



2018

Master Leasing Report

Five-Year Strategic Leasing Plan



FLORIDA DEPARTMENT of

management
SERVICES

We serve those who serve Florida

Erin Rock, Secretary

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Executive Summary

Executive Summary

In accordance with section 255.249, Florida Statutes, the Department of Management Services (DMS) annually submits the Master Leasing Report and Strategic Leasing Plan to the Executive Office of the Governor and the Legislature as directed by section 255.249, Florida Statutes.

The Master Leasing Report provides the following:

- An overview of leases within the State of Florida’s real estate portfolio that includes Fiscal Year 2017-18 lease data;
- Leases due to expire within 24 months;
- Any amendments, supplements, and waivers to lease terms and conditions;
- Discussion of financial impacts to the Florida Facilities Pool (FFP) related to changes in inventory, occupancy, and costs;
- Analysis of portfolio supply and demand, real estate marketplace trends and conditions, agency leases within their markets, and the relationship between these elements;
- Cost-benefit analyses and recommendations related to acquisition, build, disposition, and consolidation opportunities; and
- Recommendations for using capital improvement funds to implement the consolidation of state agencies into state-owned buildings.

The Strategic Leasing Plan provides the following:

- Anticipated space needs and opportunities for reducing costs through the consolidation, relocation, reconfiguration, renovation, capital investment, building, or acquisition of state-owned space.
- An annual update to the five-year plan required under paragraph 255.25(4)(c), Florida Statutes, which provides details about proposed actions for implementing policy directives for agency use of state-owned and leased space.

As required by section 255.249, Florida Statutes, agencies provide leased and state-owned facility information to DMS annually by June 30. The information is provided to DMS from the Florida State Owned Lands and Records Information System (FL-SOLARIS) Facility Inventory Tracking System (FITS), which is administratively housed at the Department of Environmental Protection (DEP). The information received from agencies by June 30, 2018, provides the foundation data used for development of the 2018 report and plan. The strategies included in the plan focus on utilizing availability within the FFP, renegotiating private leases to achieve deeper lease cost savings, and optimizing the state’s real estate portfolio.

State of Florida Leased Portfolio

The State of Florida has a decentralized model for the ownership, leasing, operation, and management of real estate assets. The State of Florida owns 20,153 facilities, including facilities owned by state agencies, the Florida College System, the State University System of Florida, and water management districts. DMS manages 111 facilities in the FFP and five federal surplus property facilities. Additionally, DMS manages contracts for seven private correctional facilities and 11 Division of Telecommunications (DivTel)

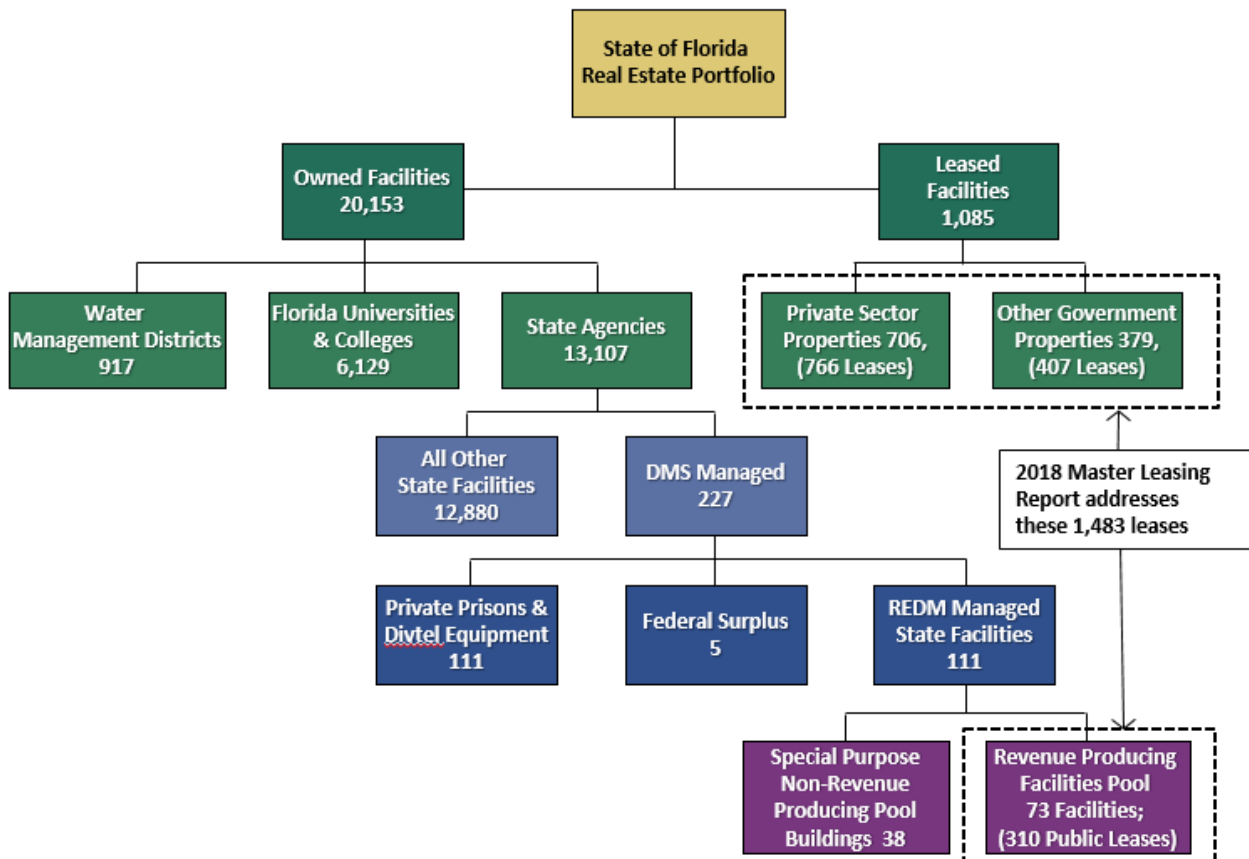
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equipment buildings. In total, DMS supervises 227 facilities. Statewide, DMS manages fewer than two percent of the total number of state-owned facilities. However, DMS manages the second largest portfolio in terms of square footage.

The department has statutory oversight of the construction, operation, custodial care, preventive maintenance, repair, alteration, modification, and allocation of space for all buildings in the FFP and administers the state’s lease procurement process.

As of June 30, 2018, agencies have entered into 310 leases for FFP space. Agencies have entered into an additional 1,173 leases with private landlords or other governmental entities. The scope of this report addresses the 1,483 leases within the private sector, other governmental properties, and public (FFP) facilities. Figure 1 provides an overview of the State of Florida’s real estate portfolio. The three lease types shown in Table 1 represent the majority of leased property within Florida’s larger real estate portfolio. Agency-to-agency subleases outside of leases for FFP space are not included in this report.

Figure 1 – The State of Florida Real Estate Portfolio



Executive Summary

Additional information on the state’s leased portfolio, including information on leases expiring within the next 24 months (**Appendix 1A and 1B**) and a determination if sufficient state-owned office space within the FFP will be available at lease expiration (**Appendix 2**), is included in this report. A full list of all leases by county can be found on the DEP website at <http://prodenv.dep.state.fl.us/DslPi/>.

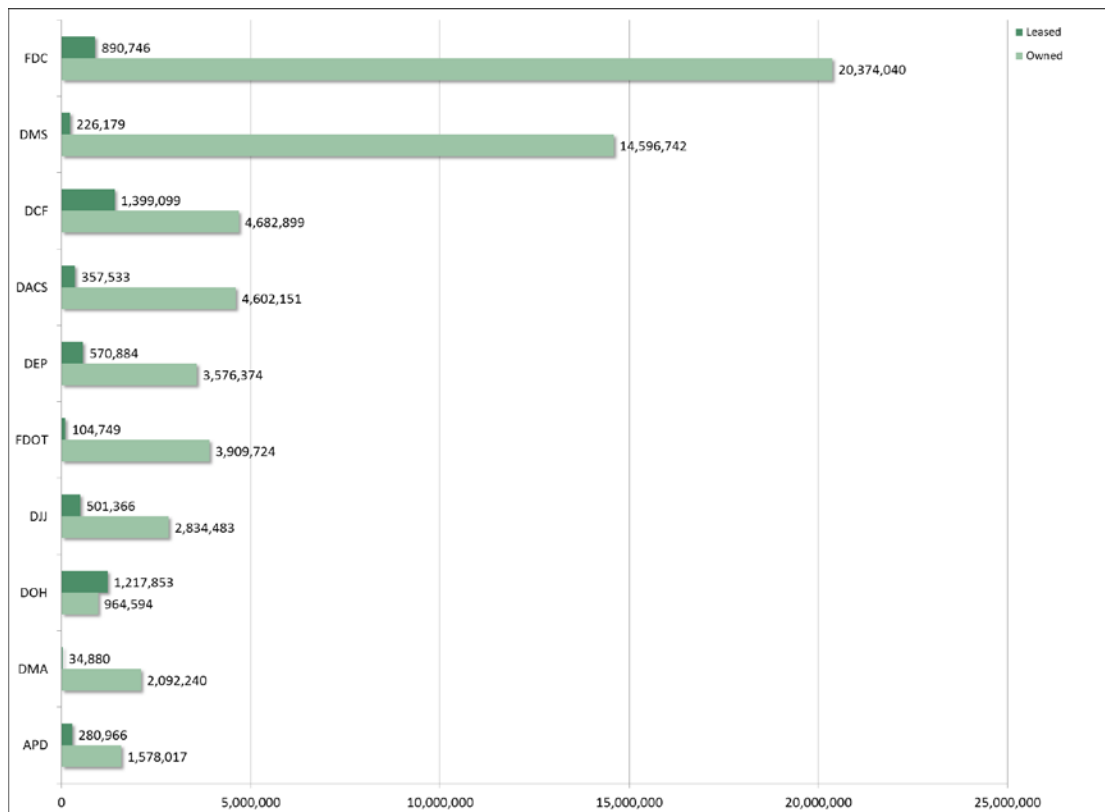
Table 1 – Summary of Public, Private, and Other Government Leases

Lease Type	Lease Count	Square Footage (SF)	Percentage of Total Leased Space (SF)	Annual Rent
Government	407	1,044,122	8%	\$ 4,777,032.24
Private	766	6,379,939	47%	\$ 133,931,078.82
Public	310	6,123,405	45%	\$ 99,888,609.92
Grand Total	1,483	13,547,466	100%	\$ 238,596,720.98

The state leases a range of space types, including office, conditioned storage, unconditioned storage, conference center, food services, and medical care. Of the total 13.5 million square feet of total leased space, approximately 12.3 million square feet is office space. Since office space makes up roughly 91 percent of the state’s leased space, this report focuses on the status of leased office space.

