11/30/2015	8,228	\$17.00	\$139,876	\$25.47
Private	7300344	DOR	Irving	75062	Office	Other State		3/31/2016	4,478	\$17.51	\$78,410	\$25.47
Private	7300271	DOR	Houston	77008	Office	Other State		7/31/2013	1,547	\$17.75	\$27,459	N/A *1
Private	7300270	DOR	Anaheim	92806	Office	Other State		6/16/2015	4,623	\$26.52	\$122,602	\$25.47
Private	4500110	DOS	Tallahassee	32303	Office/Warehouse	Leon	Northeast Tallahassee	8/31/2022	55,108	\$17.06	\$940,142	\$18.10
Private	4500099	DOS	Tallahassee	32304	Warehouse	Leon	Northwest Tallahassee	3/31/2012	1,463	\$3.69	\$5,398	N/A *1
Private	4500107	DOS	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	5/9/2012	350	\$10.11	\$3,539	N/A *1

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Private	450M138	DOS	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	36,502	\$19.88	\$725,660	\$16.92
Private	5500350	DOT	Deland	32720	Office	Volusia	Volusia County	10/31/2012	2,978	\$16.50	\$49,137	N/A
Private	5500323	DOT	Ocala	34470	Office	Marion	Ocala	12/31/2012	3,271	\$16.75	\$54,789	N/A *1
Private	5500349	DOT	Orlando	32809	Office	Orange	Southwest/Tourist/Celebration	4/30/2012	3,897	\$17.99	\$70,107	\$19.38
Private	5500334	DOT	Coconut Creek	33073	Warehouse	Broward	Coral Springs/Margate	12/31/2013	2,973	\$10.86	\$32,287	N/A *1
Private	5500353	DOT	Pompano Beach	33073	Office	Broward	Pompano Beach	2/29/2012	20,529	\$13.27	\$272,420	\$25.47
Private	5500319	DOT	Miami	33174	Office	Dade	Airport West	9/30/2011	3,754	\$29.05	\$109,054	N/A
Private	5500352	DOT	Palm Beach Gardens	33418	Office	Palm Beach	Palm Beach Gardens/North Palm Beach	12/31/2014	1,962	\$28.33	\$55,583	\$25.47
Private	5500340	DOT	Tallahassee	32303	Office	Leon	Northeast Tallahassee	9/30/2015	16,349	\$19.15	\$313,083	\$18.10
Private	550M138	DOT	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	81,243	\$19.27	\$1,565,553	\$16.92
Private	5500355	DOT	Tallahassee	32399	Office	Leon	Southeast Tallahassee	8/31/2013	27,892	\$16.98	\$473,606	\$16.92
Private	5500327	DOT	Youngstown	32404	Office	Bay	Panama City	5/31/2012	1,564	\$13.67	\$21,380	\$16.92
Private	5500357	DOT	Tampa	33610	Office	Hillsborough	Eastside Central/South	1/31/2016	3,730	\$14.50	\$54,085	N/A
Private	5500354	DOT	Tampa	33610	Office	Hillsborough	South I-75 Corridor	2/28/2015	3,043	\$16.25	\$49,449	\$25.47

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Private	5500358	DOT	Tampa	33619	Office	Hillsborough	South I-75 Corridor	10/31/2015	3,600	\$12.84	\$46,224	\$19.85
Private	3100045	EOG	Other State	20001	Office	Other State		1/31/2014	2,389	\$64.70	\$154,568	\$25.47
Private	7100206	FDLE	Daytona Beach	32117	Law Enfcmnt/Institua	Volusia	Volusia County	12/31/2017	12,420	\$15.00	\$186,300	N/A
Private	7100130	FDLE	Jacksonville	32202	Warehouse	Duval	Northbank	6/30/1950	2,000	\$2.85	\$5,700	N/A *1
Private	7109013	FDLE	Sebring	32609	Office	Highlands	Highlands County	4/30/2011	2,995	\$0.00	\$0	\$8.78
Private	7100203	FDLE	Orlando	32801	Warehouse	Orange	CBD/Winter Park/Maitland	11/30/2015	9,273	\$9.17	\$85,033	\$16.18
Private	7100216	FDLE	Orlando	32817	Office	Orange	University/Research Park	7/31/2011	3,954	\$20.07	\$79,357	\$25.47
Private	7100146	FDLE	Pensacola	32501	Law Enfcmnt/Institua	Escambia	Pensacola	9/30/2019	30,620	\$29.81	\$912,782	\$15.08
Private	7100229	FDLE	Pensacola	32505	Warehouse	Escambia	Pensacola	11/30/2011	3,969	\$4.78	\$18,972	N/A *1
Private	7100205	FDLE	Tallahassee	32301	Warehouse	Leon	Northeast Tallahassee	9/30/2019	50	\$10.50	\$525	N/A *1
Private	7100227	FDLE	Tallahassee	32308	Law Enfcmnt/Institua	Leon	Northeast Tallahassee	4/30/2017	23,993	\$17.25	\$413,879	\$18.10
Private	7100230	FDLE	Quincy	32351	Warehouse	Gadsden	I-10/North Florida	10/31/2012	4,950	\$6.56	\$32,472	\$16.92
Private	7109020	FDLE	Lakeland	33815	Office	Polk	Lakeland Office Market	6/30/2011	2,800	\$0.00	\$0	\$19.85
Private	7100239	FDLE	Sebring	33876	Office	Highlands	Highlands County	4/30/2013	1,960	\$3.33	\$6,527	\$8.78

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Private	7100237	FDLE	Sarasota	34243	Office	Sarasota	Sarasota County	6/30/2012	1,000	\$9.90	\$9,900	N/A *1
Private	7109015	FDLE	Brooksville	34601	Office	Hernando	Hernando County	6/30/2011	1,000	\$0.00	\$0	\$16.18
Private	7800188	FPC	Jacksonville	32207	Office	Duval	Southside	3/31/2015	1,162	\$16.00	\$18,592	\$16.92
Private	7700150	FWCC	Marathon	33050	Hangar	Monroe	NO DATA FOR HANGERS	MTM	1,200	\$10.00	\$12,000	N/A
Private	7700193	FWCC	Ocala	34470	Office	Marion	Ocala	8/15/2007	937	\$20.50	\$19,209	N/A *1
Private	7700206	FWCC	Ocala	34471	Office	Marion	Ocala	4/30/2012	912	\$25.01	\$22,809	\$16.18
Private	7700204	FWCC	Eustis	32726	Warehouse	Lake	Lake County	MTM	150	\$9.52	\$1,428	\$15.08
Private	7700211	FWCC	Orlando	32812	Office	Orange	Southeast/International Airport	3/31/2015	4,642	\$15.06	\$69,909	\$17.38
Private	7700182	FWCC	Melbourne	32901	Office	Brevard	Brevard County	2/29/2012	2,906	\$17.29	\$50,245	\$16.92
Private	7700139	FWCC	Miami	33194	Warehouse	Dade	CBD/Civic Center/Biscayne	9/30/1950	53	\$11.32	\$600	N/A *1
Private	7700184	FWCC	Ft. Lauderdale	33309	Hangar	Broward	NO DATA FOR HANGERS	11/30/1950	896	\$8.70	\$7,795	N/A *1
Private	7700135	FWCC	Sunrise	33351	Office/Warehouse	Broward	Plantation/Sunrise	1/14/2013	2,350	\$17.65	\$41,478	\$19.85
Private	7700123	FWCC	Wellington	33414	Office/Warehouse	Palm Beach	West Palm Beach	12/31/1950	1,420	\$14.82	\$21,044	N/A *1
Private	7700107	FWCC	West Palm Beach	33416	Warehouse	Palm Beach	West Palm Beach	10/31/1950	2,880	\$4.25	\$12,240	\$20.48
Private	7700185	FWCC	Port Charlotte	33954	Office/Warehouse	Charlotte	Charlotte County	2/28/2017	6,613	\$28.79	\$190,388	\$16.18

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Private	7700208	FWCC	Naples	34112	Office	Collier	Collier County	6/30/2014	4,558	\$9.60	\$43,757	\$16.92
Private	7700140	FWCC	Tallahassee	32308	Warehouse	Leon	Northeast Tallahassee	6/30/1950	480	\$5.80	\$2,784	N/A *1
Private	7700199	FWCC	Tallahassee	32310	Hangar	Leon	Southwest Tallahassee	6/30/2013	7,607	\$7.71	\$58,650	N/A
Private	7700198	FWCC	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	MTM	400	\$9.81	\$3,924	N/A *1
Private	7700188	FWCC	Tallahassee	32317	Warehouse	Leon	Northwest Tallahassee	3/31/2013	3,000	\$5.00	\$15,000	N/A *1
Private	770M138	FWCC	Tallahassee	32399	Office	Leon	Southeast Tallahassee	10/31/2019	53,821	\$19.88	\$1,069,961	\$16.92
Private	7700202	FWCC	Tampa	33610	Office/Warehouse	Hillsborough	Eastside Central/South	10/31/2015	1,686	\$15.75	\$26,555	N/A
Private	7700215	FWCC	St. Petersburg	33711	Warehouse	Pinellas	Gateway	2/28/1950	500	\$8.35	\$4,175	\$25.47
Private	7700203	FWCC	Pinellas Park	33781	Warehouse	Pinellas	West Pinellas - Central	3/31/2013	6,366	\$7.03	\$44,753	\$25.47
Private	7700174	FWCC	Pinellas Park	33781	Warehouse	Pinellas	Gateway	6/30/1950	600	\$14.92	\$8,952	N/A *1
Private	7700109	FWCC	Lakeland	33811	Warehouse	Polk	Southwest Lakeland	6/30/1950	200	\$4.80	\$960	N/A *1
Private	7700187	FWCC	Lakeland	33811	Warehouse	Polk	Southwest Lakeland	MTM	2,500	\$4.08	\$10,200	\$25.47
Private	7700197	FWCC	Pinellas Park	34665	Warehouse	Pinellas	West Pinellas - Central	1/14/2012	2,250	\$7.42	\$16,695	\$8.78
Private	7700155	FWCC	Tallahassee	3.23E+08	Warehouse	Leon	Southeast Tallahassee	MTM	1,250	\$7.10	\$8,875	N/A *1
Private	7700162	FWCC	Tallahassee	3.23E+08	Warehouse	Leon	Southeast Tallahassee	MTM	200	\$9.81	\$1,962	N/A *1

Notes:

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Appendix V:

Listing of Private leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7600520	HSMV	Edgewater	32141	Office	Volusia	Volusia County	9/30/2017	1,800	\$22.46	\$40,428	\$16.92
Private	7600500	HSMV	Deland	32721	Office	Volusia	Volusia County	10/8/2012	3,668	\$17.82	\$65,364	\$16.92
Private	7600434	HSMV	Deland	32724	Office	Volusia	Volusia County	8/14/2013	2,500	\$17.77	\$44,425	\$25.47
Private	7600515	HSMV	Jacksonville	32218	Office	Duval	North/NW Jacksonville	12/31/2014	3,398	\$20.69	\$70,305	N/A *1
Private	7600456	HSMV	Lady Lake	32159	Office	Lake	Lake County	7/23/2011	1,900	\$24.70	\$46,930	N/A
Private	7600501	HSMV	Gainesville	32606	Office	Alachua	Alachua County/Gainesville	11/30/2016	1,748	\$27.00	\$47,196	\$25.47
Private	7600490	HSMV	Gainesville	32609	Office	Alachua	Alachua County/Gainesville	4/16/2016	3,754	\$16.48	\$61,866	N/A *1
Private	7600441	HSMV	Winter Springs	32708	Office	Seminole	Lake Mary/Heathrow	3/31/2014	4,980	\$22.65	\$112,797	N/A *1
Private	7600477	HSMV	Orlando	32814	Hangar	Orange		MTM	1,000	\$2.81	\$2,810	\$25.47
Private	7600498	HSMV	Orlando	32817	Office	Orange	Colonial Cor./John Young/Fashion Sq.	4/16/2014	4,975	\$34.75	\$172,881	\$19.85
Private	7600494	HSMV	Melbourne	32901	Office	Brevard	Brevard County	2/26/2014	1,560	\$13.84	\$21,590	\$18.10
Private	7600499	HSMV	Clermont	34711	Office	Lake	Lake County	3/31/2014	3,557	\$39.56	\$140,715	\$25.47
Private	7600424	HSMV	Pensacola	32501	Office	Escambia	Pensacola	7/31/2012		\$16.98	\$25,979	\$20.48

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									1,530			
Private	7600483	HSMV	Pensacola	32505	Office	Escambia	Pensacola	8/31/2016	1,800	\$22.75	\$40,950	N/A *1
Private	7600476	HSMV	Gulf Breeze	32563	Office	Santa Rosa	Pensacola	4/12/2012	2,429	\$20.13	\$48,896	\$16.92
Private	7600502	HSMV	Vero Beach	32964	Office	Indian River	Indian River County	7/31/2012	2,568	\$31.77	\$81,585	\$19.70
Private	7600508	HSMV	Okeechobee	34974	Office	Okeechobee	South Central Florida Peninsula	10/13/2015	1,194	\$17.65	\$21,074	\$16.18
Private	7600495	HSMV	Port St. Lucie	34981	Office	St. Lucie	St. Lucie County	5/20/2012	3,398	\$52.14	\$177,172	\$8.78
Private	7600457	HSMV	Hialeah	33012	Office	Dade	East Airport/Central Dade	2/21/2012	3,940	\$31.80	\$125,292	\$16.18
Private	7600489	HSMV	Miami	33014	Office	Dade	Miami Lakes	2/12/2014	6,665	\$39.00	\$259,935	\$16.92
Private	7600436	HSMV	Homestead	33030	Office	Dade	South Dade	9/30/2014	3,355	\$23.76	\$79,715	N/A *1
Private	7600482	HSMV	Margate	33063	Office	Broward	Taramac/Margate	11/27/2012	4,999	\$28.50	\$142,472	\$19.85
Private	7600446	HSMV	Margate	33063	Office	Broward	Taramac/Margate	10/31/2012	3,923	\$15.00	\$58,845	\$16.92
Private	7600405	HSMV	Pompano Beach	33069	Office	Broward	Pompano Beach	10/31/2012	3,956	\$22.59	\$89,366	\$18.10
Private	7600438	HSMV	Miami	33131	Office	Dade	Airport West	5/31/2015	4,109	\$22.20	\$91,220	\$16.18
Private	7600526	HSMV	Miami	33144	Office	Dade	Airport West	2/28/2023	4,999	\$20.00	\$99,980	\$18.50

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7600504	HSMV	Miami	33147	Office	Dade	Airport West	8/19/2015	3,736	\$26.78	\$100,050	N/A
Private	7600521	HSMV	Miami	33166	Office	Dade	South Dade	5/31/2016	4,999	\$34.85	\$174,215	\$19.85
Private	7600414	HSMV	Miami	33174	Office	Dade	Airport West	9/30/2013	4,545	\$20.50	\$93,173	N/A *1
Private	7600362	HSMV	Ft. Lauderdale	33311	Office	Broward	Ft. Lauderdale CBD	1/31/2012	3,856	\$18.50	\$71,336	\$16.18
Private	7600393	HSMV	Lauderdale Lakes	33311	Office	Broward	Plantation	3/30/2012	11,491	\$15.14	\$173,974	N/A *1
Private	7600511	HSMV	Lauderhill	33319	Office	Broward	Plantation	6/30/2015	3,825	\$19.22	\$73,517	\$20.48
Private	7600525	HSMV	West Palm Beach	33406	Hangar	Palm Beach		6/30/2012	900	\$9.14	\$8,226	\$25.47
Private	7600373	HSMV	West Palm Beach	33409	Office	Palm Beach	Suburban West Palm Beach	9/30/2013	2,850	\$25.89	\$73,787	\$25.47
Private	7600451	HSMV	Deerfield Beach	33441	Office	Broward	Deerfield Beach	8/31/2016	3,676	\$40.00	\$147,040	\$18.74
Private	7600478	HSMV	Lake Worth	33461	Office	Palm Beach	Lake Worth	8/12/2015	3,530	\$20.40	\$72,012	\$16.18
Private	7600487	HSMV	Jupiter	33478	Office	Palm Beach	Jupiter/Tequesta/Juno	10/9/2017	3,276	\$42.26	\$138,444	\$19.85
Private	7600485	HSMV	Ft. Myers	33901	Office	Lee		1/31/2016	3,493	\$21.67	\$75,693	\$25.47
Private	7600524	HSMV	Tallahassee	32301	Office	Leon	Southeast Tallahassee	12/31/2013	8,008	\$12.52	\$100,260	\$16.92
Private	7600480	HSMV	Tallahassee	32317	Warehouse	Leon	Northeast Tallahassee	9/14/2013	8,663	\$9.51	\$82,385	N/A *1
Private	7600464	HSMV	Panama City	32406	Office	Bay	Panama City	9/30/2011	4,500	\$30.63	\$137,835	\$25.47

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7600497	HSMV	Defuniak Springs	32435	Office	Walton	I-10/North Florida Panhandle	9/27/2014	1,836	\$26.22	\$48,140	\$19.85
Private	7600522	HSMV	Marianna	32446	Office	Jackson	Marianna	11/25/2014	1,000	\$10.80	\$10,800	\$16.92
Private	7600472	HSMV	Lutz	33559	Office	Hillsborough	North I-75 Corridor	8/31/2011	3,103	\$31.79	\$98,644	N/A *1
Private	7600510	HSMV	Plant City	33566	Office	Hillsborough	South I-75 Corridor	12/31/2015	3,379	\$23.15	\$78,224	\$25.47
Private	7600413	HSMV	Tampa	33610	Office	Hillsborough	South I-75 Corridor	8/31/2016	8,000	\$20.90	\$167,200	\$16.18
Private	7600466	HSMV	Tampa	33619	Office	Hillsborough	South I-75 Corridor	2/28/2016	7,400	\$23.37	\$172,938	\$19.85
Private	7600423	HSMV	Clearwater	33762	Office	Pinellas	Mid-Pinellas/Gateway	7/31/2012	2,458	\$26.20	\$64,400	\$25.47
Private	7600445	HSMV	Haines City	33844	Office	Polk	Outlying Polk County	7/14/2013	2,999	\$20.94	\$62,799	N/A
Private	7600469	HSMV	Palmetto	34221	Office	Manatee	Manatee County	12/14/2018	3,213	\$23.18	\$74,477	N/A *2
Private	7600529	HSMV	Brooksville	34604	Office	Hernando	Hernando County	6/30/2015	2,437	\$5.79	\$14,110	N/A *1
Private	3600004	LOTTERY	Jacksonville	32216	Office/Warehouse	Duval	Southside	3/11/2012	6,000	\$16.73	\$100,380	N/A
Private	3600684	LOTTERY	Gainesville	32608	Office/Warehouse	Alachua	Alachua County/Gainesville	3/29/2020	5,150	\$22.60	\$116,390	\$25.47
Private	3600688	LOTTERY	Orlando	32707	Office/Warehouse	Orange	Altamonte/Longwood/Cassellberry	10/13/2012	9,262	\$21.91	\$202,930	\$16.92
Private	3600662	LOTTERY	Pensacola	32504	Office/Warehouse	Escambia	Pensacola	11/18/2012	6,195	\$17.00	\$105,315	\$8.78

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Private	3600687	LOTTERY	Miami	33126	Office/Warehouse	Dade	Airport West	8/31/2013	8,912	\$19.67	\$175,299	N/A
Private	3600685	LOTTERY	West Palm Beach	33411	Office/Warehouse	Palm Beach	West Palm Beach	6/30/2019	5,997	\$19.15	\$114,843	\$17.38
Private	3600686	LOTTERY	Ft. Myers	33966	Office/Warehouse	Lee		12/31/2020	6,400	\$12.00	\$76,800	\$19.85
Private	3600006	LOTTERY	Tallahassee	32301	Office/Warehouse	Leon	Southeast Tallahassee	7/14/2018	157,653	\$16.57	\$2,612,310	\$16.92
Private	3600595	LOTTERY	Tampa	33619	Office/Warehouse	Hillsborough	Eastside Central/South	9/30/2013	7,946	\$14.40	\$114,422	\$16.18
Private	6100025	PSC	Miami	33156	Office	Dade	Airport West	7/31/2012	2,779	\$22.88	\$63,584	N/A *1
Private	6100027	PSC	Tampa	33609	Office	Hillsborough	Westshore	4/30/2012	3,125	\$24.90	\$77,813	\$16.18

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Appendix V:

Listing of Private leases, sorted by Agency, County/Market, and Lease ID

Appendix VI:

Listing of Other Government Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	4200410	AGR	Jasper	32052	Office	Hamilton		MTM	384	\$5.50	\$2,112	\$19.07
Other Government	4200429	AGR	Lake City	32056	Hangar	Columbia		MTM	2,502	\$1.25	\$3,128	\$18.26
Other Government	4200358	AGR	Lake City	32056	Hangar	Columbia		MTM	1,944	\$0.91	\$1,769	N/A
Other Government	4200178	AGR	Palatka	32077	Office	Putnam		MTM	266	\$7.50	\$1,995	N/A
Other Government	4200396	AGR	Palm Coast	32210	Hangar	Flagler		MTM	1,166	\$3.09	\$3,603	\$20.05
Other Government	4200114	AGR	Bronson	32621	Office	Levy		MTM	345	\$4.00	\$1,380	N/A
Other Government	4200392	AGR	Inverness	34450	Office	Citrus		2/28/2014	432	\$16.00	\$6,912	\$17.79
Other Government	4200434	AGR	Ocala	34474	Hangar	Marion		1/31/2012	4,682	\$4.34	\$20,320	\$15.79
Other Government	4200413	AGR	Cocoa	32929	Office	Brevard		7/14/2012	324	\$19.15	\$6,205	\$16.50

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Other Government	4200211	AGR	Milton	32570	Hangar	Santa Rosa		MTM	1,300	\$1.76	\$2,288	N/A
Other Government	4200357	AGR	Milton	32570	Warehouse	Santa Rosa		MTM	1,972	\$0.00	\$0	\$16.09
Other Government	4200450	AGR	Ft. Pierce	34945	Office	St. Lucie		9/30/2015	444	\$10.88	\$4,831	N/A
Other Government	4200390	AGR	Avon Park	33382	Office	Highlands		10/31/2011	320	\$16.88	\$5,402	\$17.64
Other Government	4200421	AGR	Ft. Myers	33907	Hangar	Lee		MTM	2,304	\$1.90	\$4,378	\$17.79
Other Government	4200414	AGR	Tallahassee	32310	Office	Leon		6/30/2022	6,126	\$9.15	\$56,053	\$16.31
Other Government	4200335	AGR	Monticello	32344	Office	Jefferson		6/14/2012	96	\$15.63	\$1,500	\$25.90
Other Government	4200443	AGR	Perry	32348	Hangar	Taylor		2/28/2015	12,711	\$1.70	\$21,609	\$18.50
Other Government	4200442	AGR	Perry	32348	Hangar	Taylor		MTM	1,128	\$1.70	\$1,918	\$18.50
Other Government	4209008	AGR	Panama City	32405	Office	Bay		9/30/2015	120	\$0.00	\$0	\$21.19

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Other Government	4200032	AGR	Chipley	32428	Office	Washington		MTM	233	\$7.50	\$1,748	N/A
Other Government	4200035	AGR	Marianna	32446	Office	Jackson		MTM	225	\$6.00	\$1,350	N/A
Other Government	4200425	AGR	Lakeland	33811	Hangar	Polk		9/30/2011	1,040	\$3.75	\$3,900	\$17.79
Other Government	4200419	AGR	Sarasota	34243	Hangar	Sarasota		MTM	1,012	\$4.97	\$5,030	\$18.51
Other Government	4200446	AGR	Arcadia	34266	Office	Desoto		4/30/2013	196	\$18.37	\$3,601	\$17.79
Other Government	4200426	AGR	Brooksville	34604	Hangar	Hernando		12/31/2011	1,237	\$2.91	\$3,600	\$17.79
Other Government	7900092	DBPR	Wauchula	33873	Office	Hardee		12/31/2012	730	\$15.00	\$10,950	\$16.48
Other Government	5902923	DCF	St. Augustine	32086	Office	St. Johns		6/30/2011	2,026	\$18.15	\$36,772	\$20.05
Other Government	5909074	DCF	Century	32535	Office	Escambia		MTM	226	\$0.00	\$0	N/A
Other Government	5903010	DCF	Okeechobee	34972	Office	Okeechobee	South Central Florida Peninsula	6/30/2012	3,750	\$16.37	\$61,388	N/A

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Other Government	5903003	DCF	Coconut Grove	33133	Office	Dade		10/31/2012	3,410	\$24.95	\$85,080	\$17.35
Other Government	5902958	DCF	Miami	33142	Office	Dade		6/30/2012	6,946	\$19.50	\$135,447	\$16.31
Other Government	5909046	DCF	Miami	33157	Office	Dade		3/31/2023	12,066	\$0.00	\$0	N/A
Other Government	5909078	DCF	Delray Beach	33484	Office	Palm Beach	Delray Beach	9/30/2011	68	\$0.00	\$0	\$18.50
Other Government	5902938	DCF	Plant City	33566	Office	Hillsborough		4/30/2012	4,877	\$18.54	\$90,420	\$17.79
Other Government	5903024	DCF	Ruskin	33570	Office	Hillsborough		2/20/2012	4,712	\$12.99	\$61,209	N/A *3
Other Government	5902846	DCF	Bartow	33830	Warehouse	Polk		1/31/2012	1,795	\$3.99	\$7,162	N/A
Other Government	5903022	DCF	Sebring	33870	Office	Highlands		12/31/2019	4,050	\$17.42	\$70,551	\$17.64
Other Government	5902704	DCF	Washington	20000	Office	Other State		1/31/2012	233	\$64.70	\$15,075	\$25.47
Other Government	3700199	DEP	Indian Harbour Beach	32937	Office	Brevard		12/12/2012	120	\$15.50	\$1,860	N/A

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Other Government	3709001	DEP	Pensacola	32502	Office	Escambia		6/5/2083	3,600	\$0.00	\$0	N/A
Other Government	3700201	DEP	Tallahassee	32310	Office	Leon		6/30/2022	18,774	\$9.15	\$171,782	\$20.05
Other Government	3700166	DEP	Other State	20001	Office	Other State		MTM	221	\$64.70	\$14,299	\$17.75
Other Government	4300155	DFS	St. Augustine Beach	32080	Law Enfcmnt/Institua	St. Johns		3/31/2015	201	\$23.88	\$4,800	\$16.68
Other Government	4309009	DFS	Inverness	34450	Law Enfcmnt/Institua	Citrus		MTM	126	\$0.00	\$0	\$14.54
Other Government	4309007	DFS	Tavares	32778	Law Enfcmnt/Institua	Lake		MTM	30	\$0.00	\$0	\$30.43
Other Government	4300133	DFS	Ft. Myers	33907	Law Enfcmnt/Institua	Lee		3/31/2018	9,747	\$16.37	\$159,558	\$17.79
Other Government	4309005	DFS	Perry	32348	Law Enfcmnt/Institua	Taylor		MTM	110	\$0.00	\$0	\$15.79
Other Government	4309000	DFS	Marianna	32446	Law Enfcmnt/Institua	Jackson		MTM	280	\$0.00	\$0	N/A *1
Other Government	8000266	DJJ	Key West	33040	Law Enfcmnt/Institua	Monroe		10/31/2012	2,525	\$17.18	\$43,380	\$17.79

Notes:

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- *N/A..... Data on the market rate for the particular space type is not available for the specific market*
- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
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- *N/A *4..... Out of state market rate data not available*

Appendix VI:

Listing of Other Government Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	8000191	DJJ	St. Augustine	32084	Office	St. Johns		7/31/2014	2,992	\$19.57	\$58,553	N/A
Other Government	8000160	DJJ	Pensacola	32501	Law Enfcmnt/Institua	Escambia		6/30/2011	12,036	\$8.89	\$107,000	\$19.70
Other Government	8000331	DJJ	Pensacola	32502	Office	Escambia		6/30/2017	30,355	\$10.66	\$323,584	\$15.12
Other Government	8000345	DJJ	West Palm Beach	33407	Office	Palm Beach		9/30/2011	28,921	\$9.12	\$263,760	\$18.50
Other Government	8000318	DJJ	Blountstown	32424	Office	Calhoun		6/30/2015	374	\$3.21	\$1,201	\$18.76
Other Government	8000356	DJJ	Chipley	32428	Law Enfcmnt/Institua	Washington		8/31/2012	824	\$8.50	\$7,004	\$19.50
Other Government	8000221	DJJ	Marianna	32446	Office	Jackson		4/30/2012	2,058	\$12.00	\$24,696	\$10.86
Other Government	6209007	DMA	Crystal River	32629	Office	Citrus		MTM	4,440	\$0.00	\$0	N/A
Other Government	6209002	DMA	Winter Haven	33880	Office	Polk		4/30/2016	13,937	\$0.00	\$0	\$17.79
Other Government	7200145	DOAH	St. Petersburg	33701	Office	Pinellas		11/14/2011	7,196	\$19.50	\$140,322	\$17.79

Notes:

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- *N/A *2..... Hanger data not available for the specific market*
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Other Government	7000871	DOC	St. Augustine	32084	Law Enfcmnt/Institua	St. Johns		4/30/2016	4,754	\$17.62	\$83,765	\$16.09
Other Government	7001022	DOC	Labelle	33935	Law Enfcmnt/Institua	Hendry		3/14/2013	2,214	\$19.12	\$42,332	N/A
Other Government	7001073	DOC	Chipley	32428	Office	Washington		7/31/2015	3,544	\$11.73	\$41,571	\$20.48
Other Government	7001012	DOC	Wauchula	33873	Law Enfcmnt/Institua	Hardee		5/31/2015	1,600	\$19.00	\$30,400	\$17.75
Other Government	4809030	DOE	Key West	33040	Office	Monroe		MTM	250	\$0.00	\$0	\$30.43
Other Government	4809027	DOE	Gainesville	32601	Office	Alachua		MTM	121	\$0.00	\$0	\$19.85
Other Government	4809019	DOE	Pensacola	32502	Office	Escambia		MTM	1,749	\$0.00	\$0	\$15.64
Other Government	4809028	DOE	Gulf Breeze	32561	Office	Santa Rosa		MTM	300	\$0.00	\$0	N/A *2
Other Government	4800700	DOE	Labelle	33935	Office	Hendry		4/30/2011	391	\$18.84	\$7,366	\$19.50
Other Government	4809020	DOE	Perry	32348	Office	Taylor		MTM	100	\$0.00	\$0	\$30.43

Notes:

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- *N/A *1..... Warehouse data not available for this specific market*
- *N/A *2..... Hanger data not available for the specific market*
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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	4809021	DOE	Tampa	33620	Office	Hillsborough		MTM	100	\$0.00	\$0	\$10.86
Other Government	4809024	DOE	St. Petersburg	33701	Office	Pinellas		MTM	70	\$0.00	\$0	\$20.85
Other Government	4809029	DOE	Clearwater	33755	Office	Pinellas		MTM	250	\$0.00	\$0	\$17.80
Other Government	4809023	DOE	Arcadia	33821	Office	Desoto		MTM	121	\$0.00	\$0	\$16.09
Other Government	4800795	DOE	Sarasota	34232	Office	Sarasota		7/31/2011	143	\$31.16	\$4,456	\$15.79
Other Government	4800776	DOE	Spring Hill	34606	Office	Hernando		4/30/2012	2,180	\$20.59	\$44,886	\$18.50
Other Government	6400360	DOH	Bronson	32621	Office	Levy		12/31/2011	1,754	\$5.14	\$9,016	\$30.43
Other Government	6409010	DOH	West Palm Beach	33409	Office	Palm Beach		7/16/2019	3,500	\$0.00	\$0	\$19.29
Other Government	6409009	DOH	Lake Worth	33460	Office	Palm Beach		12/31/2018	6,480	\$0.00	\$0	N/A
Other Government	6400341	DOH	Greenacres	33463	Office	Palm Beach		11/30/2013	10,857	\$18.85	\$204,654	\$20.62

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	6400267	DOH	Sarasota	34239	Office	Sarasota		6/30/2011	5,838	\$28.27	\$165,040	\$18.50
Other Government	7300318	DOR	St. Augustine	32085	Office	St. Johns		4/30/2013	3,121	\$21.38	\$66,727	N/A
Other Government	5500346	DOT	Tallahassee	32310	Office/Warehouse	Leon		9/30/2022	14,661	\$8.77	\$128,577	\$14.10
Other Government	5009007	DVA	Daytona Beach	32117	Hospital/Clinic	Volusia		MTM	128	\$0.00	\$0	\$19.05
Other Government	5009014	DVA	Daytona Beach	32117	Hospital/Clinic	Volusia		MTM	80	\$0.00	\$0	\$5.69
Other Government	5009015	DVA	Jacksonville	32206	Hospital/Clinic	Duval		MTM	228	\$0.00	\$0	\$14.98
Other Government	5009002	DVA	Gainesville	32608	Hospital/Clinic	Alachua		MTM	240	\$0.00	\$0	N/A
Other Government	5009011	DVA	Pensacola	32503	Hospital/Clinic	Escambia		MTM	102	\$0.00	\$0	N/A
Other Government	5009003	DVA	Miami	33125	Hospital/Clinic	Dade		MTM	759	\$0.00	\$0	N/A
Other Government	5009012	DVA	Oakland Park	33334	Hospital/Clinic	Broward		MTM	144	\$0.00	\$0	\$16.68

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	5009013	DVA	Oakland Park	33334	Hospital/Clinic	Broward		MTM	120	\$0.00	\$0	\$16.68
Other Government	5009010	DVA	West Palm Beach	33420	Hospital/Clinic	Palm Beach		MTM	75	\$0.00	\$0	N/A *2
Other Government	5009008	DVA	Ft. Myers	33901	Hospital/Clinic	Lee		MTM	63	\$0.00	\$0	\$16.09
Other Government	5009005	DVA	Tampa	33612	Hospital/Clinic	Hillsborough		MTM	450	\$0.00	\$0	N/A *3
Other Government	5009009	DVA	Port Richey	33668	Hospital/Clinic	Pasco		MTM	100	\$0.00	\$0	N/A
Other Government	5009001	DVA	St. Petersburg	33701	Office	Pinellas		MTM	5,294	\$0.00	\$0	\$16.68
Other Government	5009006	DVA	Bay Pines	33504	Hospital/Clinic	Pinellas		MTM	450	\$0.00	\$0	N/A *3
Other Government	7109018	FDLE	Marathon	33050	Office	Monroe		11/30/2012	470	\$0.00	\$0	\$30.43
Other Government	7109014	FDLE	Jasper	32052	Office	Hamilton		11/30/2012	2,500	\$0.00	\$0	\$19.07
Other Government	7100200	FDLE	St. Augustine	32095	Hangar	St. Johns		6/30/2011	1,500	\$2.80	\$4,200	N/A *2

Notes:

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Listing of Other Government Leases, sorted by Agency, County/Market, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	7109012	FDLE	Gainesville	32609	Office	Alachua		12/31/2011	2,200	\$0.00	\$0	N/A
Other Government	7100236	FDLE	Sanford	32773	Data Center	Seminole		11/30/2015	150	\$80.00	\$12,000	N/A
Other Government	7109019	FDLE	Boynton Beach	33426	Office	Palm Beach		12/31/2011	2,600	\$0.00	\$0	\$20.62
Other Government	7100170	FDLE	Ft. Myers	33901	Law Enfcmnt/Institua	Lee		10/31/2013	28,168	\$14.34	\$403,929	\$16.68
Other Government	7100226	FDLE	Ft. Myers	33907	Office	Lee		10/31/2013	9,170	\$7.44	\$68,225	\$17.79
Other Government	7100000	FDLE	Tallahassee	32312	Warehouse	Leon		10/31/2013	9,679	\$5.11	\$49,460	\$18.50
Other Government	7100238	FDLE	Panama City	32405	Office	Bay		11/30/2012	1,414	\$10.00	\$14,140	\$18.50
Other Government	7700136	FWCC	Lake City	32055	Hangar	Columbia		MTM	2,503	\$1.25	\$3,129	N/A
Other Government	7700186	FWCC	St. Augustine	32095	Hangar	St. Johns		MTM	1,500	\$4.20	\$6,300	N/A
Other Government	7709013	FWCC	Jacksonville	32211	Office	Duval		6/30/2028	3,429	\$0.00	\$0	\$19.99

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	7700179	FWCC	Ocala	34474	Hangar	Marion		MTM	3,396	\$4.09	\$13,890	\$15.79
Other Government	7709011	FWCC	Vero Beach	32968	Office	Indian River		1/14/2020	3,975	\$0.00	\$0	\$14.92
Other Government	7709007	FWCC	Ft. Lauderdale	33312	Hangar	Broward		MTM	1,500	\$0.00	\$0	\$14.92
Other Government	7700194	FWCC	Monticello	32344	Office	Jefferson		9/30/2011	96	\$15.63	\$1,500	\$25.90
Other Government	7700214	FWCC	Tallahassee	32399	Office	Leon		10/25/2011	6,484	\$17.18	\$111,395	\$15.79
Other Government	7709010	FWCC	Marianna	32446	Office	Jackson		MTM	180	\$0.00	\$0	N/A *1
Other Government	7700183	FWCC	Lakeland	33811	Hangar	Polk		MTM	2,100	\$3.71	\$7,791	\$17.79
Other Government	7609034	HSMV	Key Largo	33037	Office	Monroe		5/31/2012	264	\$0.00	\$0	N/A
Other Government	7600353	HSMV	Miami	33160	Office	Dade		MTM	300	\$6.28	\$1,884	\$16.48
Other Government	7600427	HSMV	Ft. Myers	33907	Office	Lee		3/31/2018	10,387	\$14.99	\$155,701	\$17.79

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Other Government	7600417	HSMV	Ft. Myers	33907	Office	Lee		12/31/2016	5,686	\$17.51	\$99,562	\$17.79
Other Government	7600531	HSMV	Zephyrhills	33542	Hangar	Pasco		11/30/2015	970	\$2.48	\$2,406	\$16.68
Other Government	7609030	HSMV	Largo	33777	Office	Pinellas		MTM	100	\$0.00	\$0	\$16.09
Other Government	7600474	HSMV	Sarasota	34243	Hangar	Sarasota		MTM	1,012	\$4.96	\$5,020	\$18.50

Notes:

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Appendix VI:

Listing of Other Government Leases, sorted by Agency, County/Market, and Lease ID

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Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4200196	AGR	Gainesville	32009	Hangar	Alachua	Alachua County/ Gainesville	7/31/2012	952	\$2.53	\$2,409	N/A
Private	4200180	AGR	Panama City	32405	Hangar	Bay	Panama City	7/31/2012	900	\$1.28	\$1,152	N/A
Private	4200430	AGR	Panama City Beach	32408	Office	Bay	Panama City Beach	6/30/2012	813	\$19.71	\$16,024	\$25.47
Private	4200323	AGR	Palm Bay	32809	Office/Warehouse	Brevard		6/30/2012	521	\$15.60	\$8,128	\$16.92
Private	4200453	AGR	Pembroke Pines	33024	Hangar	Broward		4/30/1999	1,014	\$6.98	\$7,078	N/A *1
Private	4200401	AGR	Davie	33314	Office	Broward	Pembroke Pines/Cooper City	5/31/2013	1,200	\$19.10	\$22,920	\$25.47
Private	4200408	AGR	Davie	33314	Office	Broward	Pembroke Pines/Cooper City	3/31/2013	1,320	\$17.00	\$22,440	\$25.47
Private	4200379	AGR	Pompano Beach	33060	Office	Broward	Pompano Beach	8/31/2012	837	\$16.29	\$13,635	N/A *1
Private	4200411	AGR	Punta Gorda	33950	Office/Warehouse	Charlotte	Charlotte County	3/31/2013	1,126	\$14.39	\$16,203	\$16.92
Private	4200362	AGR	Punta Gorda	33950	Office	Charlotte	Charlotte County	10/31/2012	3,102	\$18.00	\$55,836	\$16.18
Private	4200389	AGR	Naples	34109	Office	Collier	Collier County	10/31/2012	855	\$22.53	\$19,263	\$8.78
Private	4200433	AGR	Miami	33172	Office	Dade	Airport West	6/30/2013	2,295	\$28.00	\$64,260	N/A
Private	4200416	AGR	Hialeah	33014	Office	Dade	Hialeah West	8/31/2012	2,920	\$24.95	\$72,854	N/A

Notes:

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- N/A *1 Warehouse data not available for this specific market
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Appendix VII:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4200365	AGR	Jacksonville	32210	Office	Duval	Westside	7/31/2012	700	\$13.11	\$9,177	N/A *1
Private	4200424	AGR	Jacksonville	32220	Office	Duval	Westside	1/31/2013	1,000	\$12.60	\$12,600	\$20.48
Private	4200041	AGR	Tampa	33621	Office	Hillsborough		7/31/2012	587	\$7.88	\$4,626	N/A *1
Private	4200383	AGR	Tampa	33610	Office	Hillsborough	Eastside North	3/31/2012	1,998	\$15.98	\$31,928	N/A *1
Private	4200181	AGR	Valrico	33594	Office	Hillsborough	South I-75 Corridor	7/31/2012	593	\$9.00	\$5,337	\$15.12
Private	4200138	AGR	Vero Beach	32960	Office	Indian River	Indian River County	7/31/2012	500	\$10.80	\$5,400	\$19.85
Private	4200440	AGR	Vero Beach	32966	Office	Indian River	Indian River County	10/31/2012	3,645	\$10.37	\$37,799	\$16.18
Private	4200205	AGR	Graceville	32440	Office	Jackson	Marianna	7/31/2012	1,806	\$4.32	\$7,802	\$19.85
Private	4200346	AGR	Tallahassee	32303	Office	Leon	Northeast Tallahassee	6/30/2011	19,401	\$19.00	\$368,619	\$18.10
Private	4200438	AGR	Tallahassee	32303	Office	Leon	Northwest Tallahassee	4/30/2013	1,926	\$16.81	\$32,376	\$16.18
Private	4200347	AGR	Tallahassee	32303	Warehouse	Leon	Southeast Tallahassee	4/14/2012	2,611	\$3.15	\$8,225	N/A *1
Private	4200363	AGR	Bradenton	34208	Office	Manatee	Manatee County	2/28/2012	1,343	\$19.74	\$26,511	\$25.47
Private	4200195	AGR	Ellenton	34222	Office	Manatee	Manatee County	7/31/2012	624	\$12.50	\$7,800	\$25.47
Private	4200403	AGR	Palmetto	34221	Office	Manatee	Manatee County	10/31/2011	750	\$13.56	\$10,170	\$19.85
Private	4200406	AGR	Stuart	34984	Office	Martin	Martin County	12/14/2011	879	\$23.07	\$20,279	\$20.48

Notes:

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Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4200343	AGR	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	10/31/2012	1,314	\$16.66	\$21,891	\$16.18
Private	4200415	AGR	Orlando	32809	Office/Clinic	Orange	Orlando Central Park/Southpark	5/12/2012	180	\$10.00	\$1,800	\$18.10
Private	4200348	AGR	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	6/30/2012	4,458	\$23.96	\$106,814	N/A *1
Private	4200349	AGR	West Palm Beach	32409	Office	Palm Beach	Suburban West Palm Beach	9/30/2011	759	\$13.30	\$10,095	\$18.10
Private	4200225	AGR	Hastings	32145	Office	St. Johns	St. Johns County	7/31/2012	505	\$7.49	\$3,782	\$16.18
Private	4200427	AGR	Port Orange	32127	Office	Volusia	Volusia County	2/28/2013	480	\$14.06	\$6,749	\$16.18
Private	6800053	AHCA	Tampa	33607	Office	Hillsborough	Northwest	4/30/2013	13,739	\$17.40	\$239,059	\$8.78
Private	6800068	AHCA	Tallahassee	32309	Warehouse	Leon	Northeast Tallahassee	10/31/2011	1,998	\$6.31	\$12,607	N/A *1
Private	6800069	AHCA	Tallahassee	32399	Office	Leon	Southeast Tallahassee	2/28/2013	14,041	\$16.98	\$238,416	N/A
Private	6700012	APD	Melbourne	32904	Office	Brevard	Brevard County	5/31/2013	2,625	\$14.85	\$38,981	\$16.92
Private	6700010	APD	Miami	33157	Office	Dade	South Dade	4/30/2013	3,025	\$27.32	\$82,643	N/A
Private	6700005	APD	Marianna	32446	Office	Jackson	Marianna	11/30/2011	3,674	\$14.00	\$51,436	\$25.47
Private	6700011	APD	Bradenton	34205	Office	Manatee	Manatee County	6/30/2013	2,800	\$21.90	\$61,320	\$25.47
Private	1140048	AUD GEN	Gainesville	32606	Office	Alachua	Alachua County/ Gainesville	5/31/2012	2,001	\$15.76	\$31,536	\$25.47
Private	1140052	AUD GEN	Jacksonville	32207	Office	Duval	Southside	2/29/2012	3,269	\$16.98	\$55,508	\$25.47
Private	1140063	AUD GEN	Pensacola	32504	Office	Escambia	Pensacola	8/31/2012	2,088	\$16.48	\$34,410	\$20.48

Notes:

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- N/A *3 Clinic/Hospital data not available for this specific market
- N/A *4 Out of state market rate data not available

Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	1140062	AUD GEN	Marianna	32447	Office	Jackson	Marianna	6/30/2012	2,657	\$16.24	\$43,150	\$25.47
Private	1140069	AUD GEN	Ft. Myers	33907	Office	Lee		2/28/2013	1,151	\$21.71	\$24,988	\$15.08
Private	1140014	AUD GEN	Sarasota	34234	Office	Sarasota	Sarasota County	8/31/2012	900	\$20.37	\$18,333	\$16.18
Private	1140071	AUD GEN	Port St. Lucie	34986	Office	St. Lucie	St. Lucie County	4/30/2011	1,062	\$18.62	\$19,774	\$16.18
Private	7500034	AWI	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	6/30/2012	9,998	\$5.00	\$49,990	N/A *1
Private	750M140	AWI	Tallahassee	32399	Office	Leon	Southeast Tallahassee	6/30/2012	43,304	\$16.27	\$704,556	\$16.92
Private	9000004	CITIZENS	Jacksonville	32256	Office	Duval	Butler/ Baymeadows	12/31/2011	59,500	\$60.80	\$3,617,600	\$20.48
Private	9000005	CITIZENS	Jacksonville	32256	Office	Duval	Butler/ Baymeadows	10/31/2011	49,277	\$10.80	\$532,192	N/A
Private	9000011	CITIZENS	Tallahassee	32301	Office	Leon	CBD Tallahassee	7/31/2011	20,062	\$28.00	\$561,736	\$19.85
Private	9000007	CITIZENS	Tallahassee	32301	Office	Leon	CBD Tallahassee	7/31/2011	18,630	\$20.50	\$381,915	\$19.85
Private	9000003	CITIZENS	Tallahassee	32303	Office	Leon	Northwest Tallahassee	7/31/2011	9,819	\$12.00	\$117,828	\$16.18
Private	7900073	DBPR	Gainesville	32607	Office	Alachua	Alachua County/ Gainesville	6/30/2012	7,459	\$22.84	\$170,364	\$25.47
Private	7900085	DBPR	Miami	33166	Office	Dade	Airport West	4/30/2012	16,625	\$26.51	\$440,729	N/A
Private	7900056	DBPR	Jacksonville	32211	Office	Duval	Arlington	4/30/2012	15,317	\$17.50	\$268,048	N/A
Private	7900065	DBPR	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa County	7/1/2009	2,777	\$18.13	\$50,347	\$19.85

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7900075	DBPR	Belle Glade	33430	Office	Palm Beach	Jupiter/Tequesta /Juno	9/30/2011	430	\$19.53	\$8,398	\$19.85
Private	5902740	DCF	Panama City	32401	Office	Bay	Panama City	10/31/2011	29,643	\$15.00	\$444,645	\$25.47
Private	5902598	DCF	Starke	32901	Office	Bradford	Alachua / Gainesville	10/30/2011	6,198	\$19.95	\$123,650	\$16.92
Private	5903000	DCF	Palm Bay	32907	Office	Brevard	Brevard County	5/31/2013	4,999	\$28.85	\$144,221	\$25.47
Private	5903037	DCF	Rockledge	32958	Office	Brevard	Brevard County	6/30/2013	1,242	\$10.10	\$12,544	\$25.47
Private	5903009	DCF	Plantation	33317	Office	Broward	Plantation	12/31/2011	31,508	\$19.89	\$626,694	N/A *1
Private	5902976	DCF	Inverness	34453	Office	Citrus	Citrus County	12/31/2012	6,914	\$23.24	\$160,681	\$18.10
Private	5902920	DCF	Orange Park	32003	Office	Clay	Orange Park/Clay County	6/14/2012	10,762	\$27.42	\$295,094	N/A *1
Private	5908055	DCF	Immokalee	34142	Office	Collier	Collier County	8/31/2011	8,525	\$19.66	\$167,602	\$20.48
Private	5902982	DCF	Naples	34112	Office	Collier	Collier County	5/17/2013	3,360	\$25.46	\$85,546	\$25.47
Private	5902446	DCF	Lake City	32055	Office	Columbia	Lake City	6/30/2012	11,351	\$19.10	\$216,804	\$16.92
Private	5902991	DCF	Miami	33126	Warehouse	Dade	Airport West	2/28/2013	3,020	\$14.62	\$44,152	N/A *1
Private	5902980	DCF	Miami	33165	Office	Dade	Airport West	1/31/2013	17,378	\$25.68	\$446,267	N/A *1
Private	5902608	DCF	Miami	33165	Office	Dade	NO ADDRESS	8/31/2012	10,069	\$17.86	\$179,832	N/A
Private	5902951	DCF	Florida City	33034	Office	Dade	South Dade	11/30/2012	1,342	\$22.00	\$29,524	\$20.48
Private	5907029	DCF	Jacksonville	32208	Office	Duval	Northbank	4/9/2012	7,910	\$13.75	\$108,763	\$15.10
Private	5902974	DCF	Jacksonville	322007	Office	Duval	Southside	9/14/2012	2,226	\$24.69	\$54,960	N/A *1

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	5902959	DCF	Pensacola	32501	Office	Escambia	Pensacola	1/31/2012	400	\$15.00	\$6,000	\$16.18
Private	5902970	DCF	Pensacola	32507	Warehouse	Escambia	Pensacola	12/31/2012	8,580	\$6.28	\$53,882	\$25.47
Private	5902931	DCF	Pensacola	32514	Office	Escambia	Pensacola	9/30/2011	27,881	\$19.50	\$543,680	N/A
Private	5903015	DCF	Quincy	32351	Office	Gadsden	I-10/North Florida	3/31/2012	1,848	\$8.07	\$14,913	\$16.92
Private	5907013	DCF	Wauchula	33873	Office	Hardee		10/31/2011	2,200	\$18.72	\$41,184	\$19.85
Private	5902306	DCF	Brooksville	34601	Office	Hernando	Hernando County	1/31/2012	10,796	\$22.81	\$246,257	\$8.78
Private	5902955	DCF	Bonifay	32425	Office	Holmes	I-10/North Florida Panhandle	5/31/2012	11,185	\$18.50	\$206,923	\$19.85
Private	5902983	DCF	Marianna	32448	Office	Jackson	Marianna	12/31/2012	3,600	\$22.72	\$81,792	N/A *1
Private	5902248	DCF	Tavares	32278	Office	Lake	Lake County	3/31/2012	10,734	\$19.61	\$210,494	\$15.08
Private	5903040	DCF	Tallahassee	32301	Office	Leon	Northeast Tallahassee	1/31/2012	155	\$7.99	\$1,238	N/A *1
Private	5902952	DCF	Tallahassee	32303	Office	Leon	Northwest Tallahassee	10/13/2012	10,231	\$23.72	\$242,679	\$19.85
Private	5902950	DCF	Tallahassee	32303	Office	Leon	Northwest Tallahassee	9/30/2012	10,114	\$22.03	\$222,811	\$16.18
Private	5902949	DCF	Tallahassee	32312	Office	Leon	Northwest Tallahassee	1/31/2012	1,392	\$20.51	\$28,550	\$16.18
Private	5903007	DCF	Chiefland	32626	Office	Levy	Big Bend Florida	3/31/2012	6,392	\$12.15	\$77,663	\$16.92
Private	5902943	DCF	Bradenton	34205	Office	Manatee	Manatee County	6/30/2012	4,082	\$22.40	\$91,437	\$16.92
Private	5902960	DCF	Ocala	34470	Office	Marion	Ocala	9/30/2011	951	\$22.54	\$21,436	N/A *1
Private	5903027	DCF	Ocala	34471	Office	Marion	Ocala	6/30/2011	4,999	\$26.74	\$133,673	N/A *1

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Private	5902940	DCF	Ocala	34475	Office	Marion	Ocala	9/30/2011	7,787	\$16.13	\$125,604	\$25.47
Private	5902939	DCF	Ocala	33870	Office	Marion	Ocala	8/31/2011	4,109	\$17.49	\$71,866	\$25.47
Private	5902969	DCF	Key West	33040	Office	Monroe	Monroe County	9/30/2012	7,192	\$27.66	\$198,931	\$19.85
Private	5902901	DCF	Tavernier	33070	Office	Monroe	Monroe County	4/30/2012	2,000	\$26.72	\$53,440	N/A
Private	5902918	DCF	Orlando	32807	Office	Orange	436 Corridor/ Cassellberry/408	7/31/2011	2,320	\$23.64	\$54,845	\$19.85
Private	5902912	DCF	Orlando	32808	Office	Orange	CBD/Winter Park/Maitland	10/31/2012	26,487	\$19.43	\$514,642	\$16.18
Private	5902891	DCF	Orlando	32805	Office	Orange	Michigan Ave./S. Orange Ave.	9/30/2011	800	\$21.97	\$17,576	\$25.47
Private	5909077	DCF	Kissimmee	34744	Office	Osceola	Osceola/Kissimmee	3/31/2012	2,185	\$0.00	\$0	\$16.92
Private	5902878	DCF	Lake Worth	33461	Office	Palm Beach	Lake Worth	12/31/2011	24,987	\$22.81	\$569,953	\$25.47
Private	5902807	DCF	West Palm Beach	33407	Warehouse	Palm Beach	West Palm Beach	6/30/2012	4,060	\$10.00	\$40,600	N/A *1
Private	5902504	DCF	Lakeland	33813	Office	Polk	Lakeland Office Market	10/31/2011	12,564	\$15.50	\$194,742	N/A *1
Private	5902927	DCF	Palatka	32177	Office	Putnam	Ocala	12/31/2012	8,938	\$19.87	\$177,598	N/A *1
Private	5902966	DCF	Navarre	32566	Office	Santa Rosa	I-10/North Florida Panhandle	3/31/2013	2,714	\$19.00	\$51,566	N/A
Private	5907006	DCF	Sarasota	34234	Office	Sarasota	Sarasota County	6/30/2013	15,384	\$23.31	\$358,601	\$16.18
Private	5902913	DCF	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	2/28/2012	18,747	\$21.42	\$401,561	\$18.10

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Private	5902886	DCF	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	6/21/2011	2,126	\$16.00	\$34,016	\$16.92
Private	5902953	DCF	Live Oak	32060	Office	Suwannee	I-10/North Florida	5/31/2012	4,999	\$31.15	\$155,719	\$25.47
Private	5902438	DCF	Deland	32721	Office	Volusia	Volusia County	10/31/2011	10,640	\$16.75	\$178,220	\$15.08
Private	5903014	DCF	Crawfordville	32327	Office	Wakulla	Forgotten Coast	3/31/2012	1,561	\$8.07	\$12,597	\$17.38
Private	5902954	DCF	Defuniak Springs	32425	Office	Walton	I-10/North Florida Panhandle	7/31/2012	3,634	\$17.54	\$63,740	\$18.50
Private	6500030	DEA	Gainesville	32606	Office	Alachua	Alachua County/ Gainesville	10/31/2012	2,167	\$19.50	\$42,257	\$25.47
Private	6500053	DEA	Panama City	32401	Office	Bay	Panama City	11/30/2011	1,800	\$16.50	\$29,700	\$19.85
Private	6500010	DEA	Sunrise	33309	Office	Broward	Sunrise	12/31/2011	4,778	\$18.75	\$89,588	\$18.50
Private	6500047	DEA	Miami	33156	Office	Dade	South Dade	1/31/2012	4,511	\$25.16	\$113,497	\$20.48
Private	6500049	DEA	Jacksonville	32207	Office	Duval	Southside	12/31/2011	3,985	\$16.00	\$63,760	\$25.47
Private	6500042	DEA	Gulf Breeze	32561	Office	Escambia	Pensacola	11/30/2012	2,988	\$21.35	\$63,794	\$19.85
Private	6500051	DEA	Tampa	33612	Office	Hillsborough	North I-75 Corridor	3/31/2012	4,664	\$20.40	\$95,146	\$20.48
Private	6500029	DEA	Tallahassee	32301	Office	Leon	Southeast Tallahassee	8/31/2012	2,870	\$16.44	\$47,183	\$16.92
Private	6500043	DEA	Ocala	34470	Office	Marion	Ocala	12/31/2012	3,150	\$21.79	\$68,639	N/A *1
Private	6500050	DEA	Ft. Pierce	32947	Office	St. Lucie	St. Lucie County	6/30/2013	680	\$19.55	\$13,294	\$16.18

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Private	3700210	DEP	Panama City	32405	Office	Bay	Panama City	10/31/2012	3,657	\$14.42	\$52,734	N/A
Private	3700211	DEP	Jacksonville	32256	Office	Duval	Butler/ Baymeadows	8/31/2012	37,139	\$17.25	\$640,648	\$18.50
Private	3700208	DEP	Sebring	33870	Office	Highlands	Highlands County	11/30/2012	1,800	\$19.95	\$35,910	\$16.18
Private	3700202	DEP	Ft. Myers Beach	33931	Office/Warehouse	Lee		1/31/2013	1,749	\$8.50	\$14,867	\$20.48
Private	3700207	DEP	Tallahassee	32301	Office	Leon	Northeast Tallahassee	7/31/2012	4,550	\$16.94	\$77,077	\$18.10
Private	3700216	DEP	Tallahassee	32301	Warehouse	Leon	Northeast Tallahassee	1/31/2013	600	\$5.67	\$3,402	N/A *1
Private	3700214	DEP	Tallahassee	32303	Warehouse	Leon	Northwest Tallahassee	10/31/2012	5,995	\$7.25	\$43,464	N/A *1
Private	3700155	DEP	Tallahassee	32308	Office	Leon	Northwest Tallahassee	10/31/2011	31,993	\$14.45	\$462,299	\$16.18
Private	3700186	DEP	Tallahassee	32301	Office	Leon	Southeast Tallahassee	3/14/2013	21,160	\$16.23	\$343,427	\$19.85
Private	3700198	DEP	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	10/14/2011	200	\$9.81	\$1,962	N/A *1
Private	3700116	DEP	Orlando	32802	Office	Orange	Colonial Cor./John Young/Fashion Sq.	9/30/2012	39,915	\$21.02	\$839,013	\$25.47
Private	3700117	DEP	Jay	32565	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2011	713	\$4.63	\$3,301	\$25.47
Private	4300145	DFS	Panama City	32405	Office	Bay	Panama City	2/28/2012	2,716	\$17.00	\$46,172	\$18.10
Private	4300164	DFS	Cocoa Beach	32922	Office	Brevard	Brevard County	5/31/2013	120	\$57.50	\$6,900	N/A
Private	4300161	DFS	Plantation	33317	Office	Broward	Plantation	12/31/2012	18,505	\$23.49	\$434,682	N/A *1