Figure 2 captures the ten largest agency real estate portfolios by state agency. The Department of Corrections (FDC) manages the most owned square footage. The Department of Children and Families (DCF) has the largest leased portfolio.

Figure 2 – Top 10 Agencies by Square Footage of Owned and Leased Space



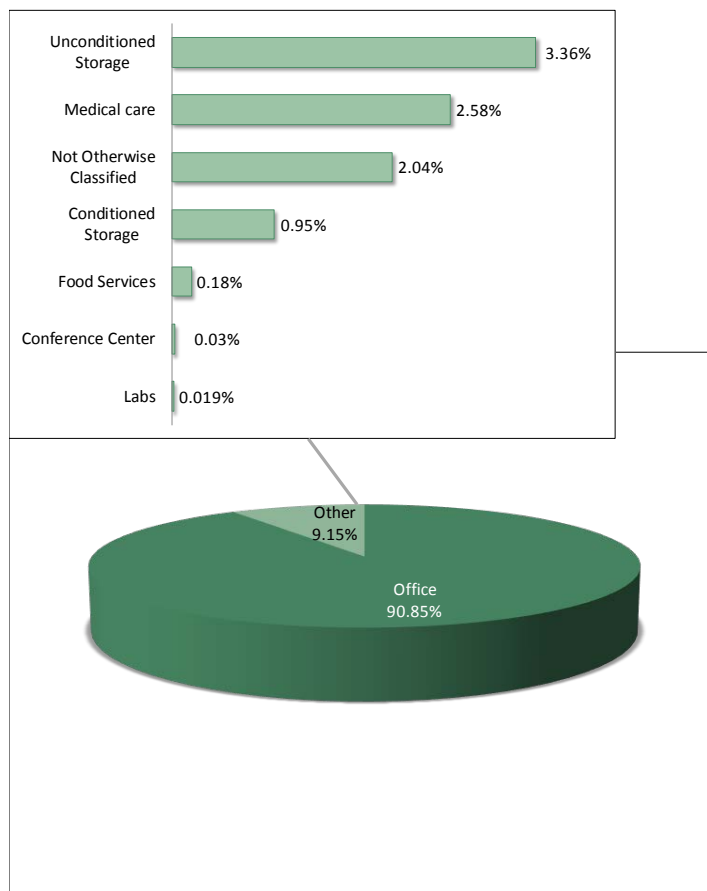
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Table 2 and Figure 3 provide summary information on the distribution of leased space by type and square footage.

Table 2 – Summary of Leased Space Type by Square Footage

Space Type	Square Footage
Office	12,307,341
Unconditioned Storage	455,458
Medical Care	349,131
Not Otherwise Classified	275,734
Conditioned Storage	128,642
Food Services	25,040
Conference Center	3,500
Labs	2,620
Grand Total	13,547,466

Figure 3 – Distribution of Leased Space by Type



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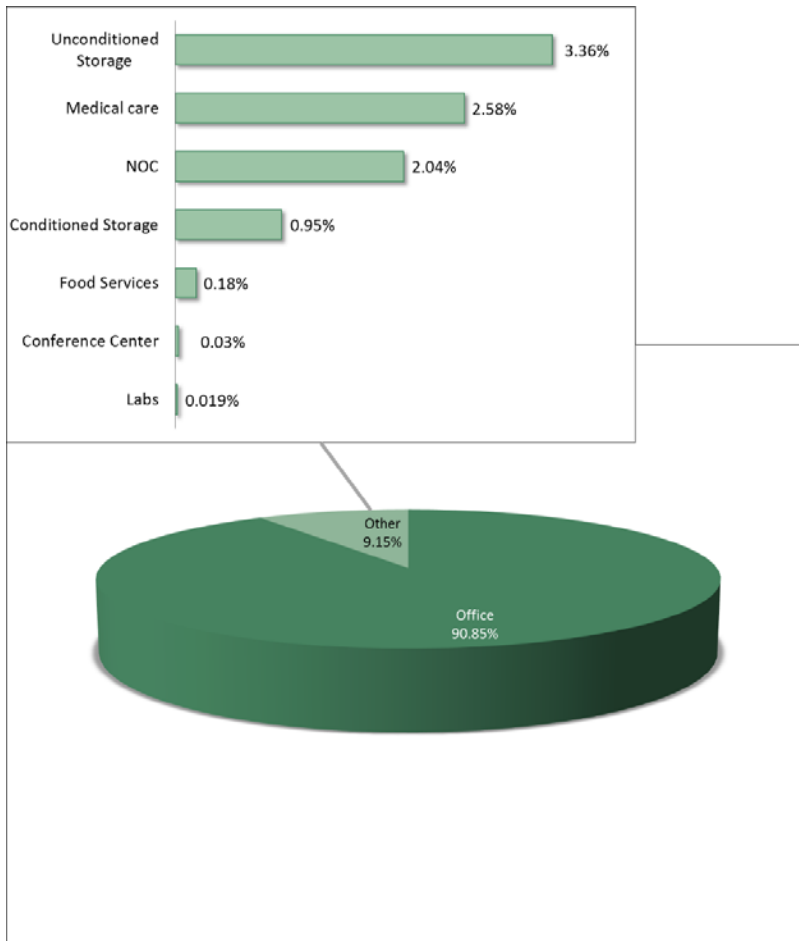


Table 3 – Distribution of Total Leased Square Footage by Agency

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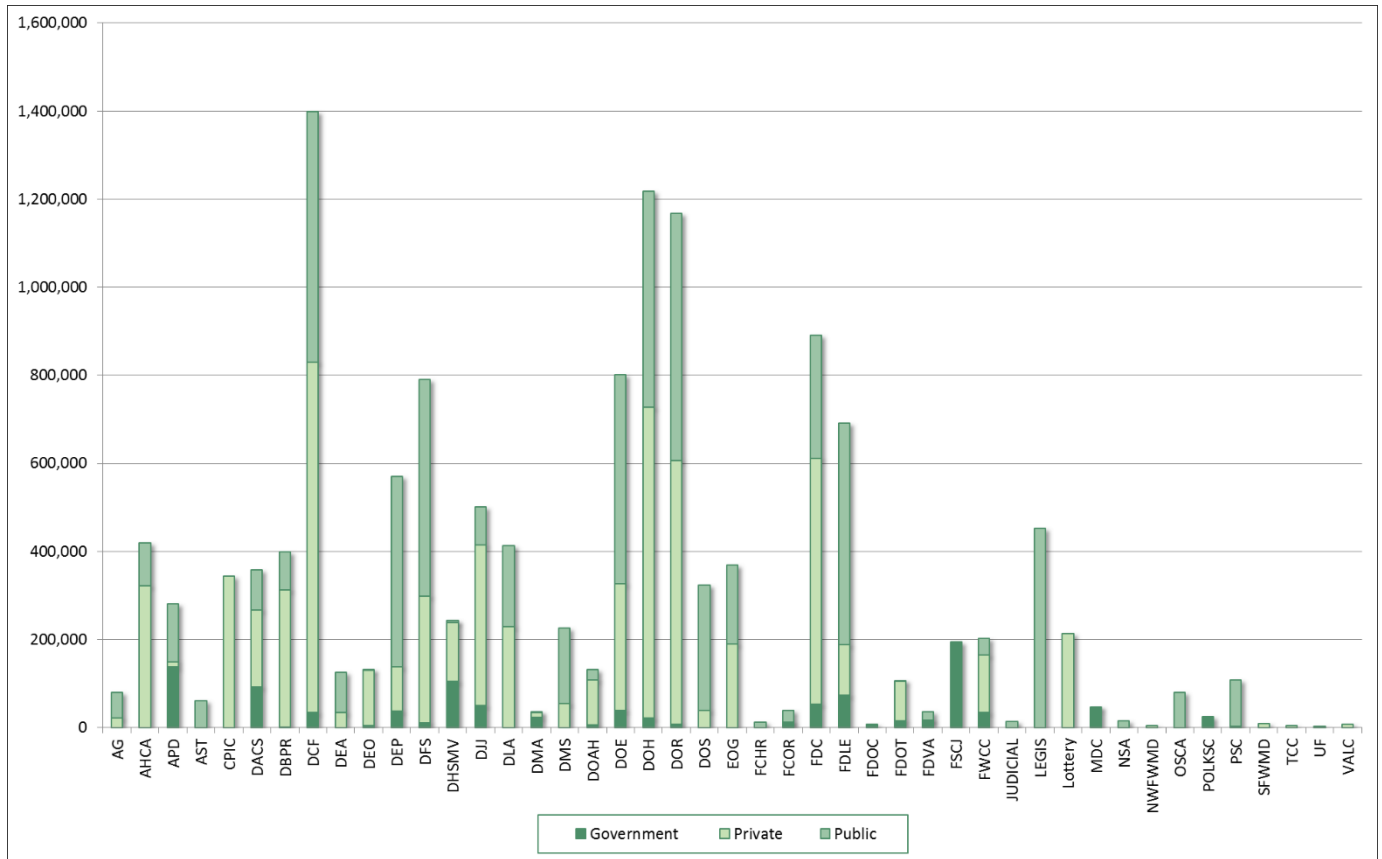
Table 3 and Figure 4 show the leased space by agency and the distribution by the three lease agreement types.