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Private	4300121	DFS	Plantation	33313	Office	Broward	Plantation/Sunrise	6/30/2013	7,891	\$17.00	\$134,147	\$17.38
Private	4300123	DFS	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	2/14/2013	2,777	\$15.60	\$43,321	\$19.85
Private	4300120	DFS	Orlando	32803	Office	Orange	Colonial Cor./John Young/Fashion Sq.	3/31/2013	6,383	\$20.48	\$130,724	N/A *1
Private	4300131	DFS	West Palm Beach	33405	Office	Palm Beach	Palm Beach CBD	3/31/2013	17,369	\$20.35	\$353,459	N/A *1
Private	4300156	DFS	West Palm Beach	33401	Law Enfcmnt/Institua	Palm Beach	Suburban West Palm Beach	8/31/2011	8,527	\$19.15	\$163,292	\$25.47
Private	4300151	DFS	New Port Richey	34668	Office	Pasco	Pasco County	4/30/2012	387	\$18.60	\$7,198	\$8.78
Private	4300158	DFS	Lake Wales	33859	Office	Polk	Outlying Polk County	1/31/2012	3,914	\$23.48	\$91,901	N/A *1
Private	4300153	DFS	Sarasota	34232	Office	Sarasota	Sarasota County	8/31/2012	1,725	\$25.07	\$43,246	N/A *1
Private	8000100	DJJ	Gainesville	32602	Office	Alachua	Alachua County/Gainesville	9/30/2010	2,791	\$6.47	\$18,058	N/A
Private	8000368	DJJ	Starke	32091	Office	Bradford	Alachua / Gainesville	7/31/2012	388	\$22.58	\$8,761	\$19.85
Private	8000105	DJJ	Titusville	32780	Office	Brevard	Brevard County	6/30/2011	1,640	\$5.01	\$8,216	\$16.18
Private	8000316	DJJ	Pompano Beach	33073	Office	Broward	Pompano Beach	6/30/2011	11,000	\$43.31	\$476,410	\$16.18
Private	8000342	DJJ	Punta Gorda	33950	Office	Charlotte	Charlotte County	4/30/2012	2,141	\$30.27	\$64,808	\$18.10
Private	8000264	DJJ	Immokalee	34142	Office	Collier	Collier County	7/31/2012	813	\$16.64	\$13,528	\$15.08
Private	8000332	DJJ	Naples	31112	Office	Collier	Collier County	11/30/2011	1,613	\$24.54	\$39,583	\$18.10

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Private	8000206	DJJ	Lake City	32055	Office	Columbia	Lake City	3/31/2013	3,830	\$18.69	\$71,583	\$17.38
Private	8000219	DJJ	Miami	33169	Office	Dade	Airport West	4/30/2012	10,529	\$18.82	\$198,156	\$16.92
Private	8000326	DJJ	Miami	33176	Office	Dade	South Dade	2/28/2012	5,733	\$30.77	\$176,404	\$19.85
Private	8000096	DJJ	Miami	33189	Office	Dade	South Dade	12/31/2011	2,999	\$19.10	\$57,281	\$19.85
Private	8000107	DJJ	Jacksonville	32207	Office	Duval	Southside	10/31/2012	3,100	\$15.00	\$46,500	\$16.18
Private	8000350	DJJ	Pensacola	32501	Office	Escambia	Pensacola	2/10/2013	6,500	\$23.63	\$153,595	\$25.47
Private	8000309	DJJ	Sebring	33870	Office	Highlands	Highlands County	10/31/2011	2,994	\$19.79	\$59,251	\$25.47
Private	8000119	DJJ	Tampa	33603	Office	Hillsborough	North I-75 Corridor	5/31/2013	12,434	\$17.18	\$213,616	\$16.18
Private	8000347	DJJ	Tampa	33619	Office	Hillsborough	South I-75 Corridor	1/31/2012	1,798	\$19.66	\$35,349	\$16.92
Private	8000340	DJJ	Cape Coral	33904	Office	Lee		3/13/2013	2,648	\$30.05	\$79,572	N/A *1
Private	8000354	DJJ	Ft. Myers	33901	Office	Lee		5/27/2013	4,174	\$27.28	\$113,867	\$25.47
Private	8000327	DJJ	Ft. Myers	33919	Office	Lee		11/30/2011	2,325	\$17.81	\$41,408	\$25.47
Private	8000295	DJJ	Tallahassee	32301	Warehouse	Leon	Southeast Tallahassee	4/14/2012	1,000	\$6.00	\$6,000	N/A *1
Private	8000247	DJJ	Tallahassee	32304	Office	Leon	Southwest Tallahassee	4/30/2013	8,275	\$18.00	\$148,950	\$15.08
Private	8000362	DJJ	Bradenton	32405	Office	Manatee	Manatee County	12/16/2012	8,059	\$18.33	\$147,721	\$20.48
Private	8000153	DJJ	New Port Richey	34654	Office	Pasco	Pasco County	4/30/2012	6,244	\$16.79	\$104,837	\$20.48

Notes:

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- N/A *3 Clinic/Hospital data not available for this specific market
- N/A *4 Out of state market rate data not available

Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	8000226	DJJ	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2012	3,038	\$15.50	\$47,089	\$8.78
Private	8000271	DJJ	Venice	32485	Office	Sarasota	Sarasota County	9/30/2012	2,300	\$18.16	\$41,768	\$25.47
Private	8000339	DJJ	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	4/30/2012	9,056	\$21.58	\$195,428	\$16.18
Private	8000102	DJJ	Deland	32724	Office	Volusia	Volusia County	2/28/2012	4,205	\$18.00	\$75,690	\$25.47
Private	4100095	DLA	Jacksonville	32207	Office	Duval	Southbank	9/30/2012	12,661	\$18.30	\$231,696	\$15.08
Private	4100113	DLA	Tampa	33607	Office	Hillsborough	Westshore	3/14/2013	36,541	\$24.70	\$902,563	\$25.47
Private	4100102	DLA	Orlando	32801	Office	Orange	CBD/Downtown/Uptown	10/31/2011	17,557	\$24.25	\$425,757	\$16.92
Private	4100107	DLA	West Palm Beach	33407	Office	Palm Beach	Palm Beach CBD	1/31/2012	23,437	\$26.00	\$609,362	N/A *1
Private	4100122	DLA	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2011	1,005	\$11.50	\$11,558	\$16.18
Private	7200115	DMS	Tallahassee	32301	Office	Leon	Southeast Tallahassee	2/28/2013	6,231	\$11.56	\$72,030	\$16.92
Private	7200113	DOAH	Panama City	32405	Office	Bay	Panama City	2/29/2012	4,656	\$23.49	\$109,369	\$25.47
Private	7200108	DOAH	Melbourne	32901	Office	Brevard	Brevard County	11/30/2011	3,251	\$17.75	\$57,705	\$17.38
Private	7200131	DOAH	Lauderdale Lakes	33319	Office	Broward	Cypress Creek/Commercial	2/28/2013	9,270	\$19.75	\$183,083	\$25.47
Private	7200152	DOAH	Jacksonville	32207	Office	Duval	Southside	6/30/2013	5,453	\$17.25	\$94,064	\$18.10
Private	7200149	DOAH	Pensacola	32501	Office	Escambia	Pensacola	4/30/2012	3,999	\$17.00	\$67,983	\$17.38
Private	7200116	DOAH	Tampa	33602	Office	Hillsborough	Tampa CBD	2/28/2012	7,788	\$24.70	\$192,364	\$19.85

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7200150	DOAH	Tallahassee	32303	Office	Leon	Southeast Tallahassee	7/31/2012	3,073	\$18.32	\$56,297	\$19.85
Private	7200132	DOAH	Sarasota	34243	Office	Manatee	Manatee County	3/31/2012	3,827	\$20.99	\$80,329	\$8.78
Private	7200120	DOAH	West Palm Beach	33417	Office	Palm Beach	Suburban West Palm Beach	3/31/2012	7,601	\$24.10	\$183,184	\$16.18
Private	7200142	DOAH	Lakeland	33813	Office	Polk	Lakeland Office Market	8/31/2012	4,121	\$17.00	\$70,057	\$25.47
Private	7000923	DOC	Gainesville	32605	Office	Alachua	Alachua County/ Gainesville	10/31/2011	6,948	\$17.90	\$124,369	\$20.48
Private	7001052	DOC	Panama City	32401	Office	Bay	Panama City	11/30/2012	7,333	\$20.02	\$146,807	\$19.85
Private	7000969	DOC	Panama City	32404	Office	Bay	Panama City	4/30/2012	5,417	\$16.99	\$92,035	\$16.92
Private	7000996	DOC	Pompano Beach	33060	Office	Broward	Pompano Beach	1/31/2013	7,682	\$19.31	\$148,339	N/A *1
Private	7000951	DOC	Inverness	34450	Office	Citrus	Citrus County	5/31/2012	4,764	\$21.06	\$100,330	\$25.47
Private	7000878	DOC	Orange Park	32073	Office	Clay	Orange Park/Clay County	10/31/2012	3,605	\$17.25	\$62,186	\$16.92
Private	7001020	DOC	Lake City	32053	Office	Columbia	Lake City	12/31/2012	2,400	\$21.00	\$50,400	\$19.85
Private	7000875	DOC	Miami	33054	Office	Dade	East Airport/Central Dade	4/30/2012	27,783	\$19.13	\$531,489	N/A *1
Private	7001069	DOC	Jacksonville	32218	Office	Duval	North/NW Jacksonville	11/30/2012	5,900	\$16.90	\$99,710	\$19.85
Private	7000744	DOC	Jacksonville	32205	Office	Duval	Westside	1/31/2013	4,199	\$22.66	\$95,149	N/A *1
Private	7001033	DOC	Jacksonville	32210	Office	Duval	Westside	6/30/2013	5,515	\$16.00	\$88,240	\$18.10

Notes:

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Appendix VII:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7000883	DOC	Jacksonville	32254	Office	Duval	Westside	9/30/2012	4,999	\$15.50	\$77,485	N/A *1
Private	7001015	DOC	Tampa	33612	Office	Hillsborough	Northwest	1/31/2013	5,237	\$24.19	\$126,683	\$16.92
Private	7001029	DOC	Tampa	33609	Office	Hillsborough	South I-75 Corridor	6/30/2013	5,139	\$17.96	\$92,296	\$25.47
Private	7001059	DOC	Tavares	32778	Office	Lake	Lake County	8/31/2012	7,419	\$16.83	\$124,862	\$19.85
Private	7000606	DOC	Tallahassee	32303	Office	Leon	Southeast Tallahassee	6/30/2011	263,163	\$20.50	\$5,394,842	\$16.92
Private	7001005	DOC	Chiefland	32649	Office	Levy	Big Bend Florida	2/22/2012	3,840	\$17.50	\$67,200	\$16.18
Private	7000593	DOC	Madison	32340	Office	Madison	I-10/North Florida	4/30/2012	2,209	\$17.51	\$38,680	\$15.08
Private	7008002	DOC	Bellevue	34420	Office	Marion	South Marion	4/30/2012	4,524	\$20.16	\$91,204	N/A *1
Private	7000662	DOC	Islamorada	33036	Office	Monroe	Monroe County	6/30/2013	2,168	\$26.37	\$57,170	N/A
Private	7001002	DOC	Shalimar	32579	Office	Okaloosa	Okaloosa County	1/31/2012	5,997	\$19.09	\$114,483	\$20.48
Private	7000983	DOC	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	9/30/2012	11,313	\$23.18	\$262,235	\$25.47
Private	7000649	DOC	Dade City	33526	Office	Pasco	Pasco County	5/31/2013	3,701	\$22.04	\$81,570	\$25.47
Private	7000810	DOC	New Port Richey	34654	Office	Pasco	Pasco County	6/30/2011	5,605	\$17.50	\$98,088	\$20.48
Private	7000979	DOC	Clearwater	33756	Office	Pinellas	Clearwater Downtown	7/31/2011	7,938	\$21.98	\$174,477	\$17.35
Private	7000785	DOC	Tarpon Springs	34689	Office	Pinellas	North Pinellas	6/30/2013	3,732	\$22.42	\$83,671	N/A *1
Private	7000945	DOC	Lakeland	33813	Office	Polk	Lakeland Office Market	3/31/2012	4,635	\$19.34	\$89,641	\$25.47
Private	7000897	DOC	Lake Wales	33853	Office	Polk	Outlying Polk County	6/30/2013	2,381	\$16.17	\$38,501	\$25.47

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7000774	DOC	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	8/31/2012	3,525	\$16.02	\$56,471	\$8.78
Private	7000597	DOC	Sarasota	34234	Office	Sarasota	Sarasota County	3/31/2013	2,809	\$27.27	\$76,601	\$25.47
Private	7001017	DOC	Casselberry	32707	Office	Seminole	436 Corridor/Casselberry/408	6/30/2013	5,709	\$20.00	\$114,180	\$19.85
Private	7000981	DOC	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	8/31/2011	8,783	\$22.44	\$197,091	\$18.10
Private	7000860	DOC	Daytona Beach	32114	Office	Volusia	Volusia County	4/30/2012	9,998	\$19.87	\$198,660	\$19.85
Private	7000688	DOC	Ormond Beach	32175	Office	Volusia	Volusia County	11/30/2011	4,545	\$21.19	\$96,309	N/A
Private	4800672	DOE	Panama City	32402	Office	Bay	Panama City	1/13/2013	2,800	\$17.00	\$47,600	\$25.47
Private	4800658	DOE	Panama City	32402	Office	Bay	Panama City	2/28/2012	346	\$17.00	\$5,882	\$18.10
Private	4800687	DOE	Ft. Lauderdale	33309	Office	Broward	Cypress Creek/Commercial	12/31/2012	4,573	\$22.14	\$101,246	\$16.18
Private	4800748	DOE	Beverly Hills	34465	Office	Citrus	Citrus County	6/30/2012	2,300	\$16.97	\$39,031	N/A *1
Private	4800647	DOE	Immokalee	33934	Office	Collier	Collier County	3/31/2012	618	\$28.31	\$17,496	\$20.48
Private	4800751	DOE	Lake City	32055	Office	Columbia	Lake City	6/30/2012	3,500	\$18.58	\$65,030	\$16.92
Private	4800773	DOE	Miami	33166	Office	Dade	Airport West	9/30/2012	2,922	\$28.00	\$81,816	N/A *1
Private	4800544	DOE	Miami	33145	Office	Dade	Coral Way	12/31/2011	2,300	\$25.00	\$57,500	N/A *1
Private	4800779	DOE	Miami Lakes	33016	Office	Dade	Miami Lakes	2/28/2013	4,500	\$34.15	\$153,675	N/A

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Private	4800778	DOE	Miami Gardens	33169	Office	Dade	Northeast Dade	2/28/2013	3,500	\$33.16	\$116,060	\$19.85
Private	4800752	DOE	Cutler Bay	33189	Office	Dade	South Dade	1/31/2012	4,116	\$23.88	\$98,290	\$19.85
Private	4800556	DOE	Jacksonville	32207	Office	Duval	Southside	5/31/2013	6,359	\$17.00	\$108,103	\$16.92
Private	4800771	DOE	Jacksonville	32210	Office	Duval	Westside	12/31/2012	7,975	\$20.16	\$160,776	N/A
Private	4800653	DOE	Pensacola	32501	Office	Escambia	Pensacola	9/30/2011	1,287	\$17.50	\$22,523	N/A *1
Private	4800523	DOE	Wauchula	33873	Office	Hardee		3/31/2012	536	\$18.70	\$10,023	\$19.85
Private	4800767	DOE	Sebring	33870	Office	Highlands	Highlands County	1/31/2012	2,080	\$32.78	\$68,182	N/A *1
Private	4800780	DOE	Tampa	33610	Office	Hillsborough	Eastside Central/South	8/31/2012	1,891	\$21.80	\$41,224	N/A
Private	4800763	DOE	Tampa	33619	Office	Hillsborough	South I-75 Corridor	9/30/2011	2,578	\$17.45	\$44,986	N/A
Private	4800529	DOE	Marianna	32448	Office	Jackson	Marianna	5/31/2013	2,303	\$14.82	\$34,130	\$16.92
Private	4800613	DOE	Ft. Myers	33916	Office	Lee		6/30/2011	3,022	\$15.00	\$45,330	N/A *1
Private	4800768	DOE	Tallahassee	32301	Office	Leon	Southeast Tallahassee	6/30/2011	238	\$18.45	\$4,391	\$16.92
Private	4800554	DOE	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa County	8/31/2011	2,998	\$19.00	\$56,962	\$19.85
Private	4800646	DOE	Apopka	32703	Office	Orange	436 Corridor/Cassellberry/408	5/31/2013	1,120	\$17.60	\$19,712	\$16.18
Private	4800760	DOE	Belle Glade	33430	Office	Palm Beach	Jupiter/Tequesta/Juno	11/30/2011	900	\$18.00	\$16,200	\$19.85
Private	4800667	DOE	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	2/28/2013	3,896	\$22.46	\$87,504	\$25.47

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Private	4800758	DOE	St. Petersburg	33701	Office	Pinellas	South St. Petersburg	10/31/2011	2,371	\$17.00	\$40,307	N/A *1
Private	4800769	DOE	Lakeland	33801	Office	Polk	Lakeland Office Market	7/31/2012	1,365	\$21.00	\$28,665	\$25.47
Private	4800674	DOE	Casselberry	327070	Office	Seminole	436 Corridor/ Casselberry/408	6/30/2013	2,700	\$21.53	\$58,131	N/A
Private	4800709	DOE	Sanford	32771	Office	Seminole	Lake Mary/Heathrow	6/30/2011	1,145	\$18.47	\$21,148	N/A *1
Private	4800782	DOE	St. Augustine	32086	Office	St. Johns	St. Johns County	6/30/2013	2,492	\$22.00	\$54,824	\$25.47
Private	4800679	DOE	Daytona Beach	32118	Office	Volusia	Volusia County	5/31/2012	586	\$17.00	\$9,962	\$25.47
Private	4800744	DOE	Orange City	32763	Office	Volusia	Volusia County	5/31/2012	2,223	\$30.24	\$67,224	\$18.50
Private	4800738	DOE	Ormond Beach	32174	Office	Volusia	Volusia County	2/29/2012	2,503	\$21.72	\$54,365	\$18.50
Private	4800783	DOE	Crawfordville	32327	Office	Wakulla	Forgotten Coast	6/30/2012	200	\$25.65	\$5,130	\$25.47
Private	6400290	DOH	Alachua	32615	Office/Clinic	Alachua	Alachua County/ Gainesville	7/31/2012	1,200	\$14.50	\$17,400	N/A *1
Private	6400349	DOH	Alachua	32315	Office/Clinic	Alachua	Alachua County/ Gainesville	7/31/2012	2,400	\$21.50	\$51,600	N/A *1
Private	6400147	DOH	Gainesville	32601	Office	Alachua	Alachua County/ Gainesville	2/29/2012	1,835	\$20.68	\$37,948	\$25.47
Private	6400246	DOH	Panama City	32402	Office	Bay	Panama City	9/30/2012	500	\$19.31	\$9,655	\$8.78

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Private	6400282	DOH	Ft. Lauderdale	33311	Office/Clinic	Broward	Central Broward	11/30/2012	6,000	\$19.24	\$115,440	N/A *1
Private	6400344	DOH	Wilton Manors	33305	Office	Broward	Central Broward	6/30/2012	774	\$15.50	\$11,997	\$16.18
Private	6400297	DOH	Davie	33317	Warehouse	Broward	Davie/Pembroke Pines/Wiramar	4/30/2012	4,950	\$13.67	\$67,667	\$16.18
Private	6400343	DOH	Davie	33317	Office/Warehouse	Broward	Davie/Pembroke Pines/Wiramar	5/31/2012	9,250	\$13.78	\$127,465	\$16.18
Private	6400310	DOH	Orange Park	32073	Office	Clay	Orange Park/Clay County	7/31/2012	4,364	\$19.75	\$86,189	\$20.48
Private	6400307	DOH	Miami	33125	Office	Dade	Airport West	5/31/2013	2,340	\$13.45	\$31,473	N/A *1
Private	6400366	DOH	Miami	33165	Office/Clinic	Dade	Airport West	2/28/2013	2,000	\$19.66	\$39,320	N/A *1
Private	6400213	DOH	Miami	33130	Office	Dade	Downtown	6/30/2013	5,785	\$24.30	\$140,576	N/A *1
Private	6400346	DOH	Arcadia	34266	Office/Clinic	Desoto		1/31/2012	2,400	\$14.58	\$34,992	\$16.18
Private	6400148	DOH	Cross City	32628	Office	Dixie	Big Bend Florida	12/31/2012	1,500	\$16.80	\$25,200	N/A *1
Private	6400308	DOH	Jacksonville	32207	Office/Clinic	Duval	Arlington	9/30/2012	76,258	\$19.46	\$1,483,981	N/A
Private	6400224	DOH	Jacksonville	32233	Office/Clinic	Duval	Beaches	9/30/2011	1,800	\$17.10	\$30,780	\$25.47
Private	6400221	DOH	Jacksonville	32250	Office/Clinic	Duval	Beaches	1/31/2012	7,260	\$21.50	\$156,090	N/A *1
Private	6400197	DOH	Jacksonville	32209	Office/Clinic	Duval	North/NW Jacksonville	9/30/2012	1,350	\$10.67	\$14,405	\$16.92
Private	6400305	DOH	Jacksonville	32208	Office/Clinic	Duval	Northbank	8/31/2012	8,647	\$10.50	\$90,794	\$16.18
Private	6400209	DOH	Jacksonville	32207	Office/Clinic	Duval	Southside	6/30/2013	2,864	\$16.00	\$45,824	\$25.47

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Private	6400114	DOH	Jacksonville	32207	Office	Duval	Southside	5/31/2012	751	\$17.00	\$12,767	\$16.92
Private	6400222	DOH	Jacksonville	32207	Office	Duval	Southside	10/31/2011	26,055	\$15.50	\$403,853	\$25.47
Private	6400327	DOH	Jacksonville	32216	Office/Clinic	Duval	Southside	9/30/2011	2,439	\$16.00	\$39,024	\$25.47
Private	6400191	DOH	Jacksonville	32208	Office/Clinic	Duval	Westside	3/31/2013	10,324	\$9.06	\$93,535	N/A *1
Private	6400174	DOH	Tampa	33607	Law Enfcmnt/Institua	Hillsborough	Northwest	4/30/2013	4,159	\$17.40	\$72,367	\$8.78
Private	6400323	DOH	Tampa	33610	Office	Hillsborough	South I-75 Corridor	2/28/2012	1,204	\$18.00	\$21,672	\$25.47
Private	6400363	DOH	Bonifay	32425	Office	Holmes	I-10/North Florida Panhandle	3/31/2013	2,662	\$7.08	\$18,847	\$25.47
Private	6400333	DOH	Tavares	32778	Warehouse	Lake	Lake County	4/30/2013	3,650	\$11.90	\$43,435	\$25.47
Private	6400160	DOH	Cape Coral	33909	Office/Clinic	Lee		3/31/2012	414	\$15.46	\$6,400	\$19.85
Private	6400158	DOH	Ft. Myers	33901	Office/Clinic	Lee		3/31/2012	3,100	\$14.30	\$44,330	\$16.92
Private	6400355	DOH	Ft. Myers	33971	Office/Clinic	Lee		3/31/2013	3,570	\$28.29	\$100,995	\$16.18
Private	6400359	DOH	Tallahassee	32304	Warehouse	Leon	Southwest Tallahassee	6/30/2012	4,960	\$9.74	\$48,310	\$19.85
Private	6400331	DOH	Bradenton	34205	Office	Manatee	Manatee County	6/30/2013	1,308	\$21.22	\$27,756	\$19.85
Private	6400094	DOH	Marathon	33050	Office	Monroe	Monroe County	4/30/2012	2,016	\$34.84	\$70,237	\$19.85
Private	6400169	DOH	West Palm Beach	33410	Office	Palm Beach	Suburban West Palm Beach	1/31/2012	3,537	\$20.50	\$72,509	N/A *1
Private	6400339	DOH	New Port Richey	34656	Office	Pasco	Pasco County	8/31/2012	2,516	\$16.70	\$42,017	\$20.48

Notes:

- N/A Data on the market rate for the particular space type is not available for the specific market
- N/A *1 Warehouse data not available for this specific market
- N/A *2 Hanger data not available for the specific market
- N/A *3 Clinic/Hospital data not available for this specific market
- N/A *4 Out of state market rate data not available

Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	6400286	DOH	Lakeland	33803	Office	Polk	Lakeland Office Market	12/31/2011	1,552	\$14.61	\$22,675	N/A
Private	6400229	DOH	Lakeland	33803	Office	Polk	Lakeland Office Market	2/28/2013	2,580	\$12.70	\$32,766	\$15.08
Private	6400239	DOH	Haines City	33844	Office/Clinic	Polk	Outlying Polk County	5/31/2012	2,016	\$8.33	\$16,793	N/A
Private	6400369	DOH	Sanford	32771	Warehouse	Seminole	Lake Mary/Sanford	9/30/2012	3,300	\$8.18	\$26,994	\$19.85
Private	7300288	DOR	Cocoa	32922	Office	Brevard	Brevard County	6/30/2013	10,033	\$22.02	\$220,927	\$16.18
Private	7300316	DOR	Cocoa	32922	Office	Brevard	Brevard County	6/30/2013	10,790	\$21.25	\$229,288	\$25.47
Private	7300302	DOR	Miami	33126	Warehouse	Dade	Airport West	1/31/2012	200	\$14.34	\$2,868	\$20.48
Private	7300298	DOR	Miami	33126	Office	Dade	Airport West	3/31/2013	38,619	\$24.53	\$947,324	N/A
Private	7300274	DOR	Jacksonville	32216	Office	Duval	Arlington	7/1/2009	2,087	\$13.81	\$28,821	\$19.85
Private	7300285	DOR	Clewiston	33444	Office	Hendry	South Central Florida Peninsula	4/30/2012	3,926	\$20.86	\$81,896	N/A
Private	7300307	DOR	Sebring	33870	Office	Highlands	Highlands County	7/31/2012	6,090	\$20.23	\$123,201	N/A *1
Private	7300313	DOR	Tampa	33619	Office	Hillsborough	South I-75 Corridor	4/30/2013	62,000	\$21.96	\$1,361,520	\$25.47
Private	7300291	DOR	Marianna	32446	Office	Jackson	Marianna	11/30/2011	9,660	\$13.75	\$132,825	\$25.47
Private	7300248	DOR	Leesburg	32748	Office	Lake	Lake County	12/31/2011	16,945	\$18.73	\$317,380	N/A *1
Private	7300356	DOR	Tallahassee	32301	Office	Leon	Northeast Tallahassee	9/30/2011	3,260	\$23.54	\$76,740	\$18.10
Private	7300295	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	10/31/2010	46,327	\$17.14	\$794,045	\$16.18
Private	7300289	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	5/1/2010	29,902	\$14.78	\$441,952	\$16.18

Notes:

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Appendix VII:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7300262	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	2/28/2013	34,809	\$14.78	\$514,477	\$16.18
Private	7300297	DOR	Madison	32341	Office	Madison	I-10/North Florida	3/31/2013	4,747	\$17.00	\$80,699	\$19.85
Private	7300261	DOR	Ocala	34474	Office	Marion	Ocala	3/31/2013	11,227	\$23.62	\$265,182	\$18.10
Private	7300352	DOR	Crestview	32536	Office	Okaloosa	Okaloosa County	10/31/2011	10,286	\$23.77	\$244,498	\$20.48
Private	7300236	DOR	Okeechobee	33497	Office	Okeechobee	South Central Florida Peninsula	9/30/2011	2,321	\$19.13	\$44,401	\$25.47
Private	7300287	DOR	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	1/31/2013	4,946	\$23.19	\$114,698	\$25.47
Private	7300320	DOR	Wexford	15090	Office	Other State		4/30/2013	4,579	\$21.85	\$100,051	N/A
Private	7300235	DOR	Palatka	32177	Office	Putnam	Ocala	12/31/2011	5,511	\$17.95	\$98,922	\$25.47
Private	7300338	DOR	Sarasota	34236	Office	Sarasota	Sarasota County	7/31/2011	26,090	\$24.00	\$626,160	\$16.18
Private	7300253	DOR	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	4/30/2012	7,904	\$18.93	\$149,623	\$16.18
Private	7300230	DOR	Daytona Beach	32174	Office	Volusia	Volusia County	10/31/2011	9,232	\$19.54	\$180,393	\$16.92
Private	7300212	DOR	Daytona Beach	32174	Office	Volusia	Volusia County	10/31/2011	15,348	\$19.54	\$299,900	\$16.92
Private	4500099	DOS	Tallahassee	32304	Warehouse	Leon	Northwest Tallahassee	3/31/2012	1,463	\$3.69	\$5,398	N/A *1
Private	4500107	DOS	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	5/9/2012	350	\$10.11	\$3,539	N/A *1
Private	5500327	DOT	Youngstown	32404	Office	Bay	Panama City	5/31/2012	1,564	\$13.67	\$21,380	\$16.92

Notes:

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Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	5500353	DOT	Pompano Beach	33073	Office	Broward	Pompano Beach	2/29/2012	20,529	\$13.27	\$272,420	\$25.47
Private	5500319	DOT	Miami	33174	Office	Dade	Airport West	9/30/2011	3,754	\$29.05	\$109,054	N/A
Private	5500323	DOT	Ocala	34470	Office	Marion	Ocala	12/31/2012	3,271	\$16.75	\$54,789	N/A *1
Private	5500349	DOT	Orlando	32809	Office	Orange	Southwest/Tourist/Celebration	4/30/2012	3,897	\$17.99	\$70,107	\$19.38
Private	5500350	DOT	Deland	32720	Office	Volusia	Volusia County	10/31/2012	2,978	\$16.50	\$49,137	N/A
Private	7100130	FDLE	Jacksonville	32202	Warehouse	Duval	Northbank	6/30/1950	2,000	\$2.85	\$5,700	N/A *1
Private	7100229	FDLE	Pensacola	32505	Warehouse	Escambia	Pensacola	11/30/2011	3,969	\$4.78	\$18,972	N/A *1
Private	7100230	FDLE	Quincy	32351	Warehouse	Gadsden	I-10/North Florida	10/31/2012	4,950	\$6.56	\$32,472	\$16.92
Private	7109015	FDLE	Brooksville	34601	Office	Hernando	Hernando County	6/30/2011	1,000	\$0.00	\$0	\$16.18
Private	7109013	FDLE	Sebring	32609	Office	Highlands	Highlands County	4/30/2011	2,995	\$0.00	\$0	\$8.78
Private	7100239	FDLE	Sebring	33876	Office	Highlands	Highlands County	4/30/2013	1,960	\$3.33	\$6,527	\$8.78
Private	7100216	FDLE	Orlando	32817	Office	Orange	University/Research Park	7/31/2011	3,954	\$20.07	\$79,357	\$25.47
Private	7109020	FDLE	Lakeland	33815	Office	Polk	Lakeland Office Market	6/30/2011	2,800	\$0.00	\$0	\$19.85
Private	7100237	FDLE	Sarasota	34243	Office	Sarasota	Sarasota County	6/30/2012	1,000	\$9.90	\$9,900	N/A *1
Private	7700182	FWCC	Melbourne	32901	Office	Brevard	Brevard County	2/29/2012	2,906	\$17.29	\$50,245	\$16.92
Private	7700184	FWCC	Ft. Lauderdale	33309	Hangar	Broward	NO DATA FOR HANGERS	11/30/1950	896	\$8.70	\$7,795	N/A *1

Notes:

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Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7700135	FWCC	Sunrise	33351	Office/Warehouse	Broward	Plantation/Sunrise	1/14/2013	2,350	\$17.65	\$41,478	\$19.85
Private	7700139	FWCC	Miami	33194	Warehouse	Dade	CBD/Civic Center/Biscayne	9/30/1950	53	\$11.32	\$600	N/A *1
Private	7700140	FWCC	Tallahassee	32308	Warehouse	Leon	Northeast Tallahassee	6/30/1950	480	\$5.80	\$2,784	N/A *1
Private	7700188	FWCC	Tallahassee	32317	Warehouse	Leon	Northwest Tallahassee	3/31/2013	3,000	\$5.00	\$15,000	N/A *1
Private	7700199	FWCC	Tallahassee	32310	Hangar	Leon	Southwest Tallahassee	6/30/2013	7,607	\$7.71	\$58,650	N/A
Private	7700193	FWCC	Ocala	34470	Office	Marion	Ocala	8/15/2007	937	\$20.50	\$19,209	N/A *1
Private	7700206	FWCC	Ocala	34471	Office	Marion	Ocala	4/30/2012	912	\$25.01	\$22,809	\$16.18
Private	7700123	FWCC	Wellington	33414	Office/Warehouse	Palm Beach	West Palm Beach	12/31/1950	1,420	\$14.82	\$21,044	N/A *1
Private	7700107	FWCC	West Palm Beach	33416	Warehouse	Palm Beach	West Palm Beach	10/31/1950	2,880	\$4.25	\$12,240	\$20.48
Private	7700174	FWCC	Pinellas Park	33781	Warehouse	Pinellas	Gateway	6/30/1950	600	\$14.92	\$8,952	N/A *1
Private	7700215	FWCC	St. Petersburg	33711	Warehouse	Pinellas	Gateway	2/28/1950	500	\$8.35	\$4,175	\$25.47
Private	7700203	FWCC	Pinellas Park	33781	Warehouse	Pinellas	West Pinellas - Central	3/31/2013	6,366	\$7.03	\$44,753	\$25.47
Private	7700197	FWCC	Pinellas Park	34665	Warehouse	Pinellas	West Pinellas - Central	1/14/2012	2,250	\$7.42	\$16,695	\$8.78
Private	7700109	FWCC	Lakeland	33811	Warehouse	Polk	Southwest Lakeland	6/30/1950	200	\$4.80	\$960	N/A *1
Private	7600464	HSMV	Panama City	32406	Office	Bay	Panama City	9/30/2011	4,500	\$30.63	\$137,835	\$25.47
Private	7600362	HSMV	Ft. Lauderdale	33311	Office	Broward	Ft. Lauderdale CBD	1/31/2012	3,856	\$18.50	\$71,336	\$16.18

Notes:

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- N/A *3 Clinic/Hospital data not available for this specific market
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Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7600393	HSMV	Lauderdale Lakes	33311	Office	Broward	Plantation	3/30/2012	11,491	\$15.14	\$173,974	N/A *1
Private	7600405	HSMV	Pompano Beach	33069	Office	Broward	Pompano Beach	10/31/2012	3,956	\$22.59	\$89,366	\$18.10
Private	7600482	HSMV	Margate	33063	Office	Broward	Taramac/ Margate	11/27/2012	4,999	\$28.50	\$142,472	\$19.85
Private	7600446	HSMV	Margate	33063	Office	Broward	Taramac/ Margate	10/31/2012	3,923	\$15.00	\$58,845	\$16.92
Private	7600457	HSMV	Hialeah	33012	Office	Dade	East Airport/Central Dade	2/21/2012	3,940	\$31.80	\$125,292	\$16.18
Private	7600424	HSMV	Pensacola	32501	Office	Escambia	Pensacola	7/31/2012	1,530	\$16.98	\$25,979	\$20.48
Private	7600472	HSMV	Lutz	33559	Office	Hillsborough	North I-75 Corridor	8/31/2011	3,103	\$31.79	\$98,644	N/A *1
Private	7600502	HSMV	Vero Beach	32964	Office	Indian River	Indian River County	7/31/2012	2,568	\$31.77	\$81,585	\$19.70
Private	7600456	HSMV	Lady Lake	32159	Office	Lake	Lake County	7/23/2011	1,900	\$24.70	\$46,930	N/A
Private	7600525	HSMV	West Palm Beach	33406	Hangar	Palm Beach		6/30/2012	900	\$9.14	\$8,226	\$25.47
Private	7600423	HSMV	Clearwater	33762	Office	Pinellas	Mid- Pinellas/Gateway	7/31/2012	2,458	\$26.20	\$64,400	\$25.47
Private	7600476	HSMV	Gulf Breeze	32563	Office	Santa Rosa	Pensacola	4/12/2012	2,429	\$20.13	\$48,896	\$16.92
Private	7600495	HSMV	Port St. Lucie	34981	Office	St. Lucie	St. Lucie County	5/20/2012	3,398	\$52.14	\$177,172	\$8.78
Private	7600500	HSMV	Deland	32721	Office	Volusia	Volusia County	10/8/2012	3,668	\$17.82	\$65,364	\$16.92
Private	3600004	LOTTERY	Jacksonville	32216	Office/Warehouse	Duval	Southside	3/11/2012	6,000	\$16.73	\$100,380	N/A

Notes:

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- N/A *3 Clinic/Hospital data not available for this specific market
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Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	3600662	LOTTERY	Pensacola	32504	Office/Warehouse	Escambia	Pensacola	11/18/2012	6,195	\$17.00	\$105,315	\$8.78
Private	3600688	LOTTERY	Orlando	32707	Office/Warehouse	Orange	Altamonte/Longwood/Casselberry	10/13/2012	9,262	\$21.91	\$202,930	\$16.92
Private	6100025	PSC	Miami	33156	Office	Dade	Airport West	7/31/2012	2,779	\$22.88	\$63,584	N/A *1
Private	6100027	PSC	Tampa	33609	Office	Hillsborough	Westshore	4/30/2012	3,125	\$24.90	\$77,813	\$16.18

Notes:

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- N/A *3 Clinic/Hospital data not available for this specific market
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Appendix VII:

Listing of Private Leases Expiring by June 30, 2013, sorted by Agency, County/Market, Submarket, and Lease ID

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Appendix VIII:

Listing of Private Leases Expiring by June 30, 2013, sorted by County/Market & Submarket, Agency, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	6400290	DOH	Alachua	32615	Office/Clinic	Alachua	Alachua County/ Gainesville	7/31/2012	1,200	\$14.50	\$17,400	N/A *1
Private	6400349	DOH	Alachua	32315	Office/Clinic	Alachua	Alachua County/ Gainesville	7/31/2012	2,400	\$21.50	\$51,600	N/A *1
Private	4200196	AGR	Gainesville	32009	Hangar	Alachua	Alachua County/ Gainesville	7/31/2012	952	\$2.53	\$2,409	N/A
Private	1140048	AUD GEN	Gainesville	32606	Office	Alachua	Alachua County/ Gainesville	5/31/2012	2,001	\$15.76	\$31,536	\$25.47
Private	7900073	DBPR	Gainesville	32607	Office	Alachua	Alachua County/ Gainesville	6/30/2012	7,459	\$22.84	\$170,364	\$25.47
Private	6500030	DEA	Gainesville	32606	Office	Alachua	Alachua County/ Gainesville	10/31/2012	2,167	\$19.50	\$42,257	\$25.47
Private	8000100	DJJ	Gainesville	32602	Office	Alachua	Alachua County/Gainesville	9/30/2010	2,791	\$6.47	\$18,058	N/A
Private	7000923	DOC	Gainesville	32605	Office	Alachua	Alachua County/ Gainesville	10/31/2011	6,948	\$17.90	\$124,369	\$20.48
Private	6400147	DOH	Gainesville	32601	Office	Alachua	Alachua County/ Gainesville	2/29/2012	1,835	\$20.68	\$37,948	\$25.47
Private	4200180	AGR	Panama City	32405	Hangar	Bay	Panama City	7/31/2012	900	\$1.28	\$1,152	N/A

Notes:

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Appendix VIII:

Listing of Private Leases Expiring by June 30, 2013, sorted by County/Market & Submarket, Agency, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	5902740	DCF	Panama City	32401	Office	Bay	Panama City	10/31/2011	29,643	\$15.00	\$444,645	\$25.47
Private	6500053	DEA	Panama City	32401	Office	Bay	Panama City	11/30/2011	1,800	\$16.50	\$29,700	\$19.85
Private	3700210	DEP	Panama City	32405	Office	Bay	Panama City	10/31/2012	3,657	\$14.42	\$52,734	N/A
Private	4300145	DFS	Panama City	32405	Office	Bay	Panama City	2/28/2012	2,716	\$17.00	\$46,172	\$18.10
Private	7200113	DOAH	Panama City	32405	Office	Bay	Panama City	2/29/2012	4,656	\$23.49	\$109,369	\$25.47
Private	7001052	DOC	Panama City	32401	Office	Bay	Panama City	11/30/2012	7,333	\$20.02	\$146,807	\$19.85
Private	7000969	DOC	Panama City	32404	Office	Bay	Panama City	4/30/2012	5,417	\$16.99	\$92,035	\$16.92
Private	4800672	DOE	Panama City	32402	Office	Bay	Panama City	1/13/2013	2,800	\$17.00	\$47,600	\$25.47
Private	4800658	DOE	Panama City	32402	Office	Bay	Panama City	2/28/2012	346	\$17.00	\$5,882	\$18.10
Private	6400246	DOH	Panama City	32402	Office	Bay	Panama City	9/30/2012	500	\$19.31	\$9,655	\$8.78
Private	7600464	HSMV	Panama City	32406	Office	Bay	Panama City	9/30/2011	4,500	\$30.63	\$137,835	\$25.47
Private	5500327	DOT	Youngstown	32404	Office	Bay	Panama City	5/31/2012	1,564	\$13.67	\$21,380	\$16.92
Private	4200430	AGR	Panama City Beach	32408	Office	Bay	Panama City Beach	6/30/2012	813	\$19.71	\$16,024	\$25.47
Private	5902598	DCF	Starke	32901	Office	Bradford	Alachua / Gainesville	10/30/2011	6,198	\$19.95	\$123,650	\$16.92
Private	8000368	DJJ	Starke	32091	Office	Bradford	Alachua / Gainesville	7/31/2012	388	\$22.58	\$8,761	\$19.85
Private	7300288	DOR	Cocoa	32922	Office	Brevard	Brevard County	6/30/2013	10,033	\$22.02	\$220,927	\$16.18
Private	7300316	DOR	Cocoa	32922	Office	Brevard	Brevard County	6/30/2013	10,790	\$21.25	\$229,288	\$25.47

Notes:

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Listing of Private Leases Expiring by June 30, 2013, sorted by County/Market & Submarket, Agency, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4300164	DFS	Cocoa Beach	32922	Office	Brevard	Brevard County	5/31/2013	120	\$57.50	\$6,900	N/A
Private	6700012	APD	Melbourne	32904	Office	Brevard	Brevard County	5/31/2013	2,625	\$14.85	\$38,981	\$16.92
Private	7200108	DOAH	Melbourne	32901	Office	Brevard	Brevard County	11/30/2011	3,251	\$17.75	\$57,705	\$17.38
Private	7700182	FWCC	Melbourne	32901	Office	Brevard	Brevard County	2/29/2012	2,906	\$17.29	\$50,245	\$16.92
Private	5903000	DCF	Palm Bay	32907	Office	Brevard	Brevard County	5/31/2013	4,999	\$28.85	\$144,221	\$25.47
Private	5903037	DCF	Rockledge	32958	Office	Brevard	Brevard County	6/30/2013	1,242	\$10.10	\$12,544	\$25.47
Private	8000105	DJJ	Titusville	32780	Office	Brevard	Brevard County	6/30/2011	1,640	\$5.01	\$8,216	\$16.18
Private	4200323	AGR	Palm Bay	32809	Office/Warehouse	Brevard		6/30/2012	521	\$15.60	\$8,128	\$16.92
Private	6400282	DOH	Ft. Lauderdale	33311	Office/Clinic	Broward	Central Broward	11/30/2012	6,000	\$19.24	\$115,440	N/A *1
Private	6400344	DOH	Wilton Manors	33305	Office	Broward	Central Broward	6/30/2012	774	\$15.50	\$11,997	\$16.18
Private	4800687	DOE	Ft. Lauderdale	33309	Office	Broward	Cypress Creek/ Commercial	12/31/2012	4,573	\$22.14	\$101,246	\$16.18
Private	7200131	DOAH	Lauderdale Lakes	33319	Office	Broward	Cypress Creek/ Commercial	2/28/2013	9,270	\$19.75	\$183,083	\$25.47
Private	6400297	DOH	Davie	33317	Warehouse	Broward	Davie/Pembroke Pines/Wiramar	4/30/2012	4,950	\$13.67	\$67,667	\$16.18
Private	6400343	DOH	Davie	33317	Office/Warehouse	Broward	Davie/Pembroke Pines/Wiramar	5/31/2012	9,250	\$13.78	\$127,465	\$16.18
Private	7600362	HSMV	Ft. Lauderdale	33311	Office	Broward	Ft. Lauderdale CBD	1/31/2012	3,856	\$18.50	\$71,336	\$16.18
Private	7700184	FWCC	Ft. Lauderdale	33309	Hangar	Broward	NO DATA FOR HANGERS	11/30/1950	896	\$8.70	\$7,795	N/A *1
Private	4200401	AGR	Davie	33314	Office	Broward	Pembroke Pines/Cooper City	5/31/2013	1,200	\$19.10	\$22,920	\$25.47

Notes:

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Private	4200408	AGR	Davie	33314	Office	Broward	Pembroke Pines/Cooper City	3/31/2013	1,320	\$17.00	\$22,440	\$25.47
Private	7600393	HSMV	Lauderdale Lakes	33311	Office	Broward	Plantation	3/30/2012	11,491	\$15.14	\$173,974	N/A *1
Private	5903009	DCF	Plantation	33317	Office	Broward	Plantation	12/31/2011	31,508	\$19.89	\$626,694	N/A *1
Private	4300161	DFS	Plantation	33317	Office	Broward	Plantation	12/31/2012	18,505	\$23.49	\$434,682	N/A *1
Private	4300121	DFS	Plantation	33313	Office	Broward	Plantation/Sunrise	6/30/2013	7,891	\$17.00	\$134,147	\$17.38
Private	7700135	FWCC	Sunrise	33351	Office/Warehouse	Broward	Plantation/Sunrise	1/14/2013	2,350	\$17.65	\$41,478	\$19.85
Private	4200379	AGR	Pompano Beach	33060	Office	Broward	Pompano Beach	8/31/2012	837	\$16.29	\$13,635	N/A *1
Private	8000316	DJJ	Pompano Beach	33073	Office	Broward	Pompano Beach	6/30/2011	11,000	\$43.31	\$476,410	\$16.18
Private	7000996	DOC	Pompano Beach	33060	Office	Broward	Pompano Beach	1/31/2013	7,682	\$19.31	\$148,339	N/A *1
Private	5500353	DOT	Pompano Beach	33073	Office	Broward	Pompano Beach	2/29/2012	20,529	\$13.27	\$272,420	\$25.47
Private	7600405	HSMV	Pompano Beach	33069	Office	Broward	Pompano Beach	10/31/2012	3,956	\$22.59	\$89,366	\$18.10
Private	6500010	DEA	Sunrise	33309	Office	Broward	Sunrise	12/31/2011	4,778	\$18.75	\$89,588	\$18.50
Private	7600482	HSMV	Margate	33063	Office	Broward	Taramac/Margate	11/27/2012	4,999	\$28.50	\$142,472	\$19.85
Private	7600446	HSMV	Margate	33063	Office	Broward	Taramac/Margate	10/31/2012	3,923	\$15.00	\$58,845	\$16.92
Private	4200453	AGR	Pembroke Pines	33024	Hangar	Broward		4/30/1999	1,014	\$6.98	\$7,078	N/A *1
Private	4200411	AGR	Punta Gorda	33950	Office/Warehouse	Charlotte	Charlotte County	3/31/2013	1,126	\$14.39	\$16,203	\$16.92

Notes:

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Private	4200362	AGR	Punta Gorda	33950	Office	Charlotte	Charlotte County	10/31/2012	3,102	\$18.00	\$55,836	\$16.18
Private	8000342	DJJ	Punta Gorda	33950	Office	Charlotte	Charlotte County	4/30/2012	2,141	\$30.27	\$64,808	\$18.10
Private	4800748	DOE	Beverly Hills	34465	Office	Citrus	Citrus County	6/30/2012	2,300	\$16.97	\$39,031	N/A *1
Private	5902976	DCF	Inverness	34453	Office	Citrus	Citrus County	12/31/2012	6,914	\$23.24	\$160,681	\$18.10
Private	7000951	DOC	Inverness	34450	Office	Citrus	Citrus County	5/31/2012	4,764	\$21.06	\$100,330	\$25.47
Private	5902920	DCF	Orange Park	32003	Office	Clay	Orange Park/Clay County	6/14/2012	10,762	\$27.42	\$295,094	N/A *1
Private	7000878	DOC	Orange Park	32073	Office	Clay	Orange Park/Clay County	10/31/2012	3,605	\$17.25	\$62,186	\$16.92
Private	6400310	DOH	Orange Park	32073	Office	Clay	Orange Park/Clay County	7/31/2012	4,364	\$19.75	\$86,189	\$20.48
Private	5908055	DCF	Immokalee	34142	Office	Collier	Collier County	8/31/2011	8,525	\$19.66	\$167,602	\$20.48
Private	8000264	DJJ	Immokalee	34142	Office	Collier	Collier County	7/31/2012	813	\$16.64	\$13,528	\$15.08
Private	4800647	DOE	Immokalee	33934	Office	Collier	Collier County	3/31/2012	618	\$28.31	\$17,496	\$20.48
Private	4200389	AGR	Naples	34109	Office	Collier	Collier County	10/31/2012	855	\$22.53	\$19,263	\$8.78
Private	5902982	DCF	Naples	34112	Office	Collier	Collier County	5/17/2013	3,360	\$25.46	\$85,546	\$25.47
Private	8000332	DJJ	Naples	31112	Office	Collier	Collier County	11/30/2011	1,613	\$24.54	\$39,583	\$18.10
Private	5902446	DCF	Lake City	32055	Office	Columbia	Lake City	6/30/2012	11,351	\$19.10	\$216,804	\$16.92
Private	8000206	DJJ	Lake City	32055	Office	Columbia	Lake City	3/31/2013	3,830	\$18.69	\$71,583	\$17.38
Private	7001020	DOC	Lake City	32053	Office	Columbia	Lake City	12/31/2012	2,400	\$21.00	\$50,400	\$19.85

Notes:

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Private	4800751	DOE	Lake City	32055	Office	Columbia	Lake City	6/30/2012	3,500	\$18.58	\$65,030	\$16.92
Private	4200433	AGR	Miami	33172	Office	Dade	Airport West	6/30/2013	2,295	\$28.00	\$64,260	N/A
Private	7900085	DBPR	Miami	33166	Office	Dade	Airport West	4/30/2012	16,625	\$26.51	\$440,729	N/A
Private	5902991	DCF	Miami	33126	Warehouse	Dade	Airport West	2/28/2013	3,020	\$14.62	\$44,152	N/A *1
Private	5902980	DCF	Miami	33165	Office	Dade	Airport West	1/31/2013	17,378	\$25.68	\$446,267	N/A *1
Private	8000219	DJJ	Miami	33169	Office	Dade	Airport West	4/30/2012	10,529	\$18.82	\$198,156	\$16.92
Private	4800773	DOE	Miami	33166	Office	Dade	Airport West	9/30/2012	2,922	\$28.00	\$81,816	N/A *1
Private	6400307	DOH	Miami	33125	Office	Dade	Airport West	5/31/2013	2,340	\$13.45	\$31,473	N/A *1
Private	6400366	DOH	Miami	33165	Office/Clinic	Dade	Airport West	2/28/2013	2,000	\$19.66	\$39,320	N/A *1
Private	7300302	DOR	Miami	33126	Warehouse	Dade	Airport West	1/31/2012	200	\$14.34	\$2,868	\$20.48
Private	7300298	DOR	Miami	33126	Office	Dade	Airport West	3/31/2013	38,619	\$24.53	\$947,324	N/A
Private	5500319	DOT	Miami	33174	Office	Dade	Airport West	9/30/2011	3,754	\$29.05	\$109,054	N/A
Private	6100025	PSC	Miami	33156	Office	Dade	Airport West	7/31/2012	2,779	\$22.88	\$63,584	N/A *1
Private	7700139	FWCC	Miami	33194	Warehouse	Dade	CBD/Civic Center/Biscayne	9/30/1950	53	\$11.32	\$600	N/A *1
Private	4800544	DOE	Miami	33145	Office	Dade	Coral Way	12/31/2011	2,300	\$25.00	\$57,500	N/A *1
Private	6400213	DOH	Miami	33130	Office	Dade	Downtown	6/30/2013	5,785	\$24.30	\$140,576	N/A *1

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Private	7600457	HSMV	Hialeah	33012	Office	Dade	East Airport/Central Dade	2/21/2012	3,940	\$31.80	\$125,292	\$16.18
Private	7000875	DOC	Miami	33054	Office	Dade	East Airport/Central Dade	4/30/2012	27,783	\$19.13	\$531,489	N/A *1
Private	4200416	AGR	Hialeah	33014	Office	Dade	Hialeah West	8/31/2012	2,920	\$24.95	\$72,854	N/A
Private	4800779	DOE	Miami Lakes	33016	Office	Dade	Miami Lakes	2/28/2013	4,500	\$34.15	\$153,675	N/A
Private	5902608	DCF	Miami	33165	Office	Dade	NO ADDRESS	8/31/2012	10,069	\$17.86	\$179,832	N/A
Private	4800778	DOE	Miami Gardens	33169	Office	Dade	Northeast Dade	2/28/2013	3,500	\$33.16	\$116,060	\$19.85
Private	4800752	DOE	Cutler Bay	33189	Office	Dade	South Dade	1/31/2012	4,116	\$23.88	\$98,290	\$19.85
Private	5902951	DCF	Florida City	33034	Office	Dade	South Dade	11/30/2012	1,342	\$22.00	\$29,524	\$20.48
Private	6700010	APD	Miami	33157	Office	Dade	South Dade	4/30/2013	3,025	\$27.32	\$82,643	N/A
Private	6500047	DEA	Miami	33156	Office	Dade	South Dade	1/31/2012	4,511	\$25.16	\$113,497	\$20.48
Private	8000326	DJJ	Miami	33176	Office	Dade	South Dade	2/28/2012	5,733	\$30.77	\$176,404	\$19.85
Private	8000096	DJJ	Miami	33189	Office	Dade	South Dade	12/31/2011	2,999	\$19.10	\$57,281	\$19.85
Private	6400346	DOH	Arcadia	34266	Office/Clinic	Desoto		1/31/2012	2,400	\$14.58	\$34,992	\$16.18
Private	6400148	DOH	Cross City	32628	Office	Dixie	Big Bend Florida	12/31/2012	1,500	\$16.80	\$25,200	N/A *1
Private	7900056	DBPR	Jacksonville	32211	Office	Duval	Arlington	4/30/2012	15,317	\$17.50	\$268,048	N/A
Private	6400308	DOH	Jacksonville	32207	Office/Clinic	Duval	Arlington	9/30/2012	76,258	\$19.46	\$1,483,981	N/A

Notes:

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Private	7300274	DOR	Jacksonville	32216	Office	Duval	Arlington	7/1/2009	2,087	\$13.81	\$28,821	\$19.85
Private	6400224	DOH	Jacksonville	32233	Office/Clinic	Duval	Beaches	9/30/2011	1,800	\$17.10	\$30,780	\$25.47
Private	6400221	DOH	Jacksonville	32250	Office/Clinic	Duval	Beaches	1/31/2012	7,260	\$21.50	\$156,090	N/A *1
Private	9000004	CITIZENS	Jacksonville	32256	Office	Duval	Butler/ Baymeadows	12/31/2011	59,500	\$60.80	\$3,617,600	\$20.48
Private	9000005	CITIZENS	Jacksonville	32256	Office	Duval	Butler/ Baymeadows	10/31/2011	49,277	\$10.80	\$532,192	N/A
Private	3700211	DEP	Jacksonville	32256	Office	Duval	Butler/ Baymeadows	8/31/2012	37,139	\$17.25	\$640,648	\$18.50
Private	7001069	DOC	Jacksonville	32218	Office	Duval	North/NW Jacksonville	11/30/2012	5,900	\$16.90	\$99,710	\$19.85
Private	6400197	DOH	Jacksonville	32209	Office/Clinic	Duval	North/NW Jacksonville	9/30/2012	1,350	\$10.67	\$14,405	\$16.92
Private	5907029	DCF	Jacksonville	32208	Office	Duval	Northbank	4/9/2012	7,910	\$13.75	\$108,763	\$15.10
Private	6400305	DOH	Jacksonville	32208	Office/Clinic	Duval	Northbank	8/31/2012	8,647	\$10.50	\$90,794	\$16.18
Private	7100130	FDLE	Jacksonville	32202	Warehouse	Duval	Northbank	6/30/1950	2,000	\$2.85	\$5,700	N/A *1
Private	4100095	DLA	Jacksonville	32207	Office	Duval	Southbank	9/30/2012	12,661	\$18.30	\$231,696	\$15.08
Private	1140052	AUD GEN	Jacksonville	32207	Office	Duval	Southside	2/29/2012	3,269	\$16.98	\$55,508	\$25.47
Private	5902974	DCF	Jacksonville	322007	Office	Duval	Southside	9/14/2012	2,226	\$24.69	\$54,960	N/A *1
Private	6500049	DEA	Jacksonville	32207	Office	Duval	Southside	12/31/2011	3,985	\$16.00	\$63,760	\$25.47
Private	8000107	DJJ	Jacksonville	32207	Office	Duval	Southside	10/31/2012	3,100	\$15.00	\$46,500	\$16.18
Private	7200152	DOAH	Jacksonville	32207	Office	Duval	Southside	6/30/2013	5,453	\$17.25	\$94,064	\$18.10

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Private	4800556	DOE	Jacksonville	32207	Office	Duval	Southside	5/31/2013	6,359	\$17.00	\$108,103	\$16.92
Private	6400209	DOH	Jacksonville	32207	Office/Clinic	Duval	Southside	6/30/2013	2,864	\$16.00	\$45,824	\$25.47
Private	6400114	DOH	Jacksonville	32207	Office	Duval	Southside	5/31/2012	751	\$17.00	\$12,767	\$16.92
Private	6400222	DOH	Jacksonville	32207	Office	Duval	Southside	10/31/2011	26,055	\$15.50	\$403,853	\$25.47
Private	6400327	DOH	Jacksonville	32216	Office/Clinic	Duval	Southside	9/30/2011	2,439	\$16.00	\$39,024	\$25.47
Private	3600004	LOTTERY	Jacksonville	32216	Office/Warehouse	Duval	Southside	3/11/2012	6,000	\$16.73	\$100,380	N/A
Private	4200365	AGR	Jacksonville	32210	Office	Duval	Westside	7/31/2012	700	\$13.11	\$9,177	N/A *1
Private	4200424	AGR	Jacksonville	32220	Office	Duval	Westside	1/31/2013	1,000	\$12.60	\$12,600	\$20.48
Private	7000744	DOC	Jacksonville	32205	Office	Duval	Westside	1/31/2013	4,199	\$22.66	\$95,149	N/A *1
Private	7001033	DOC	Jacksonville	32210	Office	Duval	Westside	6/30/2013	5,515	\$16.00	\$88,240	\$18.10
Private	7000883	DOC	Jacksonville	32254	Office	Duval	Westside	9/30/2012	4,999	\$15.50	\$77,485	N/A *1
Private	4800771	DOE	Jacksonville	32210	Office	Duval	Westside	12/31/2012	7,975	\$20.16	\$160,776	N/A
Private	6400191	DOH	Jacksonville	32208	Office/Clinic	Duval	Westside	3/31/2013	10,324	\$9.06	\$93,535	N/A *1
Private	6500042	DEA	Gulf Breeze	32561	Office	Escambia	Pensacola	11/30/2012	2,988	\$21.35	\$63,794	\$19.85
Private	1140063	AUD GEN	Pensacola	32504	Office	Escambia	Pensacola	8/31/2012	2,088	\$16.48	\$34,410	\$20.48
Private	5902959	DCF	Pensacola	32501	Office	Escambia	Pensacola	1/31/2012	400	\$15.00	\$6,000	\$16.18
Private	5902970	DCF	Pensacola	32507	Warehouse	Escambia	Pensacola	12/31/2012	8,580	\$6.28	\$53,882	\$25.47