Table 4 (on page 7) depicts the breakdown of leased space totals for square footage and annual rent.

Agency	Government	Private	Public	Grand Total
AG		21,612	57,452	79,064
AHCA		321,182	98,597	419,779
APD	138,262	9,889	132,815	280,966
AST			61,371	61,371
CPIC		344,433		344,433
DACS	92,080	175,498	89,955	357,533
DBPR	805	311,374	86,584	398,763
DCF	33,447	796,272	569,380	1,399,099
DEA		33,871	92,215	126,086
DEO	3,640	126,621	1,149	131,410
DEP	36,898	101,789	432,197	570,884
DFS	11,277	286,571	491,901	789,749
DHSMV	104,901	133,562	5,542	244,005
DJJ	49,365	364,801	87,200	501,366
DLA		229,391	183,614	413,005
DMA	23,440	10,738	702	34,880
DMS		55,395	170,784	226,179
DOAH	6,004	101,965	23,361	131,330
DOE	38,685	287,336	475,015	801,036
DOH	22,009	704,865	490,979	1,217,853
DOR	7,917	597,973	561,153	1,167,043
DOS		38,615	284,289	322,904
EOG	252	190,205	179,072	369,529
FCHR			12,111	12,111
FCOR	10,369	1,162	26,598	38,129
FDC	53,446	557,405	279,895	890,746
FDLE	74,128	114,121	502,832	691,081
FDOC	7,543			7,543
FDOT	14,751	89,908	90	104,749
FDVA	16,026	432	19,955	36,413
FSCJ	195,033			195,033
FWCC	33,648	131,760	36,539	201,947
JUDICIAL		1	14,016	14,017
LEGIS			452,251	452,251
Lottery		213,061		213,061
MDC	45,175	890		46,065
NSA			15,728	15,728
NWFWMD		4,600		4,600
OSCA	21	2	79,010	79,033
POLKSC	25,000			25,000
PSC		2,779	105,901	108,680
SFWMD		8,689		8,689
TCC		4,200		4,200
UF			3,152	3,152
VALC		6,971		6,971
Grand Total	1,044,122	6,379,939	6,123,405	13,547,466

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Figure 4 – Distribution of Total Leased Square Footage by Agency



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Table 4 – Agency Leases: Totals for Square Footage and Annual Rent

Agency	Government		Private		Public		Grand Total	
	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent
AG			21,612	\$443,355.53	57,452	\$901,844.44	79,064	\$1,345,199.97
AHCA			321,182	\$7,460,922.35	98,597	\$1,693,896.48	419,779	\$9,154,818.83
APD	138,262	\$0.00	9,889	\$187,395.44	132,815	\$2,281,761.70	280,966	\$2,469,157.14
AST					61,371	\$1,050,805.20	61,371	\$1,050,805.20
CPIC			344,433	\$6,069,913.15			344,433	\$6,069,913.15
DACS	92,080	\$179,605.43	175,498	\$2,883,204.64	89,955	\$1,543,049.10	357,533	\$4,605,859.17
DBPR	805	\$12,125.25	311,374	\$5,563,917.13	86,584	\$1,459,150.81	398,763	\$7,035,193.19
DCF	33,447	\$428,862.49	796,272	\$16,486,820.28	569,380	\$9,749,449.46	1,399,099	\$26,665,132.23
DEA			33,871	\$691,470.00	92,215	\$1,577,687.62	126,086	\$2,269,157.62
DEO	3,640	\$0.00	126,621	\$1,919,759.37	1,149	\$19,739.84	131,410	\$1,939,499.21
DEP	36,898	\$367,382.14	101,789	\$1,970,064.09	432,197	\$7,266,789.13	570,884	\$9,604,235.36
DFS	11,277	\$159,861.64	286,571	\$6,142,559.47	491,901	\$8,450,859.20	789,749	\$14,753,280.31
DHSMV	104,901	\$11,827.32	133,562	\$3,736,110.32	5,542	\$90,190.44	244,005	\$3,838,128.08
DJJ	49,365	\$604,891.05	364,801	\$7,929,281.23	87,200	\$1,498,096.02	501,366	\$10,032,268.29
DLA			229,391	\$6,901,122.54	183,614	\$3,029,986.72	413,005	\$9,931,109.26
DMA	23,440	\$199,116.69	10,738	\$162,826.48	702	\$12,060.36	34,880	\$374,003.53
DMS			55,395	\$1,035,023.90	170,784	\$2,324,930.85	226,179	\$3,359,954.75
DOAH	6,004	\$112,575.00	101,965	\$2,112,850.17	23,361	\$401,341.98	131,330	\$2,626,767.15
DOE	38,685	\$426,089.85	287,336	\$6,207,012.91	475,015	\$6,809,536.69	801,036	\$13,442,639.45
DOH	22,009	\$383,536.91	704,865	\$14,571,018.65	490,979	\$8,433,184.64	1,217,853	\$23,387,740.20
DOR	7,917	\$177,546.57	597,973	\$14,305,221.11	561,153	\$9,638,194.54	1,167,043	\$24,120,962.22
DOS			38,615	\$917,131.27	284,289	\$3,612,178.31	322,904	\$4,529,309.58
EOG	252	\$0.00	190,205	\$2,483,376.48	179,072	\$2,785,615.12	369,529	\$5,268,991.60
FCHR					12,111	\$208,066.98	12,111	\$208,066.98
FCOR	10,369	\$0.00	1,162	\$18,882.50	26,598	\$456,953.64	38,129	\$475,836.14
FDC	53,446	\$257,096.66	557,405	\$12,339,836.82	279,895	\$4,746,378.69	890,746	\$17,343,312.17
FDLE	74,128	\$763,021.08	114,121	\$2,457,270.53	502,832	\$8,324,994.22	691,081	\$11,545,285.83
FDOC	7,543	\$113,939.00					7,543	\$113,939.00
FDOT	14,751	\$128,576.97	89,908	\$2,160,589.53	90	\$0.00	104,749	\$2,289,166.50
FDVA	16,026	\$0.00	432	\$0.00	19,955	\$342,826.90	36,413	\$342,826.90
FSCJ	195,033	\$0.00					195,033	\$0.00
FWCC	33,648	\$148,541.74	131,760	\$2,481,938.11	36,539	\$549,917.74	201,947	\$3,180,397.59
JUDICIAL			1	\$0.00	14,016	\$238,079.13	14,017	\$238,079.13
LEGIS					452,251	\$7,118,894.98	452,251	\$7,118,894.98
Lottery			213,061	\$3,891,565.42			213,061	\$3,891,565.42
MDC	45,175	\$77,436.45	890	\$5,090.80			46,065	\$82,527.25
NSA					15,728	\$55,529.59	15,728	\$55,529.59
NWFWMD			4,600	\$88,550.00			4,600	\$88,550.00
OSCA	21	\$0.00	2	\$0.00	79,010	\$1,343,088.86	79,033	\$1,343,088.86
POLKSC	25,000	\$225,000.00					25,000	\$225,000.00
PSC			2,779	\$74,366.04	105,901	\$1,819,379.18	108,680	\$1,893,745.22
SFWMD			8,689	\$135,287.73			8,689	\$135,287.73
TCC			4,200	\$63,756.00			4,200	\$63,756.00
UF					3,152	\$54,151.36	3,152	\$54,151.36
VALC			6,971	\$33,588.83			6,971	\$33,588.83
Grand Total	1,044,122	\$4,777,032.24	6,379,939	\$133,931,078.82	6,123,405	\$99,888,609.92	13,547,466	\$238,596,720.98

Executive Summary

Conclusion

The department, other agencies, and tenant brokers continue to develop innovative ways to reduce space and create greater flexibility in the state’s lease portfolio. Combining similar operational programs and back-office functions when appropriate enables agencies to lessen their space needs and reduce costs. The collocation between agencies provides an opportunity for additional space reduction because agencies can share common, non-secure spaces such as lobbies, restrooms, break rooms, conference, and training rooms. Agency cooperation is a key factor in achieving continued reduction in leased space.

The comprehensive data, provided by FL-SOLARIS FITS, allows the state’s decision-makers to see the state’s lease portfolio from an enhanced perspective because it provides all-inclusive information on state-owned and state-leased structures. By assessing leased space systematically, the state seeks to further reduce space through collocation within and between agencies. Agencies are thinking strategically about the future landscape of their leased portfolios and about how their portfolios will reflect changes in service delivery and staffing models. As a result, they are conducting and evaluating cost-benefit analyses for proposed lease actions.

The opportunities outlined in the Strategic Leasing Plan will require productive partnerships among DMS, agencies, tenant brokers, and the Legislature. State-owned data collected through FL-SOLARIS, TRIRIGA, agency co-location plans, and cost-benefit analyses are helping the state obtain a more complete view of its real estate portfolio. The collection of these key data elements improves the ability of both DMS and agencies to make decisions that are in the best interest of the State of Florida and sets the stage for a comprehensive real estate management strategy that goes beyond leasing.