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Private	5902931	DCF	Pensacola	32514	Office	Escambia	Pensacola	9/30/2011	27,881	\$19.50	\$543,680	N/A
Private	8000350	DJJ	Pensacola	32501	Office	Escambia	Pensacola	2/10/2013	6,500	\$23.63	\$153,595	\$25.47
Private	7200149	DOAH	Pensacola	32501	Office	Escambia	Pensacola	4/30/2012	3,999	\$17.00	\$67,983	\$17.38
Private	4800653	DOE	Pensacola	32501	Office	Escambia	Pensacola	9/30/2011	1,287	\$17.50	\$22,523	N/A *1
Private	7100229	FDLE	Pensacola	32505	Warehouse	Escambia	Pensacola	11/30/2011	3,969	\$4.78	\$18,972	N/A *1
Private	7600424	HSMV	Pensacola	32501	Office	Escambia	Pensacola	7/31/2012	1,530	\$16.98	\$25,979	\$20.48
Private	3600662	LOTTERY	Pensacola	32504	Office/Warehouse	Escambia	Pensacola	11/18/2012	6,195	\$17.00	\$105,315	\$8.78
Private	5903015	DCF	Quincy	32351	Office	Gadsden	I-10/North Florida	3/31/2012	1,848	\$8.07	\$14,913	\$16.92
Private	7100230	FDLE	Quincy	32351	Warehouse	Gadsden	I-10/North Florida	10/31/2012	4,950	\$6.56	\$32,472	\$16.92
Private	5907013	DCF	Wauchula	33873	Office	Hardee		10/31/2011	2,200	\$18.72	\$41,184	\$19.85
Private	4800523	DOE	Wauchula	33873	Office	Hardee		3/31/2012	536	\$18.70	\$10,023	\$19.85
Private	7300285	DOR	Clewiston	33444	Office	Hendry	South Central Florida Peninsula	4/30/2012	3,926	\$20.86	\$81,896	N/A
Private	5902306	DCF	Brooksville	34601	Office	Hernando	Hernando County	1/31/2012	10,796	\$22.81	\$246,257	\$8.78
Private	7109015	FDLE	Brooksville	34601	Office	Hernando	Hernando County	6/30/2011	1,000	\$0.00	\$0	\$16.18
Private	3700208	DEP	Sebring	33870	Office	Highlands	Highlands County	11/30/2012	1,800	\$19.95	\$35,910	\$16.18
Private	8000309	DJJ	Sebring	33870	Office	Highlands	Highlands County	10/31/2011	2,994	\$19.79	\$59,251	\$25.47
Private	4800767	DOE	Sebring	33870	Office	Highlands	Highlands County	1/31/2012	2,080	\$32.78	\$68,182	N/A *1

Notes:

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- N/A *3..... Clinic/Hospital data not available for this specific market
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Appendix VIII:

Listing of Private Leases Expiring by June 30, 2013, sorted by County/Market & Submarket, Agency, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7300307	DOR	Sebring	33870	Office	Highlands	Highlands County	7/31/2012	6,090	\$20.23	\$123,201	N/A *1
Private	7109013	FDLE	Sebring	32609	Office	Highlands	Highlands County	4/30/2011	2,995	\$0.00	\$0	\$8.78
Private	7100239	FDLE	Sebring	33876	Office	Highlands	Highlands County	4/30/2013	1,960	\$3.33	\$6,527	\$8.78
Private	4800780	DOE	Tampa	33610	Office	Hillsborough	Eastside Central/South	8/31/2012	1,891	\$21.80	\$41,224	N/A
Private	4200383	AGR	Tampa	33610	Office	Hillsborough	Eastside North	3/31/2012	1,998	\$15.98	\$31,928	N/A *1
Private	4200041	AGR	Tampa	33621	Office	Hillsborough		7/31/2012	587	\$7.88	\$4,626	N/A *1
Private	7600472	HSMV	Lutz	33559	Office	Hillsborough	North I-75 Corridor	8/31/2011	3,103	\$31.79	\$98,644	N/A *1
Private	6500051	DEA	Tampa	33612	Office	Hillsborough	North I-75 Corridor	3/31/2012	4,664	\$20.40	\$95,146	\$20.48
Private	8000119	DJJ	Tampa	33603	Office	Hillsborough	North I-75 Corridor	5/31/2013	12,434	\$17.18	\$213,616	\$16.18
Private	6800053	AHCA	Tampa	33607	Office	Hillsborough	Northwest	4/30/2013	13,739	\$17.40	\$239,059	\$8.78
Private	7001015	DOC	Tampa	33612	Office	Hillsborough	Northwest	1/31/2013	5,237	\$24.19	\$126,683	\$16.92
Private	6400174	DOH	Tampa	33607	Law Enfcmnt/Institua	Hillsborough	Northwest	4/30/2013	4,159	\$17.40	\$72,367	\$8.78
Private	8000347	DJJ	Tampa	33619	Office	Hillsborough	South I-75 Corridor	1/31/2012	1,798	\$19.66	\$35,349	\$16.92
Private	7001029	DOC	Tampa	33609	Office	Hillsborough	South I-75 Corridor	6/30/2013	5,139	\$17.96	\$92,296	\$25.47
Private	4800763	DOE	Tampa	33619	Office	Hillsborough	South I-75 Corridor	9/30/2011	2,578	\$17.45	\$44,986	N/A
Private	6400323	DOH	Tampa	33610	Office	Hillsborough	South I-75 Corridor	2/28/2012	1,204	\$18.00	\$21,672	\$25.47

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	7300313	DOR	Tampa	33619	Office	Hillsborough	South I-75 Corridor	4/30/2013	62,000	\$21.96	\$1,361,520	\$25.47
Private	4200181	AGR	Valrico	33594	Office	Hillsborough	South I-75 Corridor	7/31/2012	593	\$9.00	\$5,337	\$15.12
Private	7200116	DOAH	Tampa	33602	Office	Hillsborough	Tampa CBD	2/28/2012	7,788	\$24.70	\$192,364	\$19.85
Private	4100113	DLA	Tampa	33607	Office	Hillsborough	Westshore	3/14/2013	36,541	\$24.70	\$902,563	\$25.47
Private	6100027	PSC	Tampa	33609	Office	Hillsborough	Westshore	4/30/2012	3,125	\$24.90	\$77,813	\$16.18
Private	5902955	DCF	Bonifay	32425	Office	Holmes	I-10/North Florida Panhandle	5/31/2012	11,185	\$18.50	\$206,923	\$19.85
Private	6400363	DOH	Bonifay	32425	Office	Holmes	I-10/North Florida Panhandle	3/31/2013	2,662	\$7.08	\$18,847	\$25.47
Private	4200138	AGR	Vero Beach	32960	Office	Indian River	Indian River County	7/31/2012	500	\$10.80	\$5,400	\$19.85
Private	4200440	AGR	Vero Beach	32966	Office	Indian River	Indian River County	10/31/2012	3,645	\$10.37	\$37,799	\$16.18
Private	7600502	HSMV	Vero Beach	32964	Office	Indian River	Indian River County	7/31/2012	2,568	\$31.77	\$81,585	\$19.70
Private	4200205	AGR	Graceville	32440	Office	Jackson	Marianna	7/31/2012	1,806	\$4.32	\$7,802	\$19.85
Private	6700005	APD	Marianna	32446	Office	Jackson	Marianna	11/30/2011	3,674	\$14.00	\$51,436	\$25.47
Private	1140062	AUD GEN	Marianna	32447	Office	Jackson	Marianna	6/30/2012	2,657	\$16.24	\$43,150	\$25.47
Private	5902983	DCF	Marianna	32448	Office	Jackson	Marianna	12/31/2012	3,600	\$22.72	\$81,792	N/A *1

Notes:

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4800529	DOE	Marianna	32448	Office	Jackson	Marianna	5/31/2013	2,303	\$14.82	\$34,130	\$16.92
Private	7300291	DOR	Marianna	32446	Office	Jackson	Marianna	11/30/2011	9,660	\$13.75	\$132,825	\$25.47
Private	7600456	HSMV	Lady Lake	32159	Office	Lake	Lake County	7/23/2011	1,900	\$24.70	\$46,930	N/A
Private	7300248	DOR	Leesburg	32748	Office	Lake	Lake County	12/31/2011	16,945	\$18.73	\$317,380	N/A *1
Private	5902248	DCF	Tavares	32278	Office	Lake	Lake County	3/31/2012	10,734	\$19.61	\$210,494	\$15.08
Private	7001059	DOC	Tavares	32778	Office	Lake	Lake County	8/31/2012	7,419	\$16.83	\$124,862	\$19.85
Private	6400333	DOH	Tavares	32778	Warehouse	Lake	Lake County	4/30/2013	3,650	\$11.90	\$43,435	\$25.47
Private	8000340	DJJ	Cape Coral	33904	Office	Lee		3/13/2013	2,648	\$30.05	\$79,572	N/A *1
Private	6400160	DOH	Cape Coral	33909	Office/Clinic	Lee		3/31/2012	414	\$15.46	\$6,400	\$19.85
Private	1140069	AUD GEN	Ft. Myers	33907	Office	Lee		2/28/2013	1,151	\$21.71	\$24,988	\$15.08
Private	8000354	DJJ	Ft. Myers	33901	Office	Lee		5/27/2013	4,174	\$27.28	\$113,867	\$25.47
Private	8000327	DJJ	Ft. Myers	33919	Office	Lee		11/30/2011	2,325	\$17.81	\$41,408	\$25.47
Private	4800613	DOE	Ft. Myers	33916	Office	Lee		6/30/2011	3,022	\$15.00	\$45,330	N/A *1
Private	6400158	DOH	Ft. Myers	33901	Office/Clinic	Lee		3/31/2012	3,100	\$14.30	\$44,330	\$16.92
Private	6400355	DOH	Ft. Myers	33971	Office/Clinic	Lee		3/31/2013	3,570	\$28.29	\$100,995	\$16.18
Private	3700202	DEP	Ft. Myers Beach	33931	Office/Warehouse	Lee		1/31/2013	1,749	\$8.50	\$14,867	\$20.48
Private	9000011	CITIZENS	Tallahassee	32301	Office	Leon	CBD Tallahassee	7/31/2011	20,062	\$28.00	\$561,736	\$19.85

Notes:

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Private	9000007	CITIZENS	Tallahassee	32301	Office	Leon	CBD Tallahassee	7/31/2011	18,630	\$20.50	\$381,915	\$19.85
Private	4200346	AGR	Tallahassee	32303	Office	Leon	Northeast Tallahassee	6/30/2011	19,401	\$19.00	\$368,619	\$18.10
Private	6800068	AHCA	Tallahassee	32309	Warehouse	Leon	Northeast Tallahassee	10/31/2011	1,998	\$6.31	\$12,607	N/A *1
Private	5903040	DCF	Tallahassee	32301	Office	Leon	Northeast Tallahassee	1/31/2012	155	\$7.99	\$1,238	N/A *1
Private	3700207	DEP	Tallahassee	32301	Office	Leon	Northeast Tallahassee	7/31/2012	4,550	\$16.94	\$77,077	\$18.10
Private	3700216	DEP	Tallahassee	32301	Warehouse	Leon	Northeast Tallahassee	1/31/2013	600	\$5.67	\$3,402	N/A *1
Private	7300356	DOR	Tallahassee	32301	Office	Leon	Northeast Tallahassee	9/30/2011	3,260	\$23.54	\$76,740	\$18.10
Private	7700140	FWCC	Tallahassee	32308	Warehouse	Leon	Northeast Tallahassee	6/30/1950	480	\$5.80	\$2,784	N/A *1
Private	4200438	AGR	Tallahassee	32303	Office	Leon	Northwest Tallahassee	4/30/2013	1,926	\$16.81	\$32,376	\$16.18
Private	9000003	CITIZENS	Tallahassee	32303	Office	Leon	Northwest Tallahassee	7/31/2011	9,819	\$12.00	\$117,828	\$16.18
Private	5902952	DCF	Tallahassee	32303	Office	Leon	Northwest Tallahassee	10/13/2012	10,231	\$23.72	\$242,679	\$19.85
Private	5902950	DCF	Tallahassee	32303	Office	Leon	Northwest Tallahassee	9/30/2012	10,114	\$22.03	\$222,811	\$16.18
Private	5902949	DCF	Tallahassee	32312	Office	Leon	Northwest Tallahassee	1/31/2012	1,392	\$20.51	\$28,550	\$16.18
Private	3700214	DEP	Tallahassee	32303	Warehouse	Leon	Northwest Tallahassee	10/31/2012	5,995	\$7.25	\$43,464	N/A *1
Private	3700155	DEP	Tallahassee	32308	Office	Leon	Northwest Tallahassee	10/31/2011	31,993	\$14.45	\$462,299	\$16.18
Private	7300295	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	10/31/2010	46,327	\$17.14	\$794,045	\$16.18

Notes:

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Private	7300289	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	5/1/2010	29,902	\$14.78	\$441,952	\$16.18
Private	7300262	DOR	Tallahassee	32304	Office	Leon	Northwest Tallahassee	2/28/2013	34,809	\$14.78	\$514,477	\$16.18
Private	4500099	DOS	Tallahassee	32304	Warehouse	Leon	Northwest Tallahassee	3/31/2012	1,463	\$3.69	\$5,398	N/A *1
Private	7700188	FWCC	Tallahassee	32317	Warehouse	Leon	Northwest Tallahassee	3/31/2013	3,000	\$5.00	\$15,000	N/A *1
Private	4200347	AGR	Tallahassee	32303	Warehouse	Leon	Southeast Tallahassee	4/14/2012	2,611	\$3.15	\$8,225	N/A *1
Private	6800069	AHCA	Tallahassee	32399	Office	Leon	Southeast Tallahassee	2/28/2013	14,041	\$16.98	\$238,416	N/A
Private	7500034	AWI	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	6/30/2012	9,998	\$5.00	\$49,990	N/A *1
Private	750M140	AWI	Tallahassee	32399	Office	Leon	Southeast Tallahassee	6/30/2012	43,304	\$16.27	\$704,556	\$16.92
Private	6500029	DEA	Tallahassee	32301	Office	Leon	Southeast Tallahassee	8/31/2012	2,870	\$16.44	\$47,183	\$16.92
Private	3700186	DEP	Tallahassee	32301	Office	Leon	Southeast Tallahassee	3/14/2013	21,160	\$16.23	\$343,427	\$19.85
Private	3700198	DEP	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	10/14/2011	200	\$9.81	\$1,962	N/A *1
Private	8000295	DJJ	Tallahassee	32301	Warehouse	Leon	Southeast Tallahassee	4/14/2012	1,000	\$6.00	\$6,000	N/A *1
Private	7200115	DMS	Tallahassee	32301	Office	Leon	Southeast Tallahassee	2/28/2013	6,231	\$11.56	\$72,030	\$16.92
Private	7200150	DOAH	Tallahassee	32303	Office	Leon	Southeast Tallahassee	7/31/2012	3,073	\$18.32	\$56,297	\$19.85
Private	7000606	DOC	Tallahassee	32303	Office	Leon	Southeast Tallahassee	6/30/2011	263,163	\$20.50	\$5,394,842	\$16.92
Private	4800768	DOE	Tallahassee	32301	Office	Leon	Southeast Tallahassee	6/30/2011	238	\$18.45	\$4,391	\$16.92

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Private	4500107	DOS	Tallahassee	32311	Warehouse	Leon	Southeast Tallahassee	5/9/2012	350	\$10.11	\$3,539	N/A *1
Private	8000247	DJJ	Tallahassee	32304	Office	Leon	Southwest Tallahassee	4/30/2013	8,275	\$18.00	\$148,950	\$15.08
Private	6400359	DOH	Tallahassee	32304	Warehouse	Leon	Southwest Tallahassee	6/30/2012	4,960	\$9.74	\$48,310	\$19.85
Private	7700199	FWCC	Tallahassee	32310	Hangar	Leon	Southwest Tallahassee	6/30/2013	7,607	\$7.71	\$58,650	N/A
Private	5903007	DCF	Chiefland	32626	Office	Levy	Big Bend Florida	3/31/2012	6,392	\$12.15	\$77,663	\$16.92
Private	7001005	DOC	Chiefland	32649	Office	Levy	Big Bend Florida	2/22/2012	3,840	\$17.50	\$67,200	\$16.18
Private	7000593	DOC	Madison	32340	Office	Madison	I-10/North Florida	4/30/2012	2,209	\$17.51	\$38,680	\$15.08
Private	7300297	DOR	Madison	32341	Office	Madison	I-10/North Florida	3/31/2013	4,747	\$17.00	\$80,699	\$19.85
Private	4200363	AGR	Bradenton	34208	Office	Manatee	Manatee County	2/28/2012	1,343	\$19.74	\$26,511	\$25.47
Private	6700011	APD	Bradenton	34205	Office	Manatee	Manatee County	6/30/2013	2,800	\$21.90	\$61,320	\$25.47
Private	5902943	DCF	Bradenton	34205	Office	Manatee	Manatee County	6/30/2012	4,082	\$22.40	\$91,437	\$16.92
Private	8000362	DJJ	Bradenton	32405	Office	Manatee	Manatee County	12/16/2012	8,059	\$18.33	\$147,721	\$20.48
Private	6400331	DOH	Bradenton	34205	Office	Manatee	Manatee County	6/30/2013	1,308	\$21.22	\$27,756	\$19.85
Private	4200195	AGR	Ellenton	34222	Office	Manatee	Manatee County	7/31/2012	624	\$12.50	\$7,800	\$25.47
Private	4200403	AGR	Palmetto	34221	Office	Manatee	Manatee County	10/31/2011	750	\$13.56	\$10,170	\$19.85
Private	7200132	DOAH	Sarasota	34243	Office	Manatee	Manatee County	3/31/2012	3,827	\$20.99	\$80,329	\$8.78
Private	5902960	DCF	Ocala	34470	Office	Marion	Ocala	9/30/2011	951	\$22.54	\$21,436	N/A *1

Notes:

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Private	5903027	DCF	Ocala	34471	Office	Marion	Ocala	6/30/2011	4,999	\$26.74	\$133,673	N/A *1
Private	5902940	DCF	Ocala	34475	Office	Marion	Ocala	9/30/2011	7,787	\$16.13	\$125,604	\$25.47
Private	5902939	DCF	Ocala	33870	Office	Marion	Ocala	8/31/2011	4,109	\$17.49	\$71,866	\$25.47
Private	6500043	DEA	Ocala	34470	Office	Marion	Ocala	12/31/2012	3,150	\$21.79	\$68,639	N/A *1
Private	7300261	DOR	Ocala	34474	Office	Marion	Ocala	3/31/2013	11,227	\$23.62	\$265,182	\$18.10
Private	5500323	DOT	Ocala	34470	Office	Marion	Ocala	12/31/2012	3,271	\$16.75	\$54,789	N/A *1
Private	7700193	FWCC	Ocala	34470	Office	Marion	Ocala	8/15/2007	937	\$20.50	\$19,209	N/A *1
Private	7700206	FWCC	Ocala	34471	Office	Marion	Ocala	4/30/2012	912	\$25.01	\$22,809	\$16.18
Private	7008002	DOC	Bellevue	34420	Office	Marion	South Marion	4/30/2012	4,524	\$20.16	\$91,204	N/A *1
Private	4200406	AGR	Stuart	34984	Office	Martin	Martin County	12/14/2011	879	\$23.07	\$20,279	\$20.48
Private	7000662	DOC	Islamorada	33036	Office	Monroe	Monroe County	6/30/2013	2,168	\$26.37	\$57,170	N/A
Private	5902969	DCF	Key West	33040	Office	Monroe	Monroe County	9/30/2012	7,192	\$27.66	\$198,931	\$19.85
Private	6400094	DOH	Marathon	33050	Office	Monroe	Monroe County	4/30/2012	2,016	\$34.84	\$70,237	\$19.85
Private	5902901	DCF	Tavernier	33070	Office	Monroe	Monroe County	4/30/2012	2,000	\$26.72	\$53,440	N/A
Private	7300352	DOR	Crestview	32536	Office	Okaloosa	Okaloosa County	10/31/2011	10,286	\$23.77	\$244,498	\$20.48
Private	4200343	AGR	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	10/31/2012	1,314	\$16.66	\$21,891	\$16.18
Private	7900065	DBPR	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa County	7/1/2009	2,777	\$18.13	\$50,347	\$19.85
Private	4300123	DFS	Ft. Walton Beach	32548	Office	Okaloosa	Okaloosa County	2/14/2013	2,777	\$15.60	\$43,321	\$19.85
Private	4800554	DOE	Ft. Walton Beach	32547	Office	Okaloosa	Okaloosa County	8/31/2011		\$19.00	\$56,962	\$19.85

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									2,998			
Private	7001002	DOC	Shalimar	32579	Office	Okaloosa	Okaloosa County	1/31/2012	5,997	\$19.09	\$114,483	\$20.48
Private	7300236	DOR	Okeechobee	33497	Office	Okeechobee	South Central Florida Peninsula	9/30/2011	2,321	\$19.13	\$44,401	\$25.47
Private	4800646	DOE	Apopka	32703	Office	Orange	436 Corridor/Cassellberry/408	5/31/2013	1,120	\$17.60	\$19,712	\$16.18
Private	5902918	DCF	Orlando	32807	Office	Orange	436 Corridor/Cassellberry/408	7/31/2011	2,320	\$23.64	\$54,845	\$19.85
Private	3600688	LOTTERY	Orlando	32707	Office/Warehouse	Orange	Altamonte/Longwood/Cassellberry	10/13/2012	9,262	\$21.91	\$202,930	\$16.92
Private	4100102	DLA	Orlando	32801	Office	Orange	CBD/Downtown/Uptown	10/31/2011	17,557	\$24.25	\$425,757	\$16.92
Private	5902912	DCF	Orlando	32808	Office	Orange	CBD/Winter Park/Maitland	10/31/2012	26,487	\$19.43	\$514,642	\$16.18
Private	3700116	DEP	Orlando	32802	Office	Orange	Colonial Cor./John Young/Fashion Sq.	9/30/2012	39,915	\$21.02	\$839,013	\$25.47
Private	4300120	DFS	Orlando	32803	Office	Orange	Colonial Cor./John Young/Fashion Sq.	3/31/2013	6,383	\$20.48	\$130,724	N/A *1
Private	5902891	DCF	Orlando	32805	Office	Orange	Michigan Ave./S. Orange Ave.	9/30/2011	800	\$21.97	\$17,576	\$25.47
Private	4200415	AGR	Orlando	32809	Office/Clinic	Orange	Orlando Central Park/Southpark	5/12/2012	180	\$10.00	\$1,800	\$18.10
Private	5500349	DOT	Orlando	32809	Office	Orange	Southwest/Tourist/Celebration	4/30/2012	3,897	\$17.99	\$70,107	\$19.38
Private	7100216	FDLE	Orlando	32817	Office	Orange	University/Research Park	7/31/2011	3,954	\$20.07	\$79,357	\$25.47

Notes:

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Appendix VIII:

Listing of Private Leases Expiring by June 30, 2013, sorted by County/Market & Submarket, Agency, and Lease ID

Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	5909077	DCF	Kissimmee	34744	Office	Osceola	Osceola/Kissimmee	3/31/2012	2,185	\$0.00	\$0	\$16.92
Private	7300287	DOR	Kissimmee	34741	Office	Osceola	Southwest/Tourist/Celebration	1/31/2013	4,946	\$23.19	\$114,698	\$25.47
Private	7300320	DOR	Wexford	15090	Office	Other State		4/30/2013	4,579	\$21.85	\$100,051	N/A
Private	7900075	DBPR	Belle Glade	33430	Office	Palm Beach	Jupiter/Tequesta/Juno	9/30/2011	430	\$19.53	\$8,398	\$19.85
Private	4800760	DOE	Belle Glade	33430	Office	Palm Beach	Jupiter/Tequesta/Juno	11/30/2011	900	\$18.00	\$16,200	\$19.85
Private	5902878	DCF	Lake Worth	33461	Office	Palm Beach	Lake Worth	12/31/2011	24,987	\$22.81	\$569,953	\$25.47
Private	4300131	DFS	West Palm Beach	33405	Office	Palm Beach	Palm Beach CBD	3/31/2013	17,369	\$20.35	\$353,459	N/A *1
Private	4100107	DLA	West Palm Beach	33407	Office	Palm Beach	Palm Beach CBD	1/31/2012	23,437	\$26.00	\$609,362	N/A *1
Private	4200348	AGR	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	6/30/2012	4,458	\$23.96	\$106,814	N/A *1
Private	4200349	AGR	West Palm Beach	32409	Office	Palm Beach	Suburban West Palm Beach	9/30/2011	759	\$13.30	\$10,095	\$18.10
Private	4300156	DFS	West Palm Beach	33401	Law Enfcmnt/Institua	Palm Beach	Suburban West Palm Beach	8/31/2011	8,527	\$19.15	\$163,292	\$25.47
Private	7200120	DOAH	West Palm Beach	33417	Office	Palm Beach	Suburban West Palm Beach	3/31/2012	7,601	\$24.10	\$183,184	\$16.18
Private	7000983	DOC	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	9/30/2012	11,313	\$23.18	\$262,235	\$25.47
Private	4800667	DOE	West Palm Beach	33401	Office	Palm Beach	Suburban West Palm Beach	2/28/2013	3,896	\$22.46	\$87,504	\$25.47
Private	6400169	DOH	West Palm Beach	33410	Office	Palm Beach	Suburban West Palm Beach	1/31/2012	3,537	\$20.50	\$72,509	N/A *1
Private	7700123	FWCC	Wellington	33414	Office/Warehouse	Palm Beach	West Palm Beach	12/31/1950	1,420	\$14.82	\$21,044	N/A *1

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Private	5902807	DCF	West Palm Beach	33407	Warehouse	Palm Beach	West Palm Beach	6/30/2012	4,060	\$10.00	\$40,600	N/A *1
Private	7700107	FWCC	West Palm Beach	33416	Warehouse	Palm Beach	West Palm Beach	10/31/1950	2,880	\$4.25	\$12,240	\$20.48
Private	7600525	HSMV	West Palm Beach	33406	Hangar	Palm Beach		6/30/2012	900	\$9.14	\$8,226	\$25.47
Private	7000649	DOC	Dade City	33526	Office	Pasco	Pasco County	5/31/2013	3,701	\$22.04	\$81,570	\$25.47
Private	4300151	DFS	New Port Richey	34668	Office	Pasco	Pasco County	4/30/2012	387	\$18.60	\$7,198	\$8.78
Private	8000153	DJJ	New Port Richey	34654	Office	Pasco	Pasco County	4/30/2012	6,244	\$16.79	\$104,837	\$20.48
Private	7000810	DOC	New Port Richey	34654	Office	Pasco	Pasco County	6/30/2011	5,605	\$17.50	\$98,088	\$20.48
Private	6400339	DOH	New Port Richey	34656	Office	Pasco	Pasco County	8/31/2012	2,516	\$16.70	\$42,017	\$20.48
Private	7000979	DOC	Clearwater	33756	Office	Pinellas	Clearwater Downtown	7/31/2011	7,938	\$21.98	\$174,477	\$17.35
Private	7700174	FWCC	Pinellas Park	33781	Warehouse	Pinellas	Gateway	6/30/1950	600	\$14.92	\$8,952	N/A *1
Private	7700215	FWCC	St. Petersburg	33711	Warehouse	Pinellas	Gateway	2/28/1950	500	\$8.35	\$4,175	\$25.47
Private	7600423	HSMV	Clearwater	33762	Office	Pinellas	Mid-Pinellas/Gateway	7/31/2012	2,458	\$26.20	\$64,400	\$25.47
Private	7000785	DOC	Tarpon Springs	34689	Office	Pinellas	North Pinellas	6/30/2013	3,732	\$22.42	\$83,671	N/A *1
Private	4800758	DOE	St. Petersburg	33701	Office	Pinellas	South St. Petersburg	10/31/2011	2,371	\$17.00	\$40,307	N/A *1
Private	7700203	FWCC	Pinellas Park	33781	Warehouse	Pinellas	West Pinellas - Central	3/31/2013	6,366	\$7.03	\$44,753	\$25.47
Private	7700197	FWCC	Pinellas Park	34665	Warehouse	Pinellas	West Pinellas - Central	1/14/2012	2,250	\$7.42	\$16,695	\$8.78

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Private	5902504	DCF	Lakeland	33813	Office	Polk	Lakeland Office Market	10/31/2011	12,564	\$15.50	\$194,742	N/A *1
Private	7200142	DOAH	Lakeland	33813	Office	Polk	Lakeland Office Market	8/31/2012	4,121	\$17.00	\$70,057	\$25.47
Private	7000945	DOC	Lakeland	33813	Office	Polk	Lakeland Office Market	3/31/2012	4,635	\$19.34	\$89,641	\$25.47
Private	4800769	DOE	Lakeland	33801	Office	Polk	Lakeland Office Market	7/31/2012	1,365	\$21.00	\$28,665	\$25.47
Private	6400286	DOH	Lakeland	33803	Office	Polk	Lakeland Office Market	12/31/2011	1,552	\$14.61	\$22,675	N/A
Private	6400229	DOH	Lakeland	33803	Office	Polk	Lakeland Office Market	2/28/2013	2,580	\$12.70	\$32,766	\$15.08
Private	7109020	FDLE	Lakeland	33815	Office	Polk	Lakeland Office Market	6/30/2011	2,800	\$0.00	\$0	\$19.85
Private	6400239	DOH	Haines City	33844	Office/Clinic	Polk	Outlying Polk County	5/31/2012	2,016	\$8.33	\$16,793	N/A
Private	4300158	DFS	Lake Wales	33859	Office	Polk	Outlying Polk County	1/31/2012	3,914	\$23.48	\$91,901	N/A *1
Private	7000897	DOC	Lake Wales	33853	Office	Polk	Outlying Polk County	6/30/2013	2,381	\$16.17	\$38,501	\$25.47
Private	7700109	FWCC	Lakeland	33811	Warehouse	Polk	Southwest Lakeland	6/30/1950	200	\$4.80	\$960	N/A *1
Private	5902927	DCF	Palatka	32177	Office	Putnam	Ocala	12/31/2012	8,938	\$19.87	\$177,598	N/A *1
Private	7300235	DOR	Palatka	32177	Office	Putnam	Ocala	12/31/2011	5,511	\$17.95	\$98,922	\$25.47
Private	3700117	DEP	Jay	32565	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2011	713	\$4.63	\$3,301	\$25.47
Private	8000226	DJJ	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2012	3,038	\$15.50	\$47,089	\$8.78