For additional information or for answers to questions about this report, please contact the following:

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Lease Procurement Process

State of Florida – Lease Procurement Process

Chapter 255, Florida Statutes, gives DMS statutory authority to manage, operate, and maintain the FFP and provide oversight of the state’s leasing process. Agencies lease space from within the FFP, the private sector, and other governmental entities (federal and local). DMS is responsible for reviewing each of these lease types to ensure compliance with statutory requirements. The department collaborates with state agencies and tenant brokers to identify opportunities for improved lease terms and conditions, especially relating to space quality, size, and rate. In this oversight role, DMS is tasked with finding space that meets the operational and business needs of the state while delivering the best value for taxpayer dollars. Because the state has a substantial financial investment in state-owned buildings, maintaining high occupancy levels within FFP facilities is a key element of the leasing strategy.

In its lease oversight capacity, DMS performs the following tasks:

- Reviews each Request for Space Need (RSN) and its associated Space Allocation Worksheet (SAW). Agencies submit these documents to notify DMS of their request for new, changed, or cancelled lease space;
- Assesses the business need for the requested space to determine if it is justified and aligned with space allotment standards;
- Determines if there is, or will be, available space in state-owned facilities to meet the space requirements. If no space is available in state-owned or state-leased facilities, DMS assists with market research and notifies the selected state tenant broker of the agency’s need for private-leased space;
- Provides the agency with best practices procurement packages, as well as all the standard terms and conditions, and reviews the business case details to determine if the lease action would be in the best interest of the state. If the lease is in the state’s best interest, DMS provides the agency with pre-approval;
- Conducts a final review and an approval process to ensure that all statutory and rule requirements have been met once any necessary tenant improvements are completed, the State Fire Marshal has approved the space prior to occupancy, and the landlord and tenant agency have signed the lease contract.
- Executes the approved lease and records the lease package within DMS’ Bureau of Leasing and sends executed copies to the agency.

To assist DMS and state agencies in making the private-lease procurement process efficient and economical, the state has two contracted tenant brokers: CBRE, Inc., and Savills Studley Occupier Services, Inc. The current tenant broker contracts were competitively procured and completed in 2014 and expire in 2019.

Lease Procurement Process

The state's tenant brokers provide planning and support services to DMS and state agencies related to private-sector lease transactions, real estate strategies, and the buying and selling of properties. Agencies use tenant brokers to do the following:

- Act as the agency's tenant broker to competitively procure, 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, construction, or acquisition of state-owned space;
- Oversee tenant improvement buildout;
- Outline any additional services or concepts for adding value to agency or DMS processes;
- Provide an evaluation of possible energy-efficiency solutions and savings; and
- Provide other services that assist the state in reducing its real estate and occupancy costs.

Major Market Review

Master Leasing Report

Leases Expiring Within 24 Months (by Agency and Geographic Market)

Leases due to expire within the next 24 months are included in **Appendix 1A** (by agency) and **Appendix 1B** (by market). Of the 766 total private leases, 246 are set to expire on or before June 30, 2020.

Through lease renegotiation efforts, DMS, in partnership with agencies and the state’s tenant brokers, will address all leases set to expire before June 30, 2020.

Lease Details

Appendix 2 includes additional details on each lease, including location, size (square footage), cost per leased square foot, lease expiration date, and a determination of whether sufficient FFP (state-owned) office space will be available at the expiration of the lease.

Note: While DMS FFP space may be available in some locations where an agency lease is expiring in the next 24 months, the DMS FFP space may not meet the business needs of an agency because of the building location, funding for tenant improvements, available parking, or a requirement for co-location of space with an agency’s client partner.

A full list of all leases can be found on the DMS website at <http://bit.ly/REDM-FITS>.

Amendments, Supplements, and Waivers to Lease Terms and Conditions

Leases that DMS approved in the past 12 months have all complied with standard terms and conditions. While DMS has executed many lease contracts for change in rates, square footage, and rental periods since the 2017 Master Leasing Report, DMS has neither received nor granted an amendment, supplement, or waiver that altered the essential or standard terms and conditions.

Subsection 255.249(7), Florida Statutes:

(7) The department shall annually publish a master leasing report that includes the strategic leasing plan created under subsection (6). The department shall annually submit the leasing report to the Executive Office of the Governor and the Legislature by October 1. The report must provide:

- (a) A list, by agency and by geographic market, of all leases that are due to expire within 24 months.
- (b) 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.
- (c) 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) 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.
- (d) Financial impacts to the Florida Facilities Pool rental rate due to the sale, removal, acquisition, or construction of pool facilities.

Major Market Review

Impacts to Florida Facilities Pool Rental Rates

The bonded FFP is administered in accordance with the Florida Building and Facilities Act in sections 255.501–255.525, Florida Statutes. Tenants in FFP facilities pay a uniform rental rate for leased space, regardless of the assigned building or market location. The uniform rental rate for full-service office space has been set at \$17.18 per square foot (PSF) since 2007. This rate is based on aggregate obligations and operating costs of the 111 buildings currently in the FFP. Revenue from FFP leases covers debt service on the bonds, capital depreciation reserves, and utility, operating, management, and maintenance costs for all facilities.

The department does not anticipate a change to the current uniform rental rate of \$17.18 PSF for full-service office space during Fiscal Year 2018-19. The department maintains the FFP facilities within the budget that the Legislature allocates by reducing operational costs and deferring capital maintenance.

For Fiscal Year 2018-19, DMS has been appropriated \$56,307,840 to address deficiencies which include aging roofs, elevators, heating and air conditioning equipment, and Americans with Disabilities Act compliance.

Changes in Occupancy Rate and Maintenance and Efficiency Costs

The occupancy rate of FFP facilities remains high at more than 98 percent (with a corresponding vacancy rate of less than two percent). The high occupancy rate is largely due to the implementation of recent backfill strategies. Budgetary constraints and rising private market rates have also contributed to the high occupancy rate of FFP facilities.

Figure 5 illustrates that operating costs for FFP facilities have increased marginally over the past year. The department continues to identify strategies for deeper cost savings by analyzing performance data and encouraging industry best practices among partner agencies.

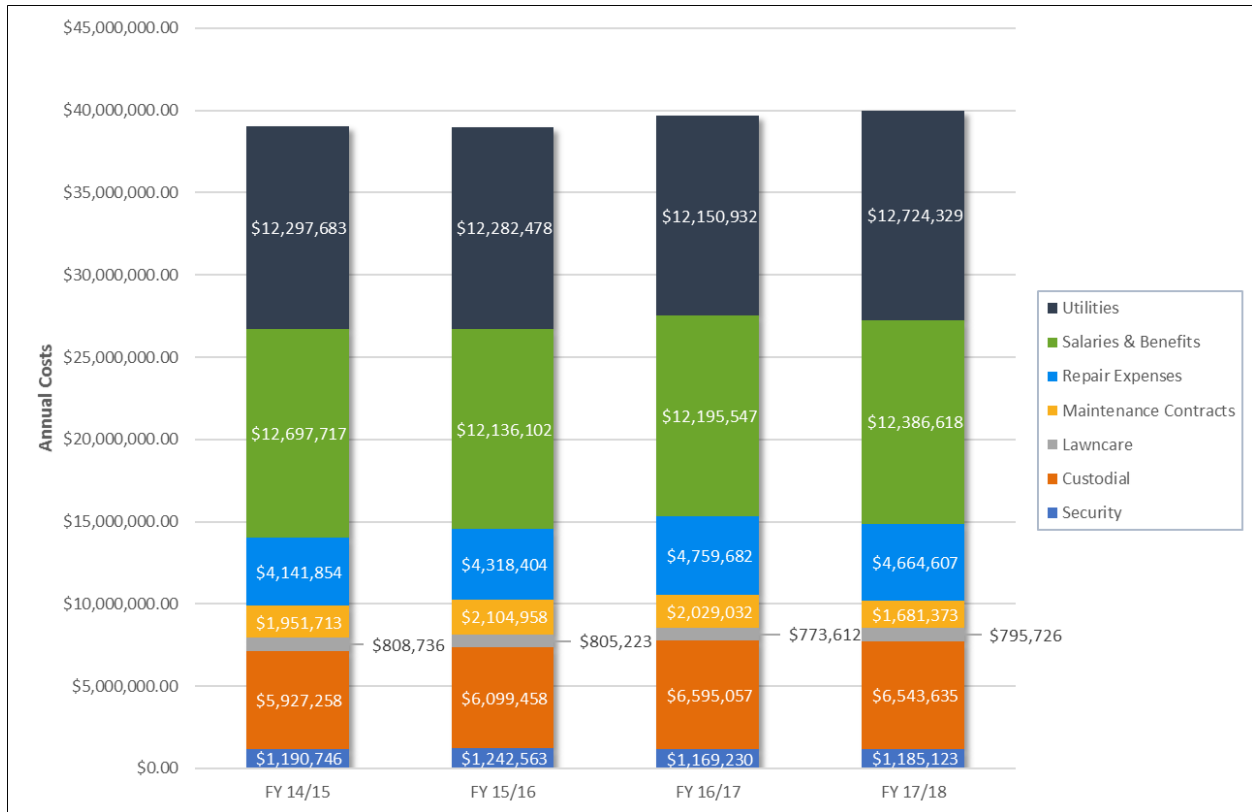
Reducing energy consumption and costs in the FFP remains a top priority for DMS because, as seen in Figure 5, energy consumption (utilities) represents the largest cost component of the FFP. The department continues to implement the energy conservation principles of the State Energy Management Plan (SEMP), which DMS developed in 2010 and implemented in all FFP facilities across the state. The department also continues to evaluate long-term costs (life-cycle costs) whenever major energy-consuming equipment is selected for installation in FFP facilities.

**Paragraph 255.249(7)(e),
Florida Statutes:**

(e) 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.