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Lease Type	Lease ID	Agency	Facility City	Facility Zip Code	Space Type	County / Market	Real Estate Submarket	Lease End	Square Footage	Rate / Sq Ft	Annual Rent	Market Rate / Sq Ft
Private	4100122	DLA	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	6/30/2011	1,005	\$11.50	\$11,558	\$16.18
Private	7000774	DOC	Milton	32570	Office	Santa Rosa	I-10/North Florida Panhandle	8/31/2012	3,525	\$16.02	\$56,471	\$8.78
Private	5902966	DCF	Navarre	32566	Office	Santa Rosa	I-10/North Florida Panhandle	3/31/2013	2,714	\$19.00	\$51,566	N/A
Private	7600476	HSMV	Gulf Breeze	32563	Office	Santa Rosa	Pensacola	4/12/2012	2,429	\$20.13	\$48,896	\$16.92
Private	1140014	AUD GEN	Sarasota	34234	Office	Sarasota	Sarasota County	8/31/2012	900	\$20.37	\$18,333	\$16.18
Private	5907006	DCF	Sarasota	34234	Office	Sarasota	Sarasota County	6/30/2013	15,384	\$23.31	\$358,601	\$16.18
Private	4300153	DFS	Sarasota	34232	Office	Sarasota	Sarasota County	8/31/2012	1,725	\$25.07	\$43,246	N/A *1
Private	7000597	DOC	Sarasota	34234	Office	Sarasota	Sarasota County	3/31/2013	2,809	\$27.27	\$76,601	\$25.47
Private	7300338	DOR	Sarasota	34236	Office	Sarasota	Sarasota County	7/31/2011	26,090	\$24.00	\$626,160	\$16.18
Private	7100237	FDLE	Sarasota	34243	Office	Sarasota	Sarasota County	6/30/2012	1,000	\$9.90	\$9,900	N/A *1
Private	8000271	DJJ	Venice	32485	Office	Sarasota	Sarasota County	9/30/2012	2,300	\$18.16	\$41,768	\$25.47
Private	7001017	DOC	Casselberry	32707	Office	Seminole	436 Corridor/Casselberry/408	6/30/2013	5,709	\$20.00	\$114,180	\$19.85
Private	4800674	DOE	Casselberry	32707	Office	Seminole	436 Corridor/Casselberry/408	6/30/2013	2,700	\$21.53	\$58,131	N/A
Private	5902913	DCF	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	2/28/2012	18,747	\$21.42	\$401,561	\$18.10
Private	5902886	DCF	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	6/21/2011	2,126	\$16.00	\$34,016	\$16.92

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Private	8000339	DJJ	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	4/30/2012	9,056	\$21.58	\$195,428	\$16.18
Private	7000981	DOC	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	8/31/2011	8,783	\$22.44	\$197,091	\$18.10
Private	4800709	DOE	Sanford	32771	Office	Seminole	Lake Mary/Heathrow	6/30/2011	1,145	\$18.47	\$21,148	N/A *1
Private	7300253	DOR	Sanford	32773	Office	Seminole	Lake Mary/Heathrow	4/30/2012	7,904	\$18.93	\$149,623	\$16.18
Private	6400369	DOH	Sanford	32771	Warehouse	Seminole	Lake Mary/Sanford	9/30/2012	3,300	\$8.18	\$26,994	\$19.85
Private	4200225	AGR	Hastings	32145	Office	St. Johns	St. Johns County	7/31/2012	505	\$7.49	\$3,782	\$16.18
Private	4800782	DOE	St. Augustine	32086	Office	St. Johns	St. Johns County	6/30/2013	2,492	\$22.00	\$54,824	\$25.47
Private	6500050	DEA	Ft. Pierce	32947	Office	St. Lucie	St. Lucie County	6/30/2013	680	\$19.55	\$13,294	\$16.18
Private	1140071	AUD GEN	Port St. Lucie	34986	Office	St. Lucie	St. Lucie County	4/30/2011	1,062	\$18.62	\$19,774	\$16.18
Private	7600495	HSMV	Port St. Lucie	34981	Office	St. Lucie	St. Lucie County	5/20/2012	3,398	\$52.14	\$177,172	\$8.78
Private	5902953	DCF	Live Oak	32060	Office	Suwannee	I-10/North Florida	5/31/2012	4,999	\$31.15	\$155,719	\$25.47
Private	7000860	DOC	Daytona Beach	32114	Office	Volusia	Volusia County	4/30/2012	9,998	\$19.87	\$198,660	\$19.85
Private	4800679	DOE	Daytona Beach	32118	Office	Volusia	Volusia County	5/31/2012	586	\$17.00	\$9,962	\$25.47
Private	7300230	DOR	Daytona Beach	32174	Office	Volusia	Volusia County	10/31/2011	9,232	\$19.54	\$180,393	\$16.92

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Private	7300212	DOR	Daytona Beach	32174	Office	Volusia	Volusia County	10/31/2011	15,348	\$19.54	\$299,900	\$16.92
Private	5902438	DCF	Deland	32721	Office	Volusia	Volusia County	10/31/2011	10,640	\$16.75	\$178,220	\$15.08
Private	8000102	DJJ	Deland	32724	Office	Volusia	Volusia County	2/28/2012	4,205	\$18.00	\$75,690	\$25.47
Private	5500350	DOT	Deland	32720	Office	Volusia	Volusia County	10/31/2012	2,978	\$16.50	\$49,137	N/A
Private	7600500	HSMV	Deland	32721	Office	Volusia	Volusia County	10/8/2012	3,668	\$17.82	\$65,364	\$16.92
Private	4800744	DOE	Orange City	32763	Office	Volusia	Volusia County	5/31/2012	2,223	\$30.24	\$67,224	\$18.50
Private	7000688	DOC	Ormond Beach	32175	Office	Volusia	Volusia County	11/30/2011	4,545	\$21.19	\$96,309	N/A
Private	4800738	DOE	Ormond Beach	32174	Office	Volusia	Volusia County	2/29/2012	2,503	\$21.72	\$54,365	\$18.50
Private	4200427	AGR	Port Orange	32127	Office	Volusia	Volusia County	2/28/2013	480	\$14.06	\$6,749	\$16.18
Private	5903014	DCF	Crawfordville	32327	Office	Wakulla	Forgotten Coast	3/31/2012	1,561	\$8.07	\$12,597	\$17.38
Private	4800783	DOE	Crawfordville	32327	Office	Wakulla	Forgotten Coast	6/30/2012	200	\$25.65	\$5,130	\$25.47
Private	5902954	DCF	Defuniak Springs	32425	Office	Walton	I-10/North Florida Panhandle	7/31/2012	3,634	\$17.54	\$63,740	\$18.50

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Appendix IX:
DMS 2011 Supervision Trust Fund Accrual Analysis

Department of Management Services
Accrual Fund Balance Analysis
Facilities Management/Supervision Trust Fund

	Actual 6/30/2011	Appropriation FY 2011/12	LBR FY 2012/13	LBR FY 2013/14	LBR FY 2014/15
Total Fund Balance	10,581,510	14,981,673	12,209,685	8,261,042	3,434,997
Revenues:					
Transfer from SBA - O & M	57,982,781	52,699,939	51,903,965	51,985,075	51,932,080
Transfer from SBA - Capital Depreciation	12,876,232	8,300,906	8,147,966	8,147,966	8,147,966
Central Maintenance Facility	6,682	6,682	6,682	6,682	6,682
Utility Collections & Landscaping (DOT Parkway)	52,381	52,381	52,381	52,381	52,381
Misc. Services - Building Tenants	4,032	4,032	4,032	4,032	4,032
Rental Receipts	33,700	33,700	33,700	33,700	33,700
Paid Parking Fees - State Agencies	130,873	130,873	130,873	130,873	130,873
Paid Parking Fees - Non-State	59,452	59,452	59,452	59,452	59,452
Paid Parking Fees - Employees	608,292	608,292	608,292	608,292	608,292
Investment Income	517,409	400,000	300,000	200,000	100,000
Reimb. For Hurricanes - Cap Dep.	0				
Refunds and Reimbursements	94,895				
Total Revenue	72,366,730	62,296,257	61,247,343	61,228,453	61,075,458
Total Available (Fund Balance + Revenue)	82,948,240	77,277,930	73,457,027	69,489,495	64,510,455
Expenditures/Encumbrances:					
Salaries and Benefits 010000	13,117,543	12,924,942	12,924,942	12,924,942	12,924,942
Other Personal Services 030000	16,703	17,000	17,000	17,000	17,000
Expenses 040000	4,611,314	4,585,071	4,585,071	4,585,071	4,585,071
Operating Capital Outlay 060000	68,865	73,727	73,727	73,727	73,727
Contracted Services - Base Budget	8,775,581	8,895,794	8,895,794	8,895,794	8,895,794
LBR Issue - Legal Services Contingency			50,000	50,000	50,000
Risk Management Insurance 103241	307,139	413,226	413,226	413,226	413,226
State Utility Payments	16,022,912	19,348,977	19,348,977	19,348,977	19,348,977
Deferred - Payment Commodity Contract	1,023,100	1,907,550	1,907,550	1,907,550	1,907,550
LBR Issue - Deferred-Payment Commodity Contract Reduction			-250,000	-250,000	-250,000
HR Statewide Contract 105280	98,690	91,577	91,577	91,577	91,577
Data Processing - SSSRC 210021	86,261	95,068	95,068	95,068	95,068
Capitol Maintenance 108900	50,000	50,000	50,000	50,000	50,000
Interior Refurbishment - NR 100857	1,390,145	1,446,080	1,429,509	1,429,509	1,429,509
TR/FDLE - Capitol Police 100661	6,091,133	5,843,519	5,843,519	5,843,519	5,843,519
G/A-Deepwater Horizon	0				
Transfer to DEP		320,000			
DMS/Facilities Security 100854	1,176,580	1,148,387	1,148,387	1,148,387	1,148,387
Subtotal - Operating	52,835,966	57,160,918	56,624,347	56,624,347	56,624,347
Fixed Capital Outlay-Other (Life safety, Envir, ADA)	1,278,079	Included below	Included below	Included below	Included below
Fixed Capital Outlay-Capital Depreciation	11,598,153	8,300,906	8,147,966	8,147,966	8,147,966
Subtotal - Total Fixed Capital Outlay	12,876,232	8,300,906	8,147,966	8,147,966	8,147,966
Non-Operating					
Administrative Assessment Fee	2,056,486	2,364,959	2,364,959	2,364,959	2,364,959
Trans to GR - 8.0% Svc Chg	99,989	85,420	77,420	69,420	61,420
Refunds-Non-State	97,894				
Estimated Reversions-Utilities	0	-2,843,957	-2,018,706	-1,152,193	-242,354
Subtotal - Nonoperating	2,254,368	-393,579	423,673	1,282,186	2,184,025
Total Expenditures/Encumbrances	67,966,566	65,068,245	65,195,985	66,054,498	66,956,337
Ending Unreserved Fund Balance	14,981,673	12,209,685	8,261,042	3,434,997	(2,445,882)
Rental Rate Increase Not Needed Until FY 2014-15		(2.32)	(1.57)	(0.65)	0.47

(Current Rental Rate for FY 2011-12 is \$17.18 per square foot)

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Appendix X:
DMS 2011 Strategic/Five Year Leasing Plan

This is a cover page for the 2011 Strategic/Five Year Leasing Plan that is provided in its entirety as an appendix to this report.

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2011

Strategic/Five Year

Leasing Plan



DOR buildings

Grizzle building

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Executive Summary

Introduction

Real Property is a strategic asset of the state, and effectively managing the valuable state resources assigned to the Department of Management Services (DMS) is one of the DMS core business functions. DMS has both the responsibility and authority to oversee leases for private space and, accordingly, has implemented the necessary program to effectively oversee those leased facilities. A central principle within the DMS Strategic/Five Year Leasing Plan is the larger concept and objective that the state can derive the greatest value for its investment in real estate assets when it employs a comprehensive real estate portfolio management strategy. All the leasing strategies and implementing initiatives discussed in this plan are elements that support the continuing development of a real estate portfolio management framework.

This plan discusses the application of DMS' five year strategy within its leasing program. The DMS Bureau of Lease Management's strategy focuses on developing a series of coordinated policies and best practices to effectively support, oversee, and execute lease contracts for spaces needed by state agencies.

For the overall effectiveness of the portfolio of real estate assets, when appropriate, DMS engages stakeholders to provide data and expertise needed to make informed decisions about land acquisition, space usage, and the disposition of the state's real estate portfolio in an integrated manner. With this broader perspective, DMS is advancing a collaborative leasing service delivery model to develop and implement standards, protocols, and practices for optimizing space that will involve better space acquisition and space usage templates or standards. One key element in this more collaborative service delivery strategy is an increased role and reliance on the state's tenant brokers to help identify the most productive initiatives and ensure tighter adherence to state leasing program goals, as well as industry standards.

While this 2011 Strategic/Five Year Leasing Plan serves as a standalone document, it is also a component of the DMS 2011 Master Leasing Report, addressing the need for a five year plan, as required in section 255.25(4)(c), Florida Statutes. This Strategic/Five Year Leasing Plan also addresses the requirement for a strategic plan identified by section 255.249(3)(b), Florida Statutes.

Problem Statement

The State of Florida does not currently have a comprehensive mechanism or framework for managing its vast and diverse portfolio of statewide real estate assets. The DMS Division of Real Estate Development and Management (REDM) has oversight for all leased space, but has the management responsibility for less than one percent of state-owned buildings (i.e., only 109 of the 17,999 agency reported facilities). Individual agencies have a high degree of autonomy over the acquisition and administration of workspaces.

The Florida Legislature has placed leased property oversight responsibility in a single program within DMS, but the lack of an equally comprehensive framework for the oversight and managing the state's vast and diverse owned portfolio makes it difficult for Florida to realize many of the potential benefits from its significant real estate investments.

Strategic Goal

DMS, in following the lead of the Governor and the Legislature, seeks to reduce overall leasing costs by 20 percent over the next two years. DMS will accomplish this through creation of a more collaborative,

proactive leasing service delivery model and implementing standards and best practices across all state agencies through the following initiatives:

- Optimization of state-owned buildings.
- Enhanced space acquisition protocols.
- Refined governance processes.
- Maximum use of the state's tenant broker program.

I. Implementing Initiatives

This section provides an overview of the current and planned initiatives.

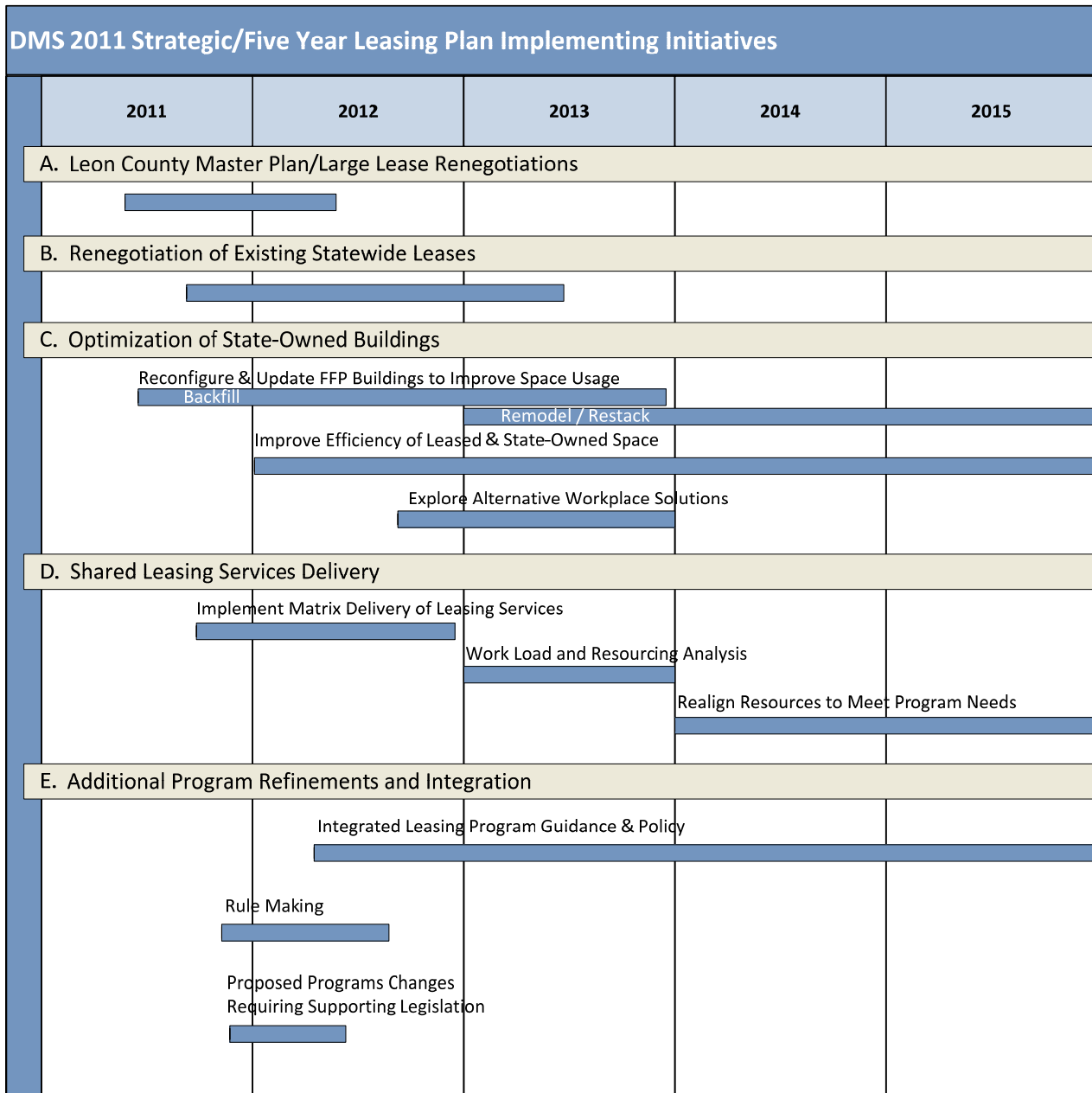


Figure 1: Overview of Initiatives Intended to Implement the DMS Strategic/Five Year Leasing Plan

A. Leon County Master Plan/Large Lease Renegotiations (Chapter 2011-47, Laws of Florida)

Overview of Initiative

Chapter 2011-47, Laws of Florida, directs DMS to use the services of a tenant broker to renegotiate all leases over 150,000 square feet (SF). Pursuant to Chapter 2011-47, Laws of Florida, DMS solicited proposals from the state's three statewide tenant brokers and selected Vertical Integration, Inc., to complete a Leon County Master plan in compliance with the direction in Section 76, which states:

"Section 76: In order to implement Specific Appropriations 2587 through 2597 of the 2011-2012 General Appropriations Act and notwithstanding chapter 255, Florida Statutes, the Department of Management Services shall use the services of a tenant broker to renegotiate all leases over 150,000 square feet. Based on the renegotiations, and by September 30, 2011, the department shall report to the Legislative Budget Commission the projected savings, implementation costs, and recommendations for leases to terminate.

(1) The report shall also identify any leases that do not comply with state law or the State Constitution, including noncompliance due to a nonappropriation clause, and include recommendations to bring such leases into compliance by June 30, 2012.

(2) State agencies shall propose budget amendments pursuant to chapter 216, Florida Statutes, to place the budget authority associated with the cost savings into reserve. If it is determined that additional savings may be derived from consolidating, collocating, and or restacking office space, the Executive Office of the Governor may transfer funds appropriated between agencies, subject to the notice, review, and objection procedures of s. 216.177, Florida Statutes.

(3) This section expires July 1, 2012."

The Tallahassee area is uniquely important to state government operations. Approximately 50 percent of the 6,748,153 total SF of office space that agencies use statewide is located in Tallahassee. The ratio of office space that agencies occupy in FFP building offices and the private sector leased offices in Tallahassee is split 44 percent to 56 percent, respectively. The full research and planning conducted for the Leon County Master Plan will be available on September 30, 2011, shortly after submission of this plan.

Strategies

To help address the various issues associated with the Tallahassee area office space supply and demand, DMS has engaged Vertical Integration, Inc., one of state's three tenant brokers, to implement a four phase study that included coordination with the impacted agencies and interaction with the private sector landlords for the largest leases in the state's portfolio. A project plan was developed that details the approach Vertical Integration, Inc., has taken through each of the four phases: Kick-Off Activities, Due Diligence, Analysis, and Recommendations. Once the plan is complete, and recommendations for proposed savings are reported to the Legislative Budget Commission (LBC), DMS will continue to work with Vertical Integration, Inc., to implement the countywide office space plan.

The plan, with the required update report for the Legislature, is nearing completion. Recommendations are being developed to assist DMS in significantly reducing the state's private lease costs. The Leon County Master Plan will provide an occupancy plan for the county that saves money through enhanced or better use of existing private leases, state-owned space, and restructured lease terms.

This effort considered the leases for office space under the purview of DMS and those agency locations (excluding universities) that have significant excess capacity. There are six leases statewide over 150,000 SF. Though all six leases have been reviewed, the plan places primary focus on four long-term leases in Leon County. These four are commonly referred to as the “master leases” and provide the best opportunity for cost savings. There are 13 agencies located in these four master lease locations:

- Ft. Knox Office Complex, which houses the Agency for Health Care Administration.
- Tallahassee Center (formerly known as The Koger Center), which houses the departments of Financial Services, Juvenile Justice, Education, Transportation, State, and Health, as well as the Fish and Wildlife Conservation Commission and the Agency for Workforce Innovation.
- Northwood Centre, which houses the departments of Business and Professional Regulation, Children & Families, and State, as well as the Agency for Workforce Innovation.
- Winewood Office Complex, which houses the departments of Children & Families (DCF) and Management Services, as well as the Agency for Workforce Innovation (through a sublease from DCF).

These four locations house 5,754 full time equivalent (FTE) positions at an average efficiency of 264 SF/FTE. As part of this study, Vertical Integration, Inc., explored the potential for improved efficiency of these locations, and, based on the targeted efficiencies, they identified a theoretical excess of over 450,000 SF. DMS is using the services of Vertical Integration, Inc., to renegotiate these four leases, and DMS will provide an update, to include projected savings, implementation costs, and recommendations for leases to terminate, to the LBC by September 30, 2011.

B. Renegotiation of Existing Statewide Lease (Chapter 2011-47, Laws of Florida)

Overview of Initiative

Chapter 2011-47, Laws of Florida, further requires state agencies, in cooperation with DMS, to renegotiate or re-procure all private leases expiring before June 30, 2013, in excess of 2,000 SF. DMS requested that all agencies choose one of the state’s three tenant brokers for their services related to these leases.

Currently, a significant number of leases do not undergo a competitive procurement because they fall below the 5,000 SF threshold, use renewal options, or execute a stay-in-place lease. The competitive procurement process drives competitive lease terms and achieves savings for the state. Estimated savings from past experience equal a ten-percent reduction in rental rate and another ten-percent savings using concessions like free rent or moving allowances.

Strategies

Historically, only a small portion of agency lease transactions use the services of a tenant broker. By encouraging agencies to engage the services of a tenant broker to identify appropriate cost-saving strategies as outlined below, greater savings can be achieved.

Lease Assessment Methodology

- Determine current occupancy costs to include the cost per SF and current efficiency of the lease.

- Use published data to determine if any state-owned space (both FFP or agency-owned) is available for consolidation, especially where private lease rates are higher than the state’s rate of \$17.18/SF.
- Identify all other compatible state agency leases located within the same zip code to evaluate whether co-location is viable.
- Identify all leases with the impacted agency within the same county to evaluate whether consolidations are viable.
- If analysis validates the current location is a viable long-term location, attempt to renegotiate the lease immediately using current occupancy cost standards.
- If analysis determines the current location is not a viable long-term location or if the renegotiation attempts did not yield preferred results (as noted above) for the state, proceed with a competitive procurement in the marketplace, which could include a co-location with another agency.

For these cost-saving strategies to be effective beyond the next two fiscal years, it is imperative that state agencies continue to use the state’s tenant broker services for this initiative as well as future procurements.

Data that DMS and the tenant brokers are collecting and tracking for this initiative on each of the roughly 270 private leases that expire before July 2013 and are for more than 2,000 SF includes the following:

- | | |
|---|---|
| • <i>Lease Number</i> | • <i>Agency</i> |
| • <i>Selected/Assigned Tenant Broker</i> | • <i>County</i> |
| • <i>City</i> | • <i>Zip</i> |
| • <i>Current SF of Lease</i> | • <i>Current SF / FTE</i> |
| • <i>Current Lease Expiration Date</i> | • <i>Current FTE</i> |
| • <i>Current Rate / SF</i> | • <i>Average Current Market Rate</i> |
| • <i>Consider Consolidation Opportunities</i> | • <i>Lease # of Consolidation Candidates (in same county)</i> |
| • <i>Consider Co-Location Opportunities</i> | • <i>Lease # of Co-Location Candidates (in same zip code)</i> |
| • <i>What FFP Space Should Be Considered</i> | • <i>If and When Renegotiation was Attempted</i> |
| • <i>Initiate Reprocurement</i> | • <i>Target Kick Off Date -Contact Landlord</i> |
| • <i>If and When a New RSN was Received</i> | • <i>Previous Savings/ Cost Avoidance (within specific timeframe)</i> |
| • <i>Tenant Broker Comments</i> | • <i>Agency Comments</i> |

In compliance with the direction of the Legislature, DMS will provide an update to the Governor’s Office and the Legislature, on the status of lease renegotiations and resultant savings, no later than March 1, 2012.

C. Optimization of State-Owned Buildings

Overview of Initiatives

To best control leasing costs, DMS must ensure that available state-owned space is used to meet agency leased space needs, if appropriate, before approving an agency’s lease for private sector space. As noted in

the 2011 State Facilities Inventory Report, Florida agencies reported ownership for 17,999 facilities¹. In the coming year, with the implementation of the Florida State Owned Land Records Information System (FL-SOLARIS), DMS will have better information on the nature and capabilities of these thousands of facilities. However, at present, DMS has management authority and responsibility for only 109 facilities, with 104 of those in the FFP. DMS will continue to focus resources on managing the occupancy and usage of the FFP before approving execution of private leases for similar spaces. DMS will also provide guidance to agencies for maximizing the usage of office buildings they own, but any such guidance is non-binding until such time as DMS' responsibility for the Real Estate Portfolio might be expanded beyond the FFP.

Strategies

Two different approaches are planned to optimize the use of FFP buildings. Though the FFP operates at 96 percent occupancy, the first priority is to back fill vacant space, as appropriate, and do so with minimal renovations. The second priority, which is a longer-term strategy, is to reconfigure and remodel FFP assets to improve space usage, house more state employees, and shrink the overall footprint of the state's private lease portfolio.

Renovating or remodeling FFP buildings to back fill vacancies or optimize space usage is somewhat easier in theory than it is to execute. The major constraint continues to be the limited availability of funding for the typical tenant required space refresh and/or reconfiguration modifications to move state agencies from private leased space to state-owned space.

Unlike the current private sector environment, where upfront funding for necessary tenant improvements are built into the rental rate and amortized over the term of the lease, the current model for tenant changes to FFP office space requires agencies to fund their reconfigurations and modifications up front. This dynamic frequently prevents agencies who would otherwise occupy space in the FFP from doing so. Challenges include the type of improvements that are necessary to backfill the space.

The two types of improvements to building layouts are considered either a renovation or remodeling. The terms are often used interchangeable as "tenant improvements" but have distinct characteristics from a state budgeting perspective:

- Renovation: Replace existing finishes (new floor finishes, repaint walls, replace lay-in ceiling tile) without any reconfiguration of interior partitions (wall) or ceilings. This also includes rearrangement of modular furnishings that do not adversely impact life safety ingress/egress.

These types of improvements are most commonly referred to as Tenant Improvements.

Appropriations for these projects within the FFP are funded through a portion of the DMS rental rate (.25 cents) in the Supervision Trust Fund. *Current fiscal year appropriation is approximately \$1.5 million.*

- Remodeling: Reconfigure existing walls, lighting fixtures, ceiling tiles, or mechanical systems.

¹ For the 2011 facility data reporting by agencies, "Facility" refers to a building, structure, or building system, not including transportation facilities of the state transportation system. For the purpose of the 2011 State Facilities Inventory Report the term facility is used interchangeably for a building or improved structure. Per section 216.0152, Florida Statutes, there was no minimum threshold for reporting facility information. Agencies were given the "rule of thumb" that if the facility has a roof, and is not adjoined to another facility, no matter what size it might be, the facility should be reported.

These types of improvements are commonly referred to as fixed capital outlay projects. Appropriations for these projects within the FFP are also funded through a portion of the DMS rental rate (e.g., \$1.38 or eight percent for Capital Depreciation) in the Supervision Trust Fund.

The pie chart in Figure 2 demonstrates how the \$17.18/SF rental fee for FFP office space is used to support FFP maintenance and operations.