Major Market Review

Figure 5 – FFP Operating Costs



Major Market Review

Analysis of Portfolio Supply and Demand

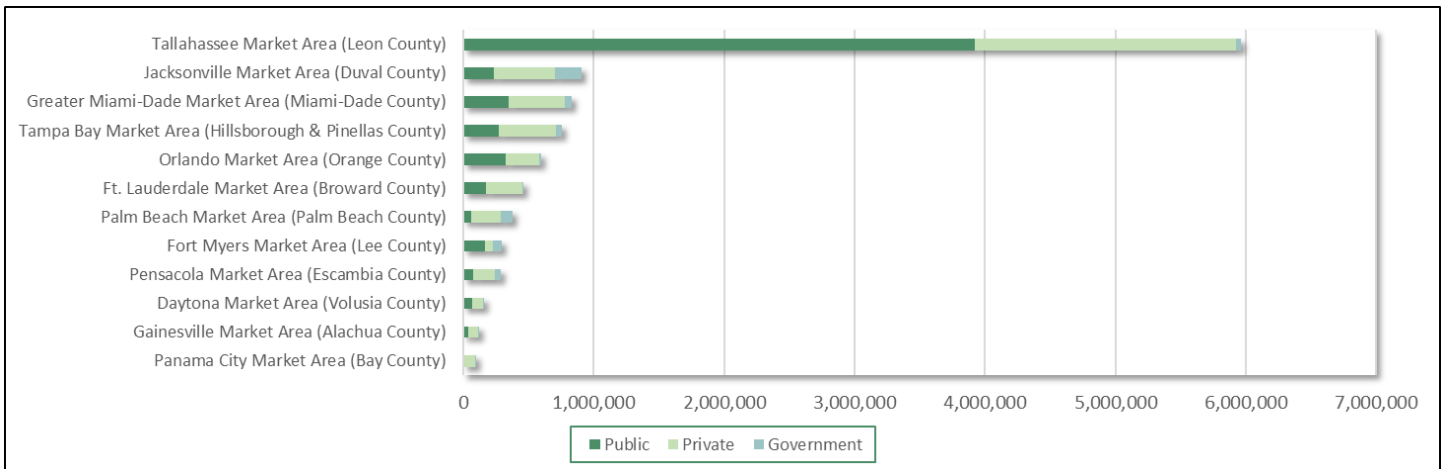
For analysis of the lease portfolio’s supply and demand, this report focuses on 12 major metropolitan real estate markets in Florida, most of which have large concentrations of FFP facilities. Local market dynamics directly influence the availability and cost of office space in each market. The supply and demand analysis for each of these major markets is summarized below. Figures 6 and 7 detail the quantity of public, other government, and private space leased in these 12 major markets across the state.

**Paragraph 255.249(7)(f),
 Florida Statutes:**

(f) An analysis of portfolio supply and demand.

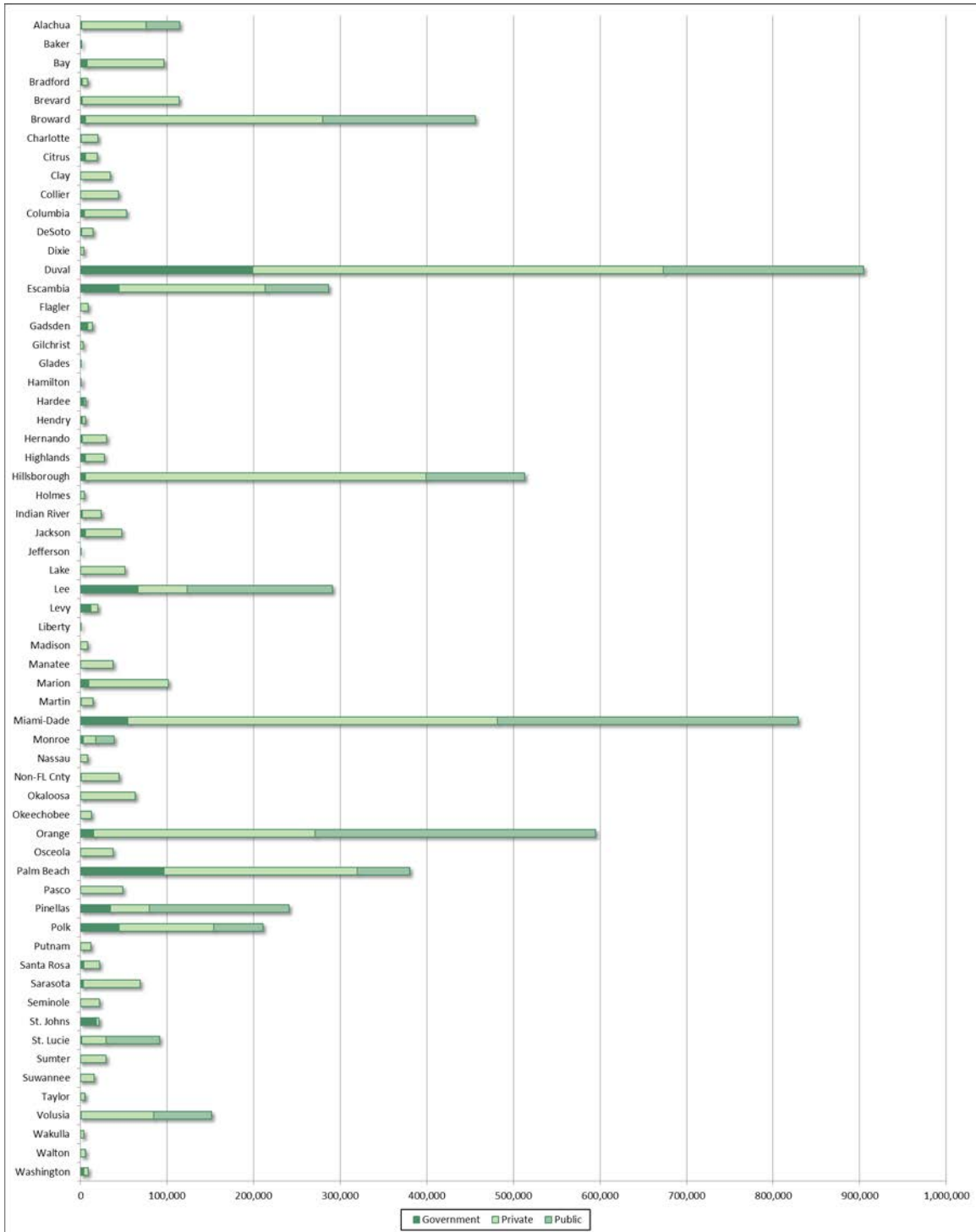
To accommodate the different services that agencies provide, the state needs space in nearly every county. As Figure 6 shows, the majority of the state’s lease portfolio is in Leon County. Duval, Miami-Dade, Orange, Broward, and those counties in the Tampa Bay area form the next largest concentrations of leased facilities.

Figure 6 – Square Footage of Leased Office Space, by Lease Type, for 12 Major Florida Markets



Major Market Review

Figure 7 – Square Footage of Leased Office Space by County



*Franklin, Gulf, Lafayette, and Union counties do not have leased office space. Leon County, with its nearly six million square feet of leased office space, is off the scale and omitted.

Major Market Review

Market Analysis

CBRE, one of the state’s two tenant brokers, developed an analysis (condensed below) of Florida’s major markets and selected secondary cities from sources that include local CBRE office market research teams and Costar (Gainesville and Daytona). While they accurately reflect the commercial real estate markets in each respective area, it is important to note that the State of Florida has unique occupancy costs that differ from most of the clients contained in the market research.

Given funding constraints and limited operating capital outlay (OCO) availability, the state agency tenants often require furniture, fixtures, and equipment (FF&E) to be included in their tenant improvement costs. Additionally, the varying and unique types of client services provided (e.g., driver license offices, probation and parole offices, stay-in-place shelters for children) often require interior buildouts that are more expensive than traditional office space.

The FF&E and interior build-out costs are included in the lease rate and amortized over the lease term or portion thereof. For these reasons, it may erroneously appear as though some state leases are “above market.” The base rate may be within market, but the FF&E requirements and/or specialized interior space buildout needs then cause the amortized lease rate to reflect higher than the market reports.

The additional tenant improvement cost can range from an additional \$40 to \$70 PSF, depending on the size of the space and specific agency requirements. When amortized or averaged over the term of a lease, the state’s additional cost PSF that is added to the rent is \$7 to \$8 PSF per year.

Table 5 provides a comparison of average lease rates paid by Florida agencies in FFP facilities and private-sector office space and the prevailing average market rates within the same market areas. The state’s uniform rental rate for full-service office space in FFP facilities is \$17.18. This rate is below the average July 2018 full-service office rate in all markets.

When comparing the average agency rate by market with the average class B market rate, an additional \$8 PSF should be added to the class B market rate to reflect the additional tenant improvement cost that is added to the typical state lease to provide a turn-key build-out.

The uniform rental rate for full-service office space in FFP facilities is always inclusive of services provided to maintain the building, services such as utilities, custodial work, landscaping, maintenance, and repairs. Private-lease rates may or may not include security service, utility, janitorial, and tenant improvement costs.