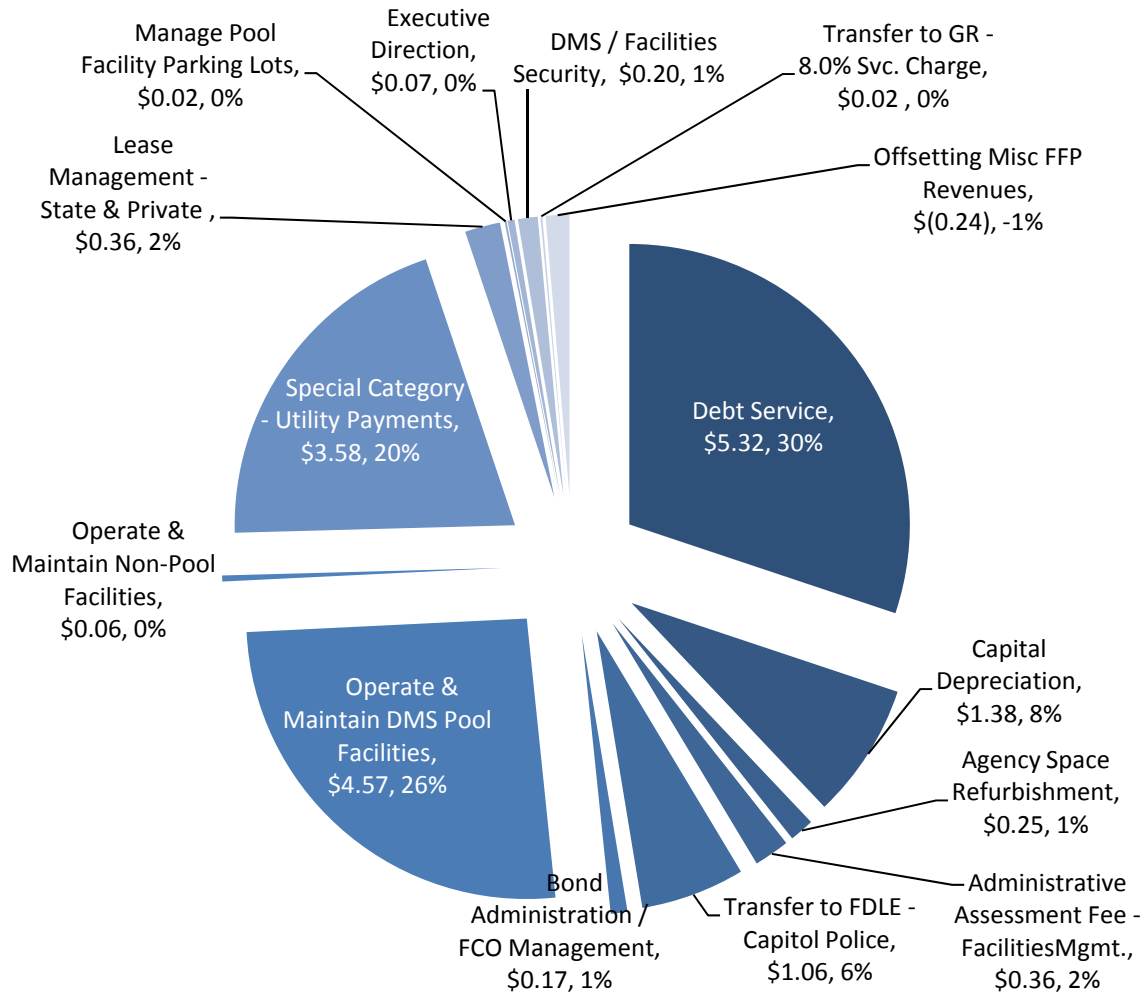


Figure 2: Breakdown of Expenditures for the \$17.18/SF DMS collects in the Supervision Trust Fund for Full-service Office Space in the FFP

Current fiscal year appropriation for Fixed Capital Outlay is approximately \$8.3 million and will be used to close the gap in funding building deficiency projects such as Americans with Disabilities Act (ADA) compliance, life safety mechanical systems, and other repairs such as Heating, Ventilation, and Air Conditioning (HVAC), generators, or roofs. The current deficiency projects backlog is estimated at approximately \$100.0 million.

1. Reconfigure and Update FFP Buildings to Improve Space Usage

In addition to the initiatives identified in Sections I. A. and I. B. above, DMS is working in close coordination with tenant brokers and with the agencies to review existing private leases for the opportunity to reduce costs through possible non-renewal or lease cancellations and move those operations to available state-owned FFP space. The two main options for state-owned space are the FFP and agency-owned buildings. The occupancy rate for the FFP is 96 percent, leaving approximately 200,000 SF of office space within the FFP that could be used by agencies. While the initial focus is to fully occupy the FFP, with time a more comprehensive real estate program will be developed across the state, and as more information becomes available through the FL-SOLARIS initiative, agency-owned buildings will be considered.

To help fund this initiative, DMS is requesting that five percent of the Fixed Capital Outlay funds for Fiscal Year 2012-13 be appropriated to increase space efficiencies that will accomplish the following:

- Preserve and extend the use of the FFP buildings.
- Maximize space for DMS tenants.
- Improve energy conservation.
- Provide a funding mechanism for future projects.

To illustrate the potential return on investment for renovating and remodeling FFP spaces, DMS has developed preliminary analysis in three market areas for FFP buildings that have larger vacancies. Although these preliminary market area analyses are not yet fully developed, when completed they will follow the methodology identified below:

A) Identify private leases that agencies have within each market area.

- 1) Identify those private leases with rates in excess of the FFP rate.
- 2) Identify and review the various types of agency programs provided in those leased spaces.
 - Business Operations
 - Customer Services
- 3) Determine if there are potential conflicts between agency programs and operations within the market area that could rule an agency out of potential building co-location.
- 4) Evaluate the costs and benefits associated with exercising move to state space clause.

B) Review existing building tenant layouts for opportunities to re-stack and improve space efficiencies.

- 1) Identify opportunities to re-stack floors based upon high FTE/SF.
- 2) Assess existing building systems conditions and potential expansion for supporting possible occupant densification:
 - HVAC capacity, distribution, and outside air makeup.
 - Building automation functionality.
 - Electrical panel load capacity.
 - Fire alarm and suppression system capacity.
 - Building safety and security systems.
 - Define maximum occupants per floor for:
 - Plumbing fixture count.

- Structural loading.
- Egress factors.
- Assess parking capacity.

C) Determine the return on investment and payback period for each alternative.

- 1) Rank highest return lease options.
- 2) Rank DMS building overall lease returns.

D) Implement Planning Phase.

- 1) Secure Tenant Improvement project funding source for options with a positive return.
- 2) Retain Space Planning Firm and tenant broker support.
- 3) Work with prospective tenant agencies to identify specialized needs and requirements.
- 4) Develop Master Stacking Plan per Building.
 - Optimize lease space for contiguous departmental adjacency.
 - Define phased occupancy.
 - Estimate phasing cost per building.

E) Implement Tenant Improvement and Transition Plan.

- 1) Secure construction, furnishings and technology funding source(s).
- 2) Define consultants and construction management firms per region(s).
- 3) Engage contractor and establish final implementation and design.
- 4) If applicable, send termination notifications.

a. Jacksonville Market Area

Based on initial and conservative project estimates for backfilling the Jacksonville Regional Service Center (RSC), in less than four years the state would recover the costs for moving the new tenants into existing vacancies. There is a total 159,899 SF of leasable space at the Jacksonville RSC, and, even at the current 91 percent occupancy, there is still 14,204 SF of vacant space available for use by state agencies.

Table 1: Initial Cost and Saving Estimates for Jacksonville RSC Project

<i>Jacksonville Market Area</i>	Est. Start 10/03/11	Est. Completion 12/03/12	Duration in Wks 61	Est. Cost \$248,719	Est. Five Yr Savings \$148,260
Jacksonville RSC	14,204	Sq Ft of Available Office Space			
Project Planning and Execution	10/03/11	12/03/12	61	\$248,719	Source
Identify potential sources of project funding	10/03/11	10/31/11	4	n/a	
Conduct space/market analysis	10/31/11	11/21/11	3	\$3,000	TB Credit Service Hours
Space Planning Phase (Program)	11/21/11	01/02/12	6	\$14,181	
OPB Release of Funds	01/02/12	02/13/12	6	n/a	
Design Phase (Construction Documents)	02/13/12	04/23/12	10	\$21,272	
Bid & Procurement Phase	04/23/12	05/21/12	4	\$0	
OPB Release of Funds	05/21/12	07/02/12	6	n/a	
Construction (Space Reconfiguration Projects)	07/02/12	10/22/12	16	\$177,266	FCO Budget
Construction (TI Projects)	10/22/12	11/19/12	4	\$27,000	Agency Funding
Occupancy/Move-in	11/19/12	12/03/12	2	\$6,000	Agency Funding
Planned Outcome and Potential Savings	# of leases		Sq Ft	FTE	Annual Cost
Private lease to be terminated	3		14,748	58	\$323,421
Corresponding FFP Office Space			14,204		\$244,025
Estimated Improvement Costs/SF	\$17.51				\$79,396

ROI Summary

Est. Payback Period (in Years)	1st Year	2nd Year	3rd Year	4th Year	5th Year
3.9					
Cumulative Projected Savings	-\$169,323	-\$89,927	-\$10,531	\$68,864	\$148,260

Preliminary analysis indicates that if DMS can invest approximately \$250,000 for remodeling and renovation tenant improvements, cancel three private leases in the market area that are at a rate significantly higher than the both the FFP and the local market rates, and move the three agencies into the refurbished Jacksonville RSC, savings from those cancelled contracts would offset project costs in approximately 3.9 years and realize an annual savings of nearly \$80,000.

These estimates are based on remodeling about 15 percent (or 2,131 SF) of the 14,204 SF of available space. They include average construction project costs of \$52/SF of renovated space and a planning factor of a nine-month lag after the project is completed before any reductions in office rents will be realized. More details on the three leases that are candidates for possible cancellation and subsequent backfill can be found in Appendix I.

b. Tampa Bay Market Area

DMS has two FFP buildings with vacancies in the Tampa Bay area. Taken together, the initial project cost estimates for backfilling both the Grizzle and the Trammell buildings are \$829,598, with the combined pay back occurring during year two. There is a total 241,109 SF of leasable space within these two buildings. The current 75 percent occupancy leaves 58,779 SF of vacant space available for use by state agencies.

Table 2: Initial Cost and Saving Estimates for Grizzle & Trammell Buildings Projects

Tampa Bay Market Area					
	Est. Start	Est. Completion	Duration in Wks	Est. Cost	Est. Five Yr Savings
	12/15/11	02/10/13	61	\$821,598	\$2,500,707
Grizzle Building 30,124 Sq Ft of Available Office Space					
Project Planning and Execution 01/15/12 02/14/13 56 \$383,461					
Identify potential sources of project funding	01/15/12	01/29/12	2	n/a	
Conduct space/market analysis	01/29/12	02/19/12	3	\$3,000	TB Credit Service Hours
Space Planning Phase (Program)	02/19/12	03/25/12	5	\$18,797	
OPB Release of Funds	03/25/12	05/06/12	6	n/a	
Design Phase (Construction Documents)	05/06/12	07/15/12	10	\$28,196	
Bid & Procurement Phase	07/15/12	08/12/12	4	\$0	
OPB Release of Funds	08/12/12	09/23/12	6	n/a	
Construction (Space Reconfiguration Projects)	09/23/12	01/13/13	16	\$234,967	FCO Budget
Construction (TI Projects)	01/13/13	01/27/13	2	\$92,500	TI Budget
Occupancy/Move-in	01/27/13	02/10/13	2	\$6,000	Agency Funding
Planned Outcome and Potential Savings					
	# of leases		Sq Ft	FTE	Annual Cost
Private lease to be terminated	1		42,556	184	\$1,038,366
Corresponding FFP Office Space			30,124		\$517,530
Est. Improvement Costs/SF			\$12.73		\$520,836
ROI Summary					
Est. Payback Period (in Years)					
1.5	1st Year	2nd Year	3rd Year	4th Year	5th Year
Cumulative Projected Savings	\$137,375	\$658,212	\$1,179,048	\$1,699,884	\$2,220,720

Trammell Building 28,655 Sq Ft of Available Office Space					
Project Planning and Execution 12/15/11 02/14/13 61 \$438,137					
Identify potential sources of project funding	12/15/11	12/29/11	2	n/a	
Conduct space/market analysis	12/29/11	01/19/12	3	\$3,000	TB Credit Service Hours
Space Planning Phase (Program)	01/19/12	02/23/12	5	\$28,609	
OPB Release of Funds	02/23/12	04/05/12	6	n/a	

Design Phase (Construction Documents)	04/05/12	06/14/12	10	\$42,914	
Bid & Procurement Phase	06/14/12	08/02/12	7	\$0	
OPB Release of Funds	08/02/12	09/13/12	6	n/a	
Construction (Space Reconfiguration Projects)	09/13/12	01/03/13	16	\$357,614	FCO Budget
Construction (TI Projects)	01/03/13	01/31/13	4	\$0	TI Budget
Occupancy/Move-in	01/31/13	02/14/13	2	\$6,000	Agency Funding

Planned Outcome and Potential Savings	# of leases	Sq Ft	FTE	Annual Cost
Private lease to be terminated	4	29,889	106	\$635,918
Corresponding FFP Office Space		28,655		\$492,293
Estimated Improvement Costs/SF	\$15.29			\$143,625

ROI Summary

Est. Payback Period (in Years)		1st Year	2nd Year	3rd Year	4th Year	5th Year
3.8	Cumulative Projected Savings	-\$294,512	-\$150,888	-\$7,263	\$136,362	\$279,987

These estimates are based on remodeling about 15 percent (or 4,298 SF) of the 58,779 SF of available space. They include average construction project costs of \$52/SF of renovated space and a planning factor of a nine-month lag after the project is completed before any reductions in office rents will be realized. More details on the five leases that are candidates for possible cancellation and subsequent backfill can be found in Appendix I.

c. Orlando Market Area

The offset in rent savings from moving three private leases to the Hurston Building, even with a nearly \$800,000 project costs, results in an investment payback period of 2.8 years. There is a total 260,071 SF of leasable space in the North and South Towers that make up the Hurston Building. At the current 83 percent occupancy, there is 43,048 SF of vacant space available for use by state agencies.

Table 3: Initial Cost and Saving Estimates for Hurston Building Project

Orlando Market Area						
	Est. Start	Est. Completion	Duration in Wks	Est. Cost	Est. Five Yr Savings	
Hurston Building	43,048	Sq Ft of Available Office Space				
Project Planning and Execution	10/03/11	12/10/12	62	\$794,349		
Identify potential sources of project funding	10/03/11	10/17/11	2	n/a		
Conduct space/market analysis	10/17/11	11/07/11	3	\$3,000	TB Credit Service Hours	
Space Planning Phase (Program)	11/07/11	12/19/11	6	\$32,234		
OPB Release of Funds	12/19/11	01/30/12	6	n/a		
Design Phase (Construction Documents)	01/30/12	04/09/12	10	\$48,352		
Bid & Procurement Phase	04/09/12	05/28/12	7	\$0		
OPB Release of Funds	05/28/12	07/09/12	6	n/a		
Construction (Space Reconfiguration Projects)	07/09/12	10/29/12	16	\$402,929	FCO Budget	
Construction (TI Projects)	10/29/12	11/26/12	4	\$301,834	TI Budget	
Occupancy/Move-in	11/26/12	12/10/12	2	\$6,000	Agency Funding	
Planned Outcome and Potential Savings	# of leases	Sq Ft	FTE	Annual Cost		
Private lease to be terminated	3	51,484	301	\$1,134,317		
Corresponding FFP Office Space		43,048		\$739,565		
Estimated Improvement Costs/SF	\$18.45			\$394,753		
ROI Summary						
Est. Payback Period (in Years)	2.8	1st Year	2nd Year	3rd Year	4th Year	5th Year
Cumulative Projected Savings		-\$399,596	-\$4,844	\$389,909	\$784,662	\$1,179,414

These estimates are based on remodeling about 18 percent (or 7,749 SF) of the 43,048 SF of available space. They include average construction project costs of \$52/SF of renovated space and a planning factor of a nine-month lag after the project is completed before any reductions in office rents will be realized. More details on the three leases that are candidates for possible cancellation and subsequent backfill can be found in Appendix I.

d. Ft. Myers Market Area

From initial and conservative project cost estimates of \$351,067 to backfill the Ft. Myers RSC, the payback period is 2.8 years with a cumulative savings in the fifth year of \$1.8 million. There is a total 178,941 SF of leasable space at the Ft. Myers RSC, and, even at the current 87 percent occupancy, there is still 22,841 SF of vacant space available for use by state agencies.

Table 4: Initial Cost and Saving Estimates for Ft. Myers Regional Service Center Project

Ft. Myers Market Area	Est. Start 10/03/11	Est. Completion 10/29/12	Duration in Wks 56	Est. Cost \$351,067	Est. Five Yr Savings \$1,852,006
Ft. Myers RSC	22,841	Sq Ft of Available Office Space			
Project Planning and Execution	10/03/11	10/29/12	56	\$351,067	
Identify potential sources of project funding	10/03/11	10/17/11	2	n/a	
Conduct space/market analysis	10/17/11	11/07/11	3	\$3,000	TB Credit Service Hours
Space Planning Phase (Program)	11/07/11	12/12/11	5	\$22,804	
OPB Release of Funds	12/12/11	01/23/12	6	n/a	
Design Phase (Construction Documents)	01/23/12	04/02/12	10	\$34,207	
Bid & Procurement Phase	04/02/12	05/14/12	6	\$0	
OPB Release of Funds	05/14/12	06/25/12	6	n/a	
Construction (Space Reconfiguration Projects)	06/25/12	06/25/12	0	\$285,056	FCO Budget
Construction (TI Projects)	06/25/12	10/15/12	16	\$0	TI Budget
Occupancy/Move-in	10/15/12	10/29/12	2	\$6,000	Agency Funding
Planned Outcome and Potential Savings	# of leases	Sq Ft	FTE	Annual Cost	
Private lease to be terminated	4	20,684	92	\$795,966	
Corresponding FFP Office Space		20,684		\$355,351	
Estimated Improvement Costs/SF	\$16.97			\$440,615	

ROI Summary

Est. Payback Period (in Years)	1st Year	2nd Year	3rd Year	4th Year	5th Year
2.8					
Cumulative Projected Savings	\$89,548	\$530,162	\$970,777	\$1,411,391	\$1,852,006

These estimates are based on remodeling about 24 percent (or 5,482 SF) of the 22,841 SF of available space. They include average construction project costs of \$52/SF of renovated space and a planning factor of a nine-month lag after the project is completed before any reductions in office rents will be realized. More details on the four leases that are candidates for possible cancellation and subsequent backfill can be found in Appendix I.

2. Improve Efficiency of Leased and State-Owned Space

DMS is developing standards/guidelines that will help agencies optimize usage of leased and state-owned spaces. These guidelines will improve efficiencies of the leased portfolio by better defining space

requirements to reduce the size of the portfolio and drive recurring annual savings. Leases expiring in the next two fiscal years have an efficiency of approximately 230 SF/FTE. The state currently targets a portfolio wide average of 180 SF/FTE, including all ancillary and support spaces, but lacks a methodology and support staff to proactively assist agencies in meeting this target.

Each agency currently has specifications for operations that, in part due to decentralized communication among agencies, carry significant variations for the same type of operations or use. Through the development of standardized work spaces, based on a common-service prototype, the flexibility of accommodating and interchanging work spaces should one agency need to downsize becomes more probable.

This initiative to improve efficiency of leased and state-owned spaces provides the ability for the state to not only upgrade and invest dollars into its owned assets, but to create functional space that multiple agencies can use over the service life of the build-out. Should one agency downsize, another agency can insert FTE into the space without the need for a new build-out resulting in additional costs to the State of Florida.

3. Explore Alternative Workplace Solutions

Another long-term strategy DMS is exploring is the implementation of 'alternative workplace' options. The current space allocation methodology must be revised and frequently results in a maze of private offices that are counter to industry trends of more open and collaborative office environments. Varieties of solutions are becoming popular and include an array of approaches that may also be combined to deliver the best options to achieve specific business needs. Three primary alternative workplace strategies include:

- Traditional telecommuting — mobile work where employees consistently use multiple spaces both inside and out of the office.
- Hoteling — temporary workspace assignments where employees reserve their spot for a specified period of time through some sort of manual or automated reservation system.
- Satellite offices — smaller geographically dispersed business offices located for greater employee and customer convenience.

Many agencies have already begun to apply these strategies to a portion of their business operations but adaptation is limited. Agency decisions to migrate to various alternative workplace strategies are being driven by several factors:

- Pressure to reduce operating costs,
- The viability of technology to support mobility and performance measurement,
- Sustainability goals, and
- The work style preference of younger workers.

Implementing a strategy to optimize state-owned space assures that agencies fully use state-owned assets prior to entering into private leases.

D. Shared Services Delivery Model

Overview of Initiative

The state currently uses a highly decentralized model to provide leasing services to agency business units. This provides a high level of autonomy for the agencies and requires a complex and somewhat redundant management structure to oversee and help coordinate dispersed leasing operations. Additionally, some agencies are more capable and better resourced to provide the specialized lease contracting services. Taken together, these factors tend to limit DMS' ability to fully implement and realize strategic goals and cost-saving initiatives. To better understand the situation and possible remedies, DMS reviewed several service delivery alternatives and determined that the current decentralized model does not represent an efficient long-term option because it cannot achieve optimal portfolio wide savings.

Sections 255.249 and 255.25, Florida Statutes, authorize varying levels of DMS and agency involvement for each lease action, and these differences are based largely on the size of a particular lease. This has fostered a leasing decision making process that is decentralized and is often driven more by the individual agencies' program management decisions than by statewide strategic goals and initiatives.

As an example, currently, private leases below 5,000 SF do not require procurement through competitive solicitation. However, for leases 5,000 SF or larger, DMS has authority to set rules related to procurement of those larger agency leased spaces.

For leases 5,000 SF or larger, DMS typically:

- Reviews and approves agency-submitted Space Allocation Worksheets (SAWs) to determine if the space requirements are consistent with DMS space standards for typical office space;
- Determines if FFP space is available and, if so, is the most fiscally prudent and/or operationally efficient option for an agency;
- Reviews and approves lease documents prepared by the agencies to validate compliance with rules and statutes;
- Reviews any agency recommended modification to standard lease forms to determine if such changes are in compliance with state law and meet the state's leasing objectives;
- Confirms that lease actions are within acceptable market rates , and
- Determines whether the lease space meets statutory requirements for energy efficiency.

Other variables and decision points that are typically decided by agencies include:

- Deciding whether to implement any consolidation and/or co-location either within the agency or with other agencies;
- Determining geographic boundaries for procurements of new leased space that impacts the number of qualified bidders;
- Determining the preferred lease action such as whether a lease should be competitively procured or renewed;
- Developing their own build-out specifications that become direct costs in the form of amortized costs in the rental rate;
- Maintaining responsibility/authority for all negotiations with landlords; and
- Determining whether to use one of the state's tenant brokers or not.

Considering the potential benefits of a shared services model, and without requiring any organizational changes effecting state agencies, DMS is pursuing a phased implementation of shared leasing services delivery that will start with a hybrid 'matrix' of service providers, including DMS, the tenant brokers, and agency subject matter experts. The initial steps for the phased approach will pave the way for future growth and creation of shared leasing services delivery.

Strategies

1. Phased Implementation

A key element in the DMS strategy for achieving leasing program efficiencies is moving incrementally toward a shared services model. The initial phase will be characterized by increased participation and reliance on real estate subject matter experts from state agencies, as well as the private sector. Many agencies' leasing representatives have extensive institutional knowledge related to their agency needs and the leasing process. DMS will establish leasing work groups as the first step in moving toward a model with shared service delivery.

These work groups will be chartered by DMS with members from the top performers within agency lease management teams and the state's tenant brokers. They will engage stakeholders in establishing the governance structure, standards, and processes needed for creating a shared understanding and responsibility for improving how the state manages its real estate portfolio and paving the way toward truly shared leasing services delivery. They will be chartered as limited-duration, task-specific groups of experts. The leasing work groups will be given clearly defined tasks with objectives that are specific, measurable, achievable, and realistic with time bounds. DMS identified an initial slate of topics for the leasing work groups to address in helping to build the foundations for a phased implementation of Shared Leasing Services Delivery. The initial round of leasing work groups will address the topics identified in Table 5.

Table 5: Leasing Work Groups Topics for Collaborative Development of Standards and Best Practices

Work Group Subject Topic	Expected Completion	Description of activities and outputs
Standardize Work Space	June 2012	<ul style="list-style-type: none"> • Examine state agency space needs by program and develop space standards by position for common back office operations and service center storefronts • Revise SAWs to meet the current 180 SF/FTE benchmark • Consider developing separate SAWs that are program specific and require all agencies to adhere to the new statewide standards without exception • Consider impacts of 'alternative workplace strategies' such as telecommuting and hoteling
Streamline Procurement Process	June 2012	<ul style="list-style-type: none"> • Analyze current procurement processes, review upcoming lease expirations, and develop procedures to support reducing the current threshold of 5,000 SF to 2,000 SF
Consolidate or co-locate agencies	June 2012	<ul style="list-style-type: none"> • Identify opportunities to consolidate smaller leases and co-locate multiple agencies and protocol to implement

Work Group Subject Topic	Expected Completion	Description of activities and outputs
Optimize State-Owned Buildings	July 2012	<ul style="list-style-type: none"> Identify backfill candidates for vacant space Evaluate long-term cost savings that could be achieved through re-stacking to increase density and further reduce the state's private lease portfolio
Service Level Agreements (SLA)	March 2012	<ul style="list-style-type: none"> Develop SLA templates that detail the activities required from the tenant brokers, management role of DMS, and create performance measures
Refine Business Process	August 2012	<ul style="list-style-type: none"> Improve and update the existing Request for Space Needs (RSN) process to encourage use of competitive bids and develop a more portfolio wide view Define Tenant Improvement processes; Renovation vs. Remodeling
Identify Required Rule or Statutory Changes	August 2012	<ul style="list-style-type: none"> Refine statutory requirements and develop administrative rules to improve business processes

The outputs from the first leasing work groups should be available starting in the third quarter of Fiscal Year 2011-12, but not later than June 30, 2013. After the initial outputs are available, the basic processes for how collaboration and shared services will operate and potentially be incorporated into a larger leasing and real estate portfolio management framework will be well understood. As the needs are identified, additional work groups may be chartered by DMS.

Implementation of a phased 'Shared Services' will promote the desired portfolio wide perspective. Agency leasing personnel would continue their lead role in meeting their agency's real estate needs. The processes will foster a heavy reliance on new standards and practices, and assistance from tenant brokers to enhance the focus on meeting each agency's unique space needs while at the same time considering portfolio wide opportunities and impacts. This will include an increased focus on the technical support provided by the tenant brokers and direction from DMS to each agency regarding best practices for real estate management strategies. This approach requires agency use of tenant brokers, which under current law is optional and at the discretion of agency leadership.

The development and implementation of SLAs between state agencies and DMS will help define roles and responsibilities with clear performance measures for DMS and agencies. Strong performance measures will also be enforced for the tenant brokers' efforts through the existing and subsequent tenant broker contracts. This clear understanding of roles and responsibilities all focused on both individual agency needs and the portfolio as a whole drives this matrix of service providers creating a more comprehensive real estate strategy for the entire state.

DMS will begin holding bi-monthly workshops with all agency leasing liaisons to review current business processes, anticipated reorganizations that impact vacancies to state-owned space, and the progress of other legislative priorities.

E. Additional Program Refinements and Integration

Overview of Initiatives

1. Integrated Leasing Program Guidance & Policy

DMS is in the process of developing updated guidance to help redefine and enable more cost effective lease management operations in state agencies. DMS is also actively seeking opportunities to ensure the needs of the state's leasing and real estate portfolio management are addressed and integrated whenever practical within other business processes and program guidance. Some of the current initiatives that are either underway or in the planning stages include:

- An update to the Leasing Manual used by the agencies' leasing liaisons,
- Development of new building specific Tenant User Guides for the FFP buildings,
- Charting a number of subject specific Leasing Work Groups to engage agency and industry leasing subject matter experts in exploring alternatives and defining standards for more collaborative and efficient leasing operations,
- Publishing the standards and procedures that are the planned outputs of the various Leasing Work Groups, and
- Coordinating with the Governor's Office of Policy and Budget to refine and update the annual Legislative Budget Request (LBR) Instructions section that deals with the Capital Improvement Plan (CIP) reporting requirements. The manual schedule in the LBR (e.g., the CIP – A, Leased Space – Current Usage and Projections) should be updated to reflect and compliment other current leasing data collect requirements.

2. Rule Making

A number of recent changes in program directions and statues make it necessary to revise rules that govern the state's leasing activities. These include the requirements in Chapter 2010-280, Laws of Florida (Senate Bill 1516), which drove the establishment of the new FL-SOLARIS at the Department of Environmental Protection (DEP) that will soon serve as the inventory of state-owned and leased facilities. Below are the topics that DMS plans to address in rule making during Calendar Year 2012.

- Refine the process for notifying DMS of changes in needs for operating spaces,
- Update the process for solicitation and procurement of leased spaces,
- Update the annual lease data collection/validation process,
- Refinement of definitions of and measurements for gross, core, and net leasable space types, and
- Glitch and general clean-up of current rules.

3. Proposed Programs Changes Requiring Supporting Legislation

Refinements to help establish a Real Estate Portfolio Management Framework

DMS is seeking to clarify its authority to have a more proactive role in managing the state's real estate portfolio and to increase DMS' authority over all leases in excess of 2,000 SF in privately owned space. Proposed changes would allow DMS to direct other agencies into state-owned facilities (both FFP and agency-owned) from private leases, to direct co-location of agency space, and to better use the tenant broker contracts. In addition, DMS seeks to realign reporting dates and requirements of the Master Leasing Report and Strategic/Five Year Leasing Plan with agency leasing reports in order to provide timely leasing information to the Legislature and other stakeholders.

Section 216.0153, Florida Statutes, directs state agencies to report all state-owned real estate, giving DMS a more complete purview into the state's assets. Given this new tool, statewide strategic management of the state's real estate portfolio must be in place to ensure the best fiscal outcome for the state. It is imperative to allow DMS to make stronger recommendations as to the use of state-owned and privately leased office space when it is in the best interest of the state.

These proposed changes will have no fiscal impact to operational costs, but they will:

- Line up reporting dates and requirements for the Master Leasing Report and Strategic/Five Year Leasing Plan with other agency reports,
- Clarify DMS' authority to more proactively manage the state's real estate portfolio, and
- Increase use of tenant broker services.

At present, the state uses a partially decentralized leasing model.

- State agencies are responsible for identifying their space needs and negotiating with landlords. This process is initiated by an RSN from agencies to DMS.
- DMS is responsible for overseeing the process and approving all lease agreements.
- Agencies must use standard forms provided by DMS that are intended to ensure space requirements are calculated consistently and that lease terms contain statutorily required provisions.
- Leases under 5,000 SF must obtain three documented quotes but are not competitively procured.
- Leases over 5,000 SF must be procured competitively according to statute.
- Agencies may not lease privately owned space when FFP space is available in the same geographic area, unless DMS approves the request with an explanation explaining why state-owned space is not suitable.

Intent of the proposed language changes is to provide the following:

- Agency leases for 2,000 SF or more of privately owned space would be competitively procured, increasing DMS oversight over these smaller leases.
- DMS would have increased authority to specifically direct other agencies into state-owned space (FFP or agency-owned) when it is in the best interest of the state.
- By June 30 of each year, agencies will now report vacant and underutilized space to DMS and will notify DMS of significant changes to the occupancy of agency-owned state space.
- There would be improved processes and procedures through administrative rule changes.

- Better leveraging of the services and expertise of the state’s tenant broker contract program.
- Re-align reporting deadlines for the Master Leasing Report and Strategic/Five Year Leasing Plan with agency leasing reports.

Clarification on Duplicative Facility Database Requirements

DMS would like to remove a duplicative requirement for it to maintain a database of state-owned facilities now that DEP is required to create and administer a comprehensive database of all state-owned real property, as required in section 216.0153, Florida Statutes.

DEP is required to create a comprehensive database of all state-owned real property. Section 216.0153 (1)(b), Florida Statutes, states: “The Division of State Lands in the Department of Environmental Protection shall be the statewide custodian of the real property information and shall be accountable for its accuracy”.

Because DEP has this requirement, there is no longer a need for DMS to maintain a separate database of only state-owned facilities.

II. Conclusion

Comprehensive space management will achieve an appropriate mix of state-owned and leased space by fully maximizing occupancy of owned space (FFP or agency-owned) for the State of Florida. Executing a leasing strategy that aligns portfolio needs with budget constraints could reduce costs associated with private leased space, as well as capital and operating expenses through occupancy solutions that reduce the number of SF dedicated to each FTE. Adopted as a comprehensive approach, DMS anticipates the strategies identified herein will allow the state to realize significant cost savings over the next five years.

Defining and adopting a clear governance model that engages all stakeholders will provide the ongoing structure and guidance all agencies need when procuring leased space. DMS, working with the state’s tenant brokers, will continue to identify industry best practices so the State of Florida can continue its evolution as a leader in public real estate management.

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Appendix I:
Prioritized Leases for Potential Florida Facility Pool Building Backfill by Market Area

Jacksonville Market Area		Gross SQ.FT.	Net maintained SQ. FT.	Total Net Leasable SQ.FT.	Total Leased Space	% Occupancy	Build Month	Build Year	County/Market	City	Zip	Approx. age of Building	Vacant Ofc Space	
Jacksonville Regional Service Center (Buildings A & B)		113,000	106,704	96,085	93,855	98%	1	1995	Duval	Jacksonville	32209	16	2,230	
		79,590	74,853	63,814	51,840	81%	1	1995	Duval	Jacksonville	32209	16	11,974	
												14,204		
Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE	SF / FTE
3		Tally/Total of Candidate Prioritization A Leases					14,748			\$323,421			58	
A	Private	6400347	DOH	Jacksonville	32210	Office	3,375	FY 2015-16	\$27.36	\$92,340	\$16.18	Full	13	260
A	Private	7600515	HSMV	Jacksonville	32218	Office	3,398	FY 2014-15	\$20.69	\$70,305	N/A *1	Full	12	283
A	Private	4800771	DOE	Jacksonville	32210	Office	7,975	FY 2012-13	\$20.16	\$160,776	N/A	Full	33	242
1		Tally/Total of Candidate Prioritization B Leases					3,374			\$65,793			279	
B	Private	4800805	DOE	Jacksonville	32218	Office	3,374	FY 2014-15	\$19.50	\$65,793	\$16.18	Full	12	281
1		Tally/Total of Candidate Prioritization C Leases					4,920			\$73,554			262	
C	Private	6400241	DOH	Jacksonville	32216	Office	4,920	FY 2015-16	\$14.95	\$73,554	N/A *1	None	17	289
4		Tally/total of candidate prioritization D leases					36,869			\$580,468			207	
D	Private	6400114	DOH	Jacksonville	32207	Office	751		\$17.00	\$12,767	\$16.92	Full	3	250
D	Private	4800556	DOE	Jacksonville	32207	Office	6,359	FY 2012-13	\$17.00	\$108,103	\$16.92	Full	32	199
D	Private	6400222	DOH	Jacksonville	32207	Office	26,055		\$15.50	\$403,853	\$25.47	Full	155	187
D	Private	4800781	DOE	Jacksonville	32207	Office	3,704	FY 2014-15	\$15.05	\$55,745	\$18.10	Full	17	218

Tampa Bay Market Area			Gross SQ.FT.	Net maintained SQ. FT.	Total Net Leasable SQ.FT.	Total Leased Space	% Occupancy	Build Month	Build Year	County/Market	City	Zip	Approx. age of Building	Vacant Ofc Space	
Grizzle Building			153,372	146,086	125,503	95,379	76%	12	1991	Pinellas	Largo	33778	20	30,124	
Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE	SF / FTE	
3		Tally/Total of Candidate Prioritization A Leases					26,741			\$719,105				97	
A	Private	4100114	DLA	St. Petersburg	33701	Office	18795	FY 2013-14	\$29.00	\$545,055	\$17.38	Full	64	293.672	
A	Private	4800743	DOE	St. Petersburg	33702	Office	5488	FY 2013-14	\$19.98	\$109,650	\$20.48	Full	23	238.609	
A	Private	7600423	HSMV	Clearwater	33762	Office	2458	FY 2012-13	\$26.20	\$64,400	\$25.47	Full	10	245.8	
4		Tally/Total Of Candidate Prioritization B Leases					63,260			\$1,454,074				272	
B	Private	7300310	DOR	Clearwater	33764	Office	42556	FY 2018-19	\$24.40	\$1,038,366	N/A	Full No Utilities	184	231.283	
B	Private	6400356	DOH	Pinellas Park	33781	Office	16182	FY 2021-22	\$20.17	\$326,391	\$25.47	Utilities	76	212.921	
B	Private	6400225	DOH	St. Petersburg	33702	Office	2632	FY 2013-14	\$20.60	\$54,219	N/A	Full	9	292.444	
B	Private	4800663	DOE	St. Petersburg	33702	Office	1890	FY 2014-15	\$18.57	\$35,097	N/A	Full	3	630	
2		Tally/Total Of Candidate Prioritization C Leases					7,840			\$127,811				35	
C	Private	4300147	DFS	St. Petersburg	33702	Office	5469	FY 2013-14	\$16.00	\$87,504	N/A	Full	24	227.875	
C	Private	4800758	DOE	St. Petersburg	33701	Office	2371		\$17.00	\$40,307	N/A *1	Full	11	215.545	

Tampa Bay Market Area			Gross SQ.FT.	Net maintained SQ. FT.	Total Net Leasable SQ.FT.	Total Leased Space	% Occupancy	Build Month	Build Year	County/ Market	City	Zip	Approx. age of Building	Vacant Ofc Space	
Trammel Building			156,977	150,663	115,606	86,951	75%	1	1979	Pinellas	Tampa	33778	32	28,655	
Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE	SF / FTE	
6		Tally/Total of Candidate Prioritization A Leases					45,289			\$976,056				156	
A	Private	6800053	AHCA	Tampa	33607	Office	13739	FY 2012-13	\$17.40	\$239,059	\$8.78	Full	49	280.388	
A	Private	7600413	HSMV	Tampa	33610	Office	8000	FY 2016-17	\$20.90	\$167,200	\$16.18	Full	39	205.128	
A	Private	7200116	DOAH	Tampa	33602	Office	7788		\$24.70	\$192,364	\$19.85	Full	17	458.118	
A	Private	7600466	HSMV	Tampa	33619	Office	7400	FY 2015-16	\$23.37	\$172,938	\$19.85	Full	11	672.727	
A	Private	7001015	DOC	Tampa	33612	Office	5237	FY 2012-13	\$24.19	\$126,683	\$16.92	Full	27	193.963	
A	Private	6100027	PSC	Tampa	33609	Office	3125		\$24.90	\$77,813	\$16.18	Full	13	240.385	
7		Tally/Total Of Candidate Prioritization B Leases					168,878			\$3,637,710				659	
B	Private	7300313	DOR	Tampa	33619	Office	62000	FY 2012-13	\$21.96	\$1,361,520	\$25.47	Full	235	263.83	
B	Private	9000001	CITIZENS	Tampa	33619	Office	60000	FY 2014-15	\$19.51	\$1,170,600	\$25.47	Full	252	238.095	
B	Private	4100113	DLA	Tampa	33607	Office	36541	FY 2012-13	\$24.70	\$902,563	\$25.47	Full	122	299.516	
B	Private	6500051	DEA	Tampa	33612	Office	4664		\$20.40	\$95,146	\$20.48	Full	27	172.741	
B	Private	4800763	DOE	Tampa	33619	Office	2578		\$17.45	\$44,986	N/A	Full	10	257.8	
B	Private	4800780	DOE	Tampa	33610	Office	1891	FY 2012-13	\$21.80	\$41,224	N/A	Full	7	270.143	
B	Private	6400323	DOH	Tampa	33610	Office	1204		\$18.00	\$21,672	\$25.47	Full	6	200.667	
7		Tally/Total Of Candidate Prioritization C Leases					46,399			\$911,091				215	
C	Private	6400277	DOH AUD	Tampa	33614	Office	32578	FY 2016-17	\$21.70	\$706,943	\$8.78	Full	144	226.236	
C	Private	1140068	GEN	Tampa	33607	Office	4000	FY 2016-17	\$17.18	\$68,720	\$25.47	Full	19	210.526	
C	Private	5500358	DOT	Tampa	33619	Office	3600	FY 2015-16	\$12.84	\$46,224	\$19.85	Full	14	257.143	
C	Private	5500354	DOT	Tampa	33610	Office	3043	FY 2014-15	\$16.25	\$49,449	\$25.47	Full	23	132.304	

DMS 2011 Strategic Leasing Plan Appendix I:

Prioritized Leases for Potential Florida Facility Pool Building Backfill by Market Area

Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE	SF / FTE	
C	Private	4200383	AGR	Tampa	33610	Office	1998		\$15.98	\$31,928	N/A *1	Full	6	333	
C	Private	6400374	DOH	Tampa	33606	Office	593	FY 2013-14	\$5.40	\$3,202	N/A *1	Full	3	197.667	
C	Private	4200041	AGR	Tampa	33621	Office	587	FY 2012-13	\$7.88	\$4,626	N/A *1	None	6	97.8333	
11		Tally/Total Of Candidate Prioritization D Leases					66,347			\$1,210,416				467	
D	Private	5500357	DOT	Tampa	33610	Office	3730	FY 2015-16	\$14.50	\$54,085	N/A	Full	10	373	
D (child srvc)	Private	8000361	DJJ	Tampa	33610	Office	16925	FY 2014-15	\$17.75	\$300,419	\$25.47	Full	238	71.1134	
D (child srvc)	Private	8000119	DJJ	Tampa	33603	Office	12434	FY 2012-13	\$17.18	\$213,616	\$16.18	Full	57	218.14	
D (child srvc)	Private	8000347	DJJ	Tampa	33619	Office	1798		\$19.66	\$35,349	\$16.92	Full	9	199.778	
D (probation ofc)	Private	7001029	DOC	Tampa	33609	Office	5139	FY 2012-13	\$17.96	\$92,296	\$25.47	Full	27	190.333	
D (probation ofc)	Private	7001043	DOC	Tampa	33617	Office	5093	FY 2014-15	\$16.07	\$81,845	\$20.48	Full	26	195.885	
D (probation ofc)	Private	7001040	DOC	Gibson	33534	Office	4870	FY 2016-17	\$20.65	\$100,566	\$19.85	Full	23	211.739	
D (probation ofc)	Private	7000802	DOC	Tampa	33614	Office	4430	FY 2013-14	\$19.68	\$87,182	\$18.50	Full	23	192.609	
D (probation ofc)	Private	7001044	DOC	Tampa	33617	Office	4371	FY 2016-17	\$16.39	\$71,641	\$20.48	Full	21	208.143	
D (probation ofc)	Private	7000815	DOC	Tampa	33614	Office	4190	FY 2014-15	\$19.29	\$80,825	\$18.50	Full	20	209.5	
D (probation ofc)	Private	7001054	DOC	Belle Glade	33534	Office	3367	FY 2016-17	\$27.50	\$92,593	\$18.10	Full	13	259	

Ft Myers Market Area		Gross SQ.FT.	Net maintained SQ. FT.	Total Net Leasable SQ.FT.	Total Leased Space	% Occupancy	Build Month	Build Year	County/ Market	City	Zip	Approx. age of Building	Vacant Ofc Space		
Ft Myers Regional Service Center		235,280	207,326	178,941	156,100	87%	1	1982	Lee	Ft. Myers	33901	29	22,841		
Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE - Column AH	SF / FTE	
4		Tally/Total of Candidate Prioritization A Leases					17,143			\$516,406			69		
A	Private	4800799	DOE	Ft. Myers	33907	Office	4999	FY 2014-15	\$24.06	\$120,276	\$16.18	Full	18	277.722	
A	Private	7000986	DOC	Ft. Myers	33901	Office	4958	FY 2014-15	\$48.83	\$242,099	\$18.10	Full	25	198.32	
A	Private	6500046	DEA	Ft. Myers	33907	Office	4170	FY 2015-16	\$19.50	\$81,315	\$16.92	Full	18	231.667	
A	Private	4800791	DOE	Ft. Myers	33907	Office	3016	FY 2013-14	\$24.11	\$72,716	\$16.18	Full	8	377	
5		Tally/Total Of Candidate Prioritization B Leases					10,081			\$178,916			34		
B	Private	7600485	HSMV	Ft. Myers	33901	Office	3493	FY 2015-16	\$21.67	\$75,693	\$25.47	Full	10	349.3	
B	Private	4800684	DOE	Hollywood	33901	Office	2338	MTM	\$8.08	\$18,891	\$20.48	Full	10	233.8	
B	Private	4800814	DOE	Cape Coral	33990	Office	2000	FY 2015-16	\$21.50	\$43,000	\$19.85	Full	6	333.333	
B	Private	7000570	DOC	Ft. Myers	33916	Office	1850	FY 2015-16	\$18.00	\$33,300	\$25.47	Full	6	308.333	
B	Private	4800772	DOE	Ft. Myers	33916	Office	400	FY 2013-14	\$20.08	\$8,032	\$25.47	Full	2	200	
2		Tally/Total Of Candidate Prioritization C Leases					16,158			\$229,234			58		
C	Private	7300343	DOR	Ft. Myers	33916	Office	13136	FY 2015-16	\$14.00	\$183,904	N/A *1	Full	45	291.911	
C	Private	4800613	DOE	Ft. Myers	33916	Office	3022		\$15.00	\$45,330	N/A *1	Full	13	232.462	
6		Tally/Total Of Candidate Prioritization D Leases					19,183			\$481,000			64		
D (child srvcs)	Private	8000354	DJJ	Ft. Myers	33901	Office	4174	FY 2012-13	\$27.28	\$113,867	\$25.47	Full	13	321.077	
D (child srvcs)	Private	8000340	DJJ	Cape Coral	33904	Office	2648	FY 2012-13	\$30.05	\$79,572	N/A *1	Full	13	203.692	
D (child srvcs)	Private	8000327	DJJ	Ft. Myers	33919	Office	2325		\$17.81	\$41,408	\$25.47	Full	10	232.5	
D (probation ofc)	Private	4100118	DLA	Ft. Myers	33901	Office	1788	FY 2014-15	\$18.35	\$32,810	\$25.47	Full	11	162.545	

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Prioritized Leases for Potential Florida Facility Pool Building Backfill by Market Area

Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE	SF / FTE
D1	Private	7200154	DOAH AUD	Ft. Myers	33966	Office	7097	FY 2019- 20	\$26.54	\$188,354	\$25.47	Full	11	645.182
D1	Private	1140069	GEN	Ft. Myers	33907	Office	1151	FY 2012- 13	\$21.71	\$24,988	\$15.08	Full	6	191.833

Orlando Market Area		Gross SQ.FT.	Net maintained SQ. FT.	Total Net Leasable SQ.FT.	Total Leased Space	% Occupancy	Build Month	Build Year	County/Market	City	Zip	Approx. age of Building	Vacant Ofc Space		
Hurston Building (North & South Towers)		160,650	151,085	115,230	87,234	76%	12	1977	Orange	Orlando	32801	34	27,996		
		228,339	200,001	144,841	129,789	90%	12	1990	Orange	Orlando	32801	21	15,052		
													43,048		
Candidate Prioritization	Lease Type	Lease Number	Agency	Facility City	Zip Code	Space Type	Square Footage	FY Grouping - Lease End	Rate / SF	Annual Cost	Market Rate / SF	Service Type	FTE	SF / FTE	
3 Tally/Total of Candidate Prioritization A' Leases							51,484	\$1,134,317				301			
A'	Private	5902912	DCF	Orlando	32808	Office	26,487	FY 2012-13	\$19.43	\$514,642	\$16.18	Full	224	135	
A'	Private	7300252	DOR	Maitland	32751	Office	20,798	FY 2014-15	\$25.22	\$524,526	\$16.18	Full	65	320	
A'	Private	5902918	DCF	Orlando	32807	Office	2,320		\$23.64	\$54,845	\$19.85	Full	12	193	
A	Private	7001017	DOC	Casselberry	32707	Office	5,709	FY 2012-13	\$20.00	\$114,180	\$19.85	Full	26	220	
A	Private	7600498	HSMV	Orlando	32817	Office	4,975	FY 2013-14	\$34.75	\$172,881	\$19.85	None	18	276	
11 Tally/Total Of Candidate Prioritization B Leases							703,242	\$14,526,121				3,211			
B	Private	3700116	DEP	Orlando	32802	Office	39,915	FY 2012-13	\$21.02	\$839,013	\$25.47	Full	170	235	
B	Private	6400113	DOH	Orlando	32803	Office	34,787	FY 2014-15	\$19.61	\$682,173	\$25.47	Full	146	238	
B	Private	4800553	DOE	Orlando	32803	Office	14,685	FY 2013-14	\$19.57	\$287,385	N/A *1	Full	53	277	
B	Private	7001032	DOC	Orlando	32808	Office	7,834	FY 2015-16	\$20.00	\$156,680	N/A *1	Full	37	212	
B	Private	4300120	DFS	Orlando	32803	Office	6,383	FY 2012-13	\$20.48	\$130,724	N/A *1	Full	30	213	
B	Private	7000964	DOC	Orlando	32805	Office	6,074	FY 2016-17	\$17.60	\$106,902	N/A *1	Full	33	184	
B	Private	7000963	DOC	Orlando	32805	Office	5,670	FY 2016-17	\$17.60	\$99,792	N/A *1	Full	30	189	
B	Private	7001008	DOC	Orlando	32808	Office	5,347	FY 2015-16	\$20.08	\$107,368	N/A *1	Full	26	206	
B	Private	7000995	DOC	Orlando	32808	Office	5,193	FY 2015-16	\$20.08	\$104,275	N/A *1	Full	25	208	
B	Private	7001060	DOC	Orlando	32805	Office	5,082	FY 2014-15	\$17.96	\$91,273	N/A *1	Full	23	221	
B	Private	6500055	DEA	Orlando	32803	Office	4,999	FY 2013-14	\$17.46	\$87,283	N/A	Full	29	172	
4 Tally/Total Of Candidate Prioritization C Leases							71,377	\$1,295,368				443			
C	Private	7500067	AWI	Orlando	32809	Office	46,886	FY 2015-16	\$16.15	\$757,209	\$25.47	Full	356	132	
C	Private	4100102	DLA	Orlando	32801	Office	17,557		\$24.25	\$425,757	\$16.92	Full	68	258	
C	Private	7700211	FWCC	Orlando	32812	Office	4,642	FY 2014-15	\$15.06	\$69,909	\$17.38	Full	6	774	
C	Private	1140066	AUD GEN	Maitland	32751	Office	2,292	FY 2014-15	\$18.54	\$42,494	N/A	Full	13	176	

DMS 2011 Strategic Leasing Plan Appendix I:

Prioritized Leases for Potential Florida Facility Pool Building Backfill by Market Area

4 Tally/Total Of Candidate Prioritization D Leases														71,140	\$1,501,621	184
D (child svcs)	Private	6400245	DOH	Orlando	32809	Office	23,158	FY 2020-21	\$25.68	\$594,697	\$20.48	Full	42	551		
D (child svcs)	Private	5903018	DCF	Orlando	32818	Office	8,991	FY 2014-15	\$25.94	\$233,227	\$25.47	Full	70	128		
D (child svcs)	Private	5902891	DCF	Orlando	32805	Office	800		\$21.97	\$17,576	\$25.47	Full	10	80		
	Public	9737940	DOR	Orlando	32801	Office	38,191	MTM	\$17.18	\$656,121	\$14.92	Full	62	616		

Appendix II: Strategy for Initial Phased Implementation of Shared Leasing Services Delivery

Overview of Objective

The state currently uses a decentralized leasing model that limits DMS' ability to fully implement strategic recommendations for cost savings. After DMS review of several service delivery alternatives, DMS determined that the current decentralized process is not a long-term viable option because it does not achieve optimal portfolio-wide savings.

The first three delivery models in the table below present unique challenges that require statutory changes to implement. Considering the potential benefits of a Shared Services Model, and without requiring any organizational changes effecting state agencies, DMS proposes to adapt pertinent features from these models to create a hybrid "matrix reporting" approach.

Table 1: Comparison of Delivery Models

	Decentralized	Centralized	Shared Services	Hybrid Matrixed Services
Center of Service Activities	Processes and procurements handled autonomously by agencies	Consolidation of functions within a single agency	Stand alone organization	Consolidation of control with distributed resources
Processes and Procedures	Unique agency processes	Processes standardized to meet goals of central organization	Processes standardized to support common IT system, efficiency and customer service	Processes standardized to support common IT system, efficiency and customer service
Enabling Technology	Different systems per agency	One IT system/platform	Based on a shared access to a common IT system/platform	Based on a shared access to a common IT system/platform
Customer Service	Focus on responsiveness	Focus on enterprise control, not the user	Focus on customer service	Focus on alignment of user services with enterprise goals
	Work originates in agency	Work originates from the center	Work originates from the customer	Strategy is centralized and execution is distributed with customers

	Decentralized	Centralized	Shared Services	Hybrid Matrixed Services
Management/Coordination Mechanisms	No service level agreements (SLA)	Direct control; no SLA needed	Managed service delivery through clear SLA	Central coordination and controls with focus on meeting SLA agreements
Achieving Enterprise Goals	Non-performance based; requires significant oversight to achieve enterprise goals	Tightly controlled target-driven operations to meet enterprise goals	Performance-driven culture to achieve shared goals; answering to a single central authority	Performance-driven culture to achieve shared goals; assessment/management of stakeholder performance in meeting goals

Current Process

Sections 255.249 and 255.25, Florida Statutes, authorize varying levels of DMS and agency involvement for each lease action based largely on the size of a particular lease creating a decentralized approach. Currently, private leases under 5,000 SF do not require procurement through competitive solicitation.

For leases 5,000 SF or larger, DMS has authority related to management and procurement of agency leased space. Typically DMS is involved in the following areas:

- Reviews and approves agency-submitted Space Allocation Worksheets (SAWs) to determine if the space requirements are consistent with DMS space standards for typical office space (see below)
- Determines if DMS-managed space is available and, if so, is the most fiscally prudent and/or operationally efficient option for an agency
- Reviews and approves lease documents prepared by the agencies to validate compliance with rules and statutes
- Reviews any agency-recommended modification to standard lease forms to determine if such changes are in compliance with state law and meet the state's leasing objectives
- Confirms that lease actions are within acceptable market rates
- Determines whether the lease space meets statutory requirements for energy efficiency

Other variables and decision points that are typically decided by agencies include:

- Decides whether to implement any consolidation and/or co-location either within the agency or with other agencies

- Determines geographic boundaries for procurements of new leased space which impacts the number of qualified bidders
- Determines the preferred lease action such as whether a lease should be competitively procured or renewed
- Develops build out specifications that become direct costs in the form of amortized costs in the rental rate
- Responsible for all negotiations with landlords
- Determines use of a tenant broker

Strategy: Initial Development and Implementation of Shared Leasing Services Delivery will be done via a Matrix Organization

The first step in moving toward a shared service delivery model is to establish work groups that develop the framework and governance processes for creating a shared understanding and responsibility for improving how the state manages its’ real estate portfolio.

A key element in DMS’ strategies for achieving leasing program efficiencies is moving to increased participation and reliance on real estate subject matter experts from state agencies, as well as the private sector. Many agency leasing representatives have extensive institutional knowledge related to their agency needs and the leasing process. The organization of the leasing work groups will be chartered by DMS with members from the top performers within agency lease management teams and the state’s tenant brokers.

The initial round of leasing work groups will address the topics identified in the table below.

Table 2: Leasing Work Groups

Work Group Subject Topics	Description of activities and outputs
Standardize Work Space	<ul style="list-style-type: none"> • Examine state agency space needs by program and develop space standards by position for common back office operations and service center storefronts. • Revise Space Allocation Worksheets (SAW) to meet the current 180 SF/full time equivalent (FTE) benchmark. • Consider developing separate SAWs that are program specific and require all agencies to adhere to the new statewide standards without exception. • Consider impacts of “alternative workplace strategies” such as telecommuting and hoteling
Streamline Procurement Process	<ul style="list-style-type: none"> • Analyze current procurement processes, review upcoming lease expirations, and consider reducing the current threshold of 5,000 SF to 2,000 SF.

Work Group Subject Topics	Description of activities and outputs
Consolidate or co-locate agencies	<ul style="list-style-type: none"> Identify opportunities to consolidate smaller leases and co-locate multiple agencies and protocol to implement
Optimize State-Owned Buildings	<ul style="list-style-type: none"> Identify backfill candidates for vacant space Evaluate long term cost savings that could be achieved through re-stacking to increase density and further reduce the state’s private lease portfolio.
Service Level Agreements (SLA)	<ul style="list-style-type: none"> Develop SLA templates that detail the activities required from the tenant brokers, management role of DMS, and create performance measures.
Refine Business Process	<ul style="list-style-type: none"> Improve and update the existing Request for Space Needs (RSN) process to encourage use of competitive bids and develop a more portfolio wide view Define Tenant Improvement processes; Renovation vs. Remodeling
Develop Statutory and Rule Changes	<ul style="list-style-type: none"> Refine statutory requirements and develop administrative rules to improve business processes
Long Range Planning	<ul style="list-style-type: none"> Further development of Capital Improvement Projects and optimization of state owned space Funding source for tenant improvements

Roles and Responsibilities

DMS, with assistance from the three tenant brokers, will lead the work groups to launch the Leasing Services Matrix Delivery Model. Successful implementation requires cooperative effort and participation from every stakeholder. DMS will develop the outputs and recommendations from each work group into standard best practices and program guidance for statewide implementation.

The RACI Chart (RACI) below identifies high level roles and responsibilities for the work groups using the following criteria:

- **Responsible** – *the doer*; the individual(s) who actually completes the task. The doer is responsible for action/implementation and doers can share responsibility. The individual with the “R” determines the degree of responsibility.
- **Accountable** - *“the buck stops here”*; the individual ultimately answerable for the activity or decision; includes “yes” or “no” authority and veto power. An action can have only one “A” assigned.
- **Consult** - *“in the loop”*; the individual(s), typically subject matter experts, to be consulted prior to a final decision or action; predetermined need for two-way communication. Requires input from the designated position.
- **Inform** - *“keep in the picture”*; the individual(s) to inform after a decision or action is taken; one-way communication. They may be required to take action as a result of the outcome.

Table 2 is a RACI chart that summarizes activities, functions and tasks of the work groups, and who must do them.

Table 3: RACI Chart for Leasing Work Groups

Functions	DMS	Leasing Work Group Lead	Leasing Work Group Members	Agencies	Tenant Broker Organizations
Administrative Lead and Support Services to WG	A / R				R
Schedule WG Meetings	A	R	C		C
Lead discussion/development of WG on enterprise "Products"	C	A	R		
Agendas for WG Meetings	A	R	C		I
Establish Membership for each subject specific WG	A	C	C	R (nominate)	I
Establish Leads for each subject specific WG	A	C	R (nominate)	I	C
Draft outputs (standards, templates, etc.) from WG Sessions	C	A	R	I	C
Approve and Finalize WG Outputs	A/R	C	I		C
Vet Final Outputs through Policy Making Process	A/R	C		I	I
Establish Membership for each subject specific WG	A	C	C	R (nominate)	I
Establish Leads for each subject specific WG	A	C	R (nominate)	I	C
Draft outputs (standards, templates, etc.) from WG Sessions	C	A	R	I	C
Approve and Finalize WG Outputs	A/R	C	I		C
Vet Final Outputs through Policy Making Process	A/R	C		I	I

Key attributes of the Shared Services Model that will be incorporated into the hybrid Leasing Services Matrix Delivery Model include the following:

- Tapping the resources of top performing agency lease personnel to further refine and improve business processes
- Clearly defined performance measures between DMS and agencies through the development of a Service Level Agreement (SLA)
- An increased focus on the technical support provided by the state’s tenant brokers which under current law is optional and at the discretion of agency leadership

A clear understanding of roles and responsibilities, all focused on both individual agency needs and the entire real estate portfolio drives this matrix creating a more comprehensive real estate strategy.