Major Market Review

Table 5 – Office Rate Comparison for FFP and Private-Sector Lease Averages and Market Averages for Florida Markets with Concentrations of FFP Facilities

Markets with Concentrations in FFP Facilities	Public (FFP Facility) Leases			Private Sector Leases				Average Class A Market Rate
	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Number of Office Leases	Total SF of Office Leases	Agency Average Rate	Average Class B Market Rate	
Tallahassee Market Leon County	86	3,925,346	\$16.89	44	2,002,272	\$20.28	* \$18.23	N/A
Greater Miami Market Miami - Dade County	12	347,109	\$17.18	59	427,249	\$30.45	\$ 32.24	\$ 43.28
Tampa Market Hillsborough/ Pinellas Counties	27	275,037	\$17.18	50	438,378	\$21.27	\$ 20.47	\$ 28.88
Jacksonville Market Duval County	9	231,184	\$17.18	27	474,276	\$17.73	\$ 18.49	\$ 22.12
Orlando Market Orange County	13	323,770	\$17.18	26	255,753	\$20.69	\$ 20.85	\$ 26.37
Ft. Lauderdale Market Broward County	11	176,488	\$17.18	31	273,812	\$26.54	\$ 15.95	\$ 24.06
Palm Beach Market Palm Beach County	4	60,518	\$17.18	33	223,675	\$25.72	\$ 17.13	\$ 26.52
Southwest Market Lee County	13	168,150	\$17.18	14	56,568	\$21.15	* \$13.70	N/A
Pensacola Market Escambia County	5	73,106	\$17.18	18	168,955	\$24.59	* \$15.39	N/A
Daytona Market Volusia County	10	66,703	\$17.18	15	84,090	\$20.42	* \$13.56	N/A
Gainesville Market Alachua County	8	39,092	\$17.18	12	74,110	\$21.70	* \$15.01	N/A
Panama City Market Bay County	0	-	\$0.00	17	88,741	\$21.25	* \$14.31	N/A

Source: FL-SOLARIS, CBRE; CoStar - Daytona & Gainesville



(*) Combined Class A & B Average

The following pages present a high-level overview of the 12 major markets in Florida. A summary of the market conditions, including the following, is provided for each market:

- Overall vacancy rate;
- Trend in vacancy rates;
- Average asking rate for full-service rentals;
- Current trend in asking rates for full-service rentals; and
- Current trend in the unemployment rate.

Major Market Review

Tallahassee Market


Total Vacancy
5.4%

Lease Rate
\$18.23 PSF

Net Absorption
16,016 SF

Under Construction
62,200 SF

*Arrows indicate change from previous year.

The Tallahassee office market has 10.86 million square feet of office space consisting primarily of class B and C properties. The State of Florida leases approximately 2.03 million square feet in Tallahassee and is the market's largest tenant. As the largest space user, the state remains a major force in the market.

Economically, the institutional sector drives the economy, with state administration and Florida State University accounting for 76 percent of the top five employers' headcounts. The Tallahassee unemployment rate dropped from 4.5 percent in December 2016 to 3.4 percent by December 2017 (not seasonally adjusted). This compares with an overall state unemployment rate of 3.9 percent in December 2017 (seasonally adjusted).

The overall office vacancy rate for Tallahassee decreased over the past six months of 2017 as market fundamentals improved. Total vacancy dropped from 6.6 percent to 5.4 percent. Average asking full-service lease rates increased from \$16.57 PSF in June 2017 to \$18.23 PSF in December 2017. The suburban market accounts for 83 percent of the space and has asking lease rates of \$16.87 PSF, or just below the market average, while central business district (CBD) rates are \$25.04 PSF.

Tallahassee Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	H2 2017 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG)
Tallahassee	10,863,375	5.2	5.4	16,016	62,200	\$18.23
CBD	1,811,771	6.5	7.3	36,397	0	\$25.04
Suburban	9,051,604	5.0	5.0	(20,381)	62,200	\$16.87

Source: CBRE Note: Data from second half (H2) of 2017; selected numbers may be rounded.

Changes in rental rates are tied to job growth, which increases the demand for space. Recent gains in rent can be correlated to strong employment figures. However, rent increases have been relatively steady and are expected to be modest in the near future. Property owners with the ability to provide up-front capital for tenant improvements will continue to set themselves apart from property owners who are unable to offer such incentives.

Major Market Review

Tampa Bay Market

Total Vacancy
 11.2%

Lease Rate
 \$22.71 PSF

Net Absorption
 78,191 SF

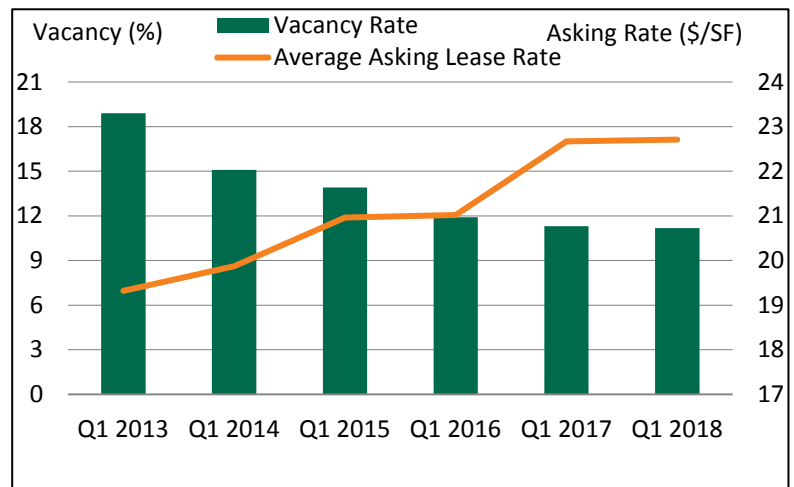
Under Construction
 148,800 SF

*Arrows indicate change from previous year.

Market Highlights

- Tampa ranks number one in the state for job demand, reflecting 43,505 job openings.
- Tampa continues to see decreasing unemployment year-over-year, from 4.1 percent in February 2017 to 3.5 percent in February 2018.
- Asking rental rates began to stabilize in quarter one of 2018.
- Total vacancy is at 11.2 percent, which continues to tighten quarter-over-quarter.
- Ten office developments are slated to break ground in 2018.

Total Vacancy vs. Direct Average Asking Lease Rate



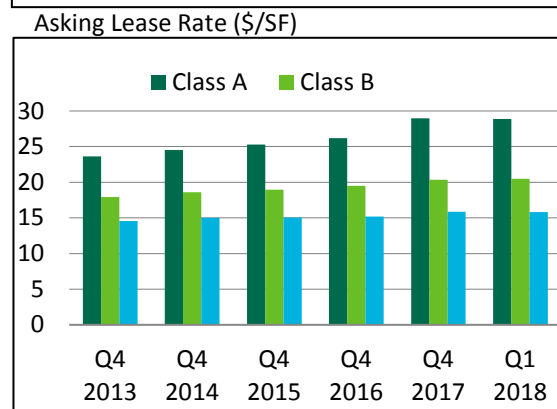
Source: CBRE

Leasing Activity

Throughout the first quarter, leasing activity remained healthy. Steady leasing activity and decreasing vacancy in a market with limited supply of quality space are causing asking rental rates to stabilize. The average asking lease rate in the first quarter was \$22.71 PSF, slightly down from the fourth quarter of 2017 rate of \$22.75 PSF.

Lease rates declined most significantly in those submarkets with the greatest net absorption of class A space. Overall availabilities for class A properties during the first quarter were 2.1 million square feet compared to 3.7 million square feet for class B properties. Both property classes reflected a decrease in availability over the past two quarters. Submarkets with the highest average rents were Southeast Tampa at \$29.90 PSF, Tampa CBD at \$28.66 PSF, and Westshore at \$27.10 PSF. As competition for available space heats up, lease rates are expected to rise in the most sought-after locations.

Average Direct Asking Lease Rate
 Average Asking Rate: \$/SF



Source: CBRE Research, Q1 2018

Major Market Review

Due to the limited supply of quality class A space in prime submarkets such as Tampa CBD, Westshore, and St. Pete CBD, it is becoming more challenging for businesses to find quality space to expand. Additionally, the lack of new construction and the rising cost of construction continue to put increased pressure on lease rates.

Higher average asking rates and the lack of quality space support the need for new construction. However, steady leasing activity is still occurring creating an overall healthy market.

Submarkets reflecting the highest net absorption in the first quarter were Tampa CBD (73,348 square feet), Westshore (31,293 square feet), and Mid-Pinellas (11,207 square feet). These submarkets combined accounted for 115,848 square feet. Northwest Tampa reflected the greatest negative absorption with 48,697 square feet as a result of three larger blocks of space becoming available.

Total vacancy in the first quarter was 11.2 percent, decreasing by 20 basis points (bps) quarter-over-quarter and ten bps year-over-year. Submarkets with the lowest vacancy included Southwest Tampa at 3.68 percent, Westshore at 8.12 percent, and St. Pete CBD at 8.52 percent. Submarkets with the greatest year-over-year decrease in vacancy included Tampa CBD and East Tampa, each reflecting a 230-bps decrease.

Tampa Bay Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2018 Net Absorption (SF)	2018 YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG/G/MG)
Tampa CBD	6,897,722	10.4	10.8	73,348	73,348	0	\$28.66
Total Suburban	39,214,464	10.6	11.2	4,843	4,843	148,800	\$21.50
Overall Tampa	46,112,186	10.6	11.2	78,191	78,191	148,800	\$22.71
Class A	19,807,033	6.9	7.7	85,206	85,206	148,800	\$28.88
Class B	19,227,943	14.4	15	(14,310)	(14,310)	0	\$20.47
Class C	7,077,210	10.6	10.6	7,295	7,295	0	\$15.80

Source: CBRE Note: Selected numbers may be rounded.

Major Market Review

Greater Miami Market

▼ Total Vacancy
10.7%

▲ Lease Rate All Classes
\$37.25 PSF

▼ Net Absorption
152,589 SF

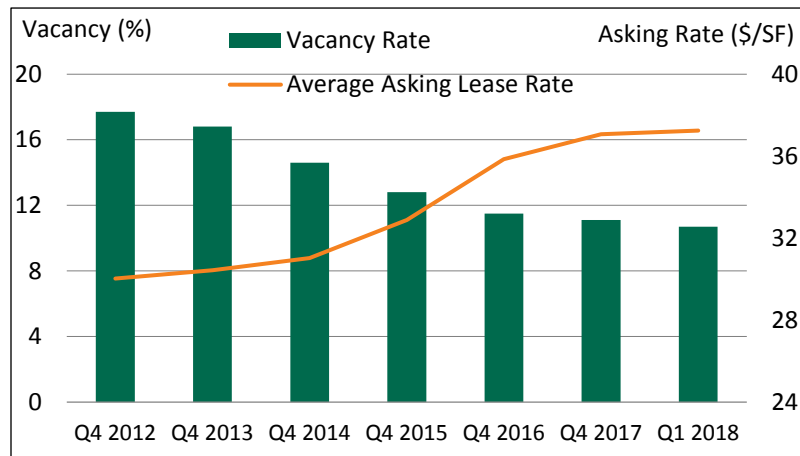
▲ Under Construction
1,080,946 SF

*Arrows indicate change from previous year.

Market Highlights

- Total vacancy was 10.7 percent in quarter one of 2018, declining 30 bps quarter-over-quarter and year-over-year.
- Net absorption during quarter one of 2018 was 152,589 square feet, with 76,768 square feet in the downtown submarkets and 75,821 square feet in the suburban submarkets.
- Miami experienced a 2.3 percent increase in wages and salaries over the 12 months ending in December 2017 compared to the national growth rate of 2.8 percent according to the Bureau of Labor Statistics.
- Miami ranked eighth in the country for business establishment growth, more than double the average in the U.S.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE

Leasing Activity

Premiere office properties captured the majority of tenants in 2017 and during quarter one of 2018 in Miami-Dade, especially in the CBD. In downtown and Brickell, 76 percent of the leases were in class A buildings while in class A space in suburban submarkets encompassed a smaller share of total leases, closing out the quarter at 43 percent. Buildings offering more amenities have continued to attract quality tenants while premiere locations provide proximity to housing, retail, restaurants, public transportation, and entertainment, which are all ideal for recruiting and retaining workforce talent.

Rents are continuing to increase as supply diminishes. The average asking lease rate for all classes in the CBD climbed to \$41.92 from \$41.23 PSF in the first quarter, an increase of \$0.69 year-over-year, or 1.7 percent. In the suburban submarkets, the average asking rate for all classes was \$33.72, an increase of \$1.08 year-over-year, or 3.3 percent.

Total vacancy was 10.7 percent in quarter one 2018, declining by 30 bps quarter-over-quarter. Year-over-year, total vacancy decreased by 30 bps as well and has been declining steadily since 2012. Leases

Major Market Review

executed during Q1 2018 totaled approximately 554,700 square feet across more than 160 transactions. Most of the transactions took place in the Brickell, Airport and Doral, and Coral Gables submarkets.

Miami Submarkets	Class	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	2018 YTD Net Absorption (SF)	Under Construction (SF)	Avg. Direct Asking Lease Rate (\$/SF/FSG/G/MG)
<i>CBD Total</i>		11,965,789	15.3	15.3	76,768	190,000	\$45.16
CBD Class	A	7,568,290	14.2	14.2	62,177	190,000	\$52.27
	B	4,397,499	17.4	17.4	14,591	0	\$37.15
Suburban							
<i>Suburban Total</i>		29,787,618	9.0	9.0	75,821	890,946	\$34.54
Suburban Class	A	14,797,432	9.0	9.0	67,347	860,946	\$38.68
	B	14,990,186	8.9	8.9	8,474	30,000	\$30.80
Total		41,753,407	10.7	10.7	152,589	1,080,946	\$38.81

Source: CBRE Note: Selected numbers may be rounded.

Economic Influence

Office-using employment growth driven by financial services and professional and business services has been key in creating strong demand for office space over the last few years. Over the past 12 months alone, more than 4,300 jobs have been added across these sectors, contributing to office absorption. The job market has continued to tighten as well, with unemployment dropping to 4.7 percent in February 2018, a decrease of ten bps year-over-year.

According to the Bureau of Labor Statistics, the Miami metropolitan division recorded an increase of 17,500 jobs in the 12 months prior to February 2018, representing a year-over-year gain of 1.5 percent. Miami's annual job growth was driven by gains in professional and business services (+5,800), education and health services (+4,900), and construction (+3,700).

Miami Outlook

Overall, Miami is in a good position economically with increasing job, population, and wage growth. Strong leasing activity, together with increasing rental rates, should continue through 2018. Further improvements to the public transportation system with the launching of Brightline in Miami in the coming months will facilitate connectivity between the urban cores in the South Florida region and Orlando by 2020.

Major Market Review

Jacksonville Market

Total Vacancy
 13.4%

Lease Rate
 \$19.21 PSF

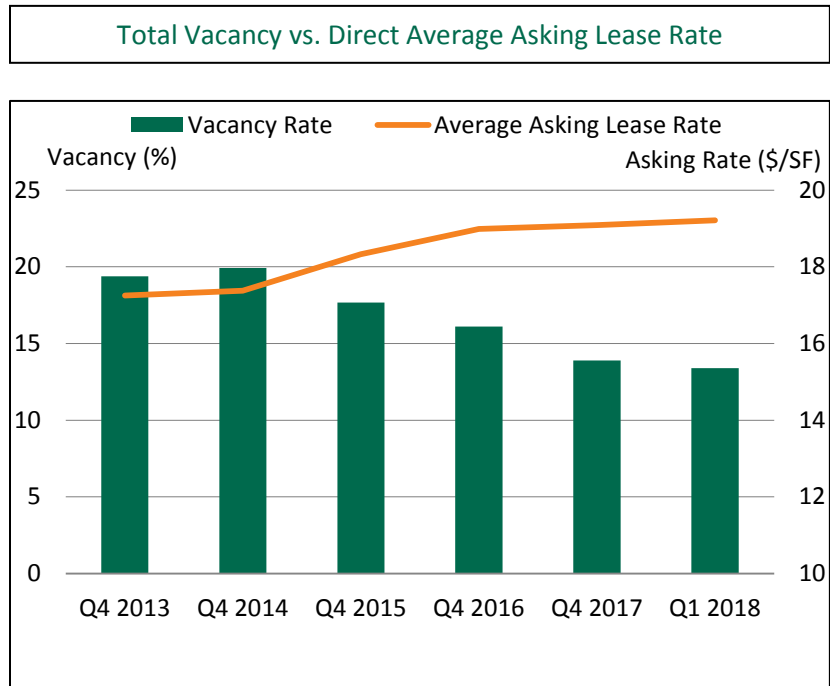
Net Absorption
 139,569 SF

Under Construction
 237,000 SF

*Arrows indicate change from previous year.

Market Highlights

- Net absorption for quarter one of 2018 was 139,569 square feet.
- The vacancy rate in quarter one of 2018 dropped 60 bps from the previous quarter and decreased 230 bps year-over-year.
- The average asking rate for quarter one 2018 was \$19.21 PSF, a gain of \$0.21 year-over-year.
- The Jacksonville metropolitan area created 18,600 additional jobs in February 2018, with the largest contribution by volume coming from the trade, transportation, and utilities sector.



Source: CBRE

Leasing Activity

Demand for office-using space remains strong with continued job growth and business expansion. Net absorption for the Jacksonville office market was positive for the fourth consecutive year, totaling 139,569 square feet in quarter one of 2018. This sustained trend is resulting in increasing scarcity of available space. The majority of positive net absorption in quarter one of 2018 took place in the suburban submarkets with 86,874 square feet. The strong net absorption drove vacancy to 13.4 percent, down by 60 bps quarter-over-quarter and 230 bps year-over-year and has been declining steadily since 2015. The Clay County and Westside were the tightest submarkets with 5.5 percent and 5.8 percent vacancy, respectfully.

The average asking rate for quarter one 2018 was \$19.21, which represents a gain of \$0.21 year-over-year. Falling vacancy should continue to support rates across this tightening market in the near term.

Leases executed during quarter one 2018 totaled approximately 306,500 square feet across 35 transactions. The majority of the transactions took place in the CBD and the I-95/East Beltway Corridor

Major Market Review

submarkets. The most significant lease executed in quarter one of 2018 was the 125,000-square foot lease by McKesson Corporation at the Hines mixed-use development project, Gate Parkway. McKesson is a Fortune 500 company and distributor of medical supplies, pharmaceuticals, and laboratory products.

Tenants seeking space in the market have requirements for 1 million square feet. Insurance, healthcare, and home improvement retail offices were the top industries in the market.

Jacksonville Outlook

The March 2018 release of the University of Florida’s Consumer Sentiment Index (CSI) showed a slight drop in consumer sentiment, down 1.2 points from February’s revised figure of 98.3. Perceptions of personal financial situations now compared with those of a year ago increased slightly; however, expectations of personal finances a year from now declined. The current rating is the highest yearly average since March 2012.

At the close of the quarter one, the growth of key metrics in Jacksonville prove the market is currently in a healthy state and will continue on that track. Falling vacancy rates, strong employment figures, and increasing net absorption are anticipated to continue to bolster the Jacksonville office market.

Jacksonville Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	2018 YTD Net Absorption (SF)	Under Construction (%)	Avg. Asking Lease Rate (\$/SF/FSG/G/MG)
CBD	7,411,273	13.4	13.6	52,695	0	\$20.29
Suburban Total	16,946,425	12.9	13.4	86,874	237,000	\$18.67
Jacksonville Market	24,357,698	13.0	13.4	139,569	237,000	\$19.21
Class A	11,405,927	11.0	11.7	9,358	205,000	\$22.12
Class B	9,807,737	12.1	12.4	106,334	32,000	\$18.49
Class C	3,144,034	23.0	23.1	23,877	0	\$13.08

Source: CBRE Note: Selected numbers may be rounded.

Major Market Review

Orlando Market

▼ Total Vacancy
10.2%

▲ Lease Rate
\$21.92 PSF

▼ Net Absorption
(22,857) SF

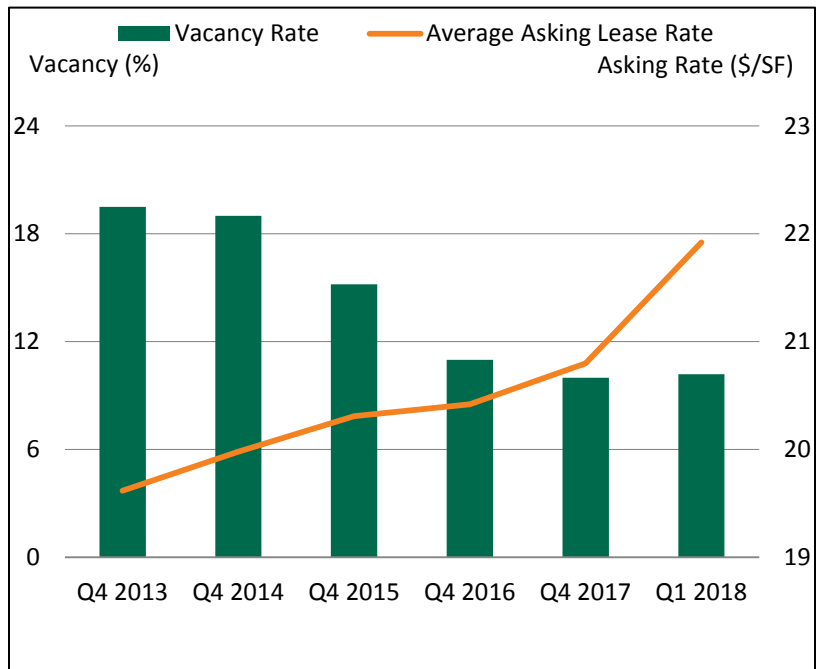
▲ Under Construction
437,000 SF

*Arrows indicate change from previous year.

Market Highlights

- The overall vacancy rate in quarter one of 2018 was 10.2 percent, a decline of 40 bps from Q1 2017.
- In quarter one of 2018, strong net absorption occurred in the Maitland and North Orlando submarkets.
- The average asking lease rate increased to \$21.92 PSF, up \$0.95 from quarter one of 2017.
- Four multi-tenant properties totaling 437,000 square feet were under construction at the close of the first quarter.
- According to Real Capital Analytics, a majority of the capital flowing into Orlando in Q1 2018 came from private buyers, which encompassed 55 percent of the total transactions.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE

Leasing Activity

Quarter one of 2018 finished strong with a 20-bps drop in vacancy quarter-over-quarter and a 40-bps drop year-over-year to 10.2 percent. Improving vacancy helped push lease rates higher across the market, which saw a five percent jump quarter-over-quarter and year-over-year, with an asking rate of \$21.92 PSF.

The first quarter had more than 150 previously executed leases which impacted absorption. In the downtown submarket, Industrious Office, a national co-working chain, occupied 24,113 square feet at Lincoln Plaza while Withum, a tax, advisory, and accounting company, took up 19,056 square feet at SunTrust Center. Heading south to the South Orlando submarket, Magellan Health took up an occupancy of 17,021 square feet at 1200 Southpark Center.

In terms of new deals, 125 leases were signed in quarter one of 2018, totaling a little more than 463,000 square feet. A notable lease-signing that took place was Luminar Technologies, an advanced technology

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company that produces innovative sensor technologies for the vehicle industry, which will take a total of 58,906 square feet at the Discovery Lake II building in East Orlando in quarter two of 2018. Meanwhile in the downtown area, CollaborateMD, a company that provides web-based medical billing software, signed a 15,954-square-foot new lease at One Eleven Magnolia.

Prominent renewals for this quarter included Siemens Real Estate, which manages the real estate portfolio of Siemens. This company renewed its 55,215-square-foot lease at Quadrangle III located in East Orlando. Pharmaceutical consulting and reimbursement company BioSolutia Pharmaceutical Services renewed its 17,488-square-foot space at Primera Tower V in Lake Mary.

Orlando Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	2018 YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG/G/MG)
Downtown/CBD	7,975,732	10.2	11.0	(41,163)	0	\$27.28
Suburban Total	30,400,448	9.4	10.0	18,306	437,000	\$19.80
Total Orlando	38,376,180	9.6	10.2	(22,857)	437,000	\$21.92
Class A	16,946,260	5.8	6.4	(38,224)	437,000	\$26.37
Class B	13,383,592	12.3	13.2	101,858	0	\$20.85
Class C	8,046,328	12.9	13.2	(86,491)	0	\$18.68

Source: CBRE Note: Selected numbers may be rounded.

Orlando Outlook

The market is poised for strong office growth in 2018 as a result of declining availability and rising lease rates. Orlando also has a robust construction pipeline driven by demand for newer, state-of-the-art buildings and larger class A space. The expanding economy is supported by Orlando's thriving tourism industry, projects to upgrade Central Florida's transportation infrastructure, a strong housing market, abundant job opportunities, expanding theme parks, and a fast-growing population – all of which demonstrate that Orlando is on track to becoming a top choice for investors and businesses alike.

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Fort Lauderdale/Broward County Market

Total Vacancy
 11.3%

Lease Rate
 \$20.74 PSF

Net Absorption
 121,296 SF

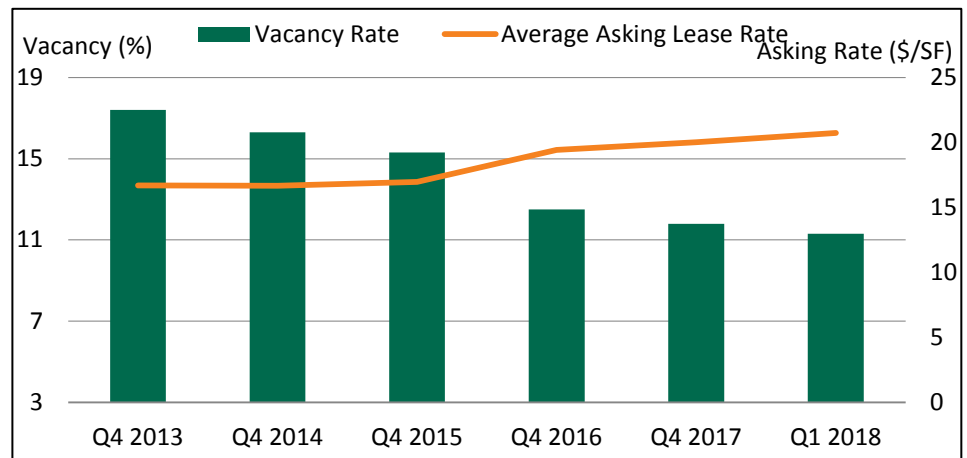
Under Construction
 77,100 SF

*Arrows indicate change from previous year.

Market Highlights

- Net absorption for quarter one of 2018 was 121,296 square feet.
- There was a vacancy rate of 11.3 percent at the close of quarter one 2018.
- Broward County's unemployment rate continues to decline as job growth continues its positive trend.
- The average asking lease rate was \$20.74.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE

Leasing Activity

Broward County's leasing activity remained steady at the start of 2018. The first quarter finished with a net absorption of 121,296 square feet. The Commercial Boulevard submarket led the county in net absorption, with 34,429 square feet, followed by the Sawgrass Park submarket at 21,562 square feet. Notable move-ins impacting absorption included Hair Visions moving into 34,501 square feet of space in Lakeshore Business Center in the Commercial Boulevard submarket and Performant Financial Corporation moving into 31,714 square feet at Sawgrass Pointe II in the Sawgrass Park submarket. The most significant transaction of the quarter in terms of square feet leased occurred in the downtown submarket. AutoNation renewed its 104,565-square-foot lease and will be taking over another floor in the AutoNation Building, expanding its presence by an additional 21,000 square feet.

The county's office vacancy finished quarter one of 2018 at 11.3 percent, a decrease of 220 bps year-over-year. The downtown vacancy remained low at 11.9 percent, attributable to the fact that companies continue to demand the most quality class A space in the county. In the suburban submarkets, Southwest Broward and Hollywood had the tightest vacancies, both of which were at 93-percent occupancy. In terms of vacancy by class, class B office space showed high demand with the most significant decline in vacancy quarter-over-quarter, decreasing 50 bps.

Overall asking lease rates stood at \$20.74 PSF, improving 5.8 percent year-over-year. The downtown submarket continues to command the highest rates, with an average rate of \$29.99, a 12-percent increase from quarter one of 2017. The lack of new deliveries, coupled with significant capital improvements in a

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few buildings, provided the impetus for this spike in rental rates in the downtown submarket. In suburban Broward, asking rates continue to trend upward as well, having ended quarter one of 2018 at \$18.24 PSF.

Ft. Lauderdale Broward Submarket	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	2018 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/NNN)
Downtown/ CBD	5,146,578	11.5	11.9	10,427	77,100	\$29.99
Total Suburban	23,382,701	10.5	11.2	110,869	0	\$18.24
Total Broward	28,529,279	10.7	11.3	121,296	77,100	\$20.74
Class A	13,865,385	10.5	11.1	29,120	77,100	\$24.06
Class B	11,401,411	10.7	11.6	63,179	0	\$15.95
Class C	3,262,483	11.4	11.4	28,997	0	\$13.80

Source: CBRE Note: Selected numbers may be rounded.

Major Market Review

Palm Beach Market

Total Vacancy
 14.0%

Lease Rate
 \$21.49 PSF

Net Absorption
 10,352 SF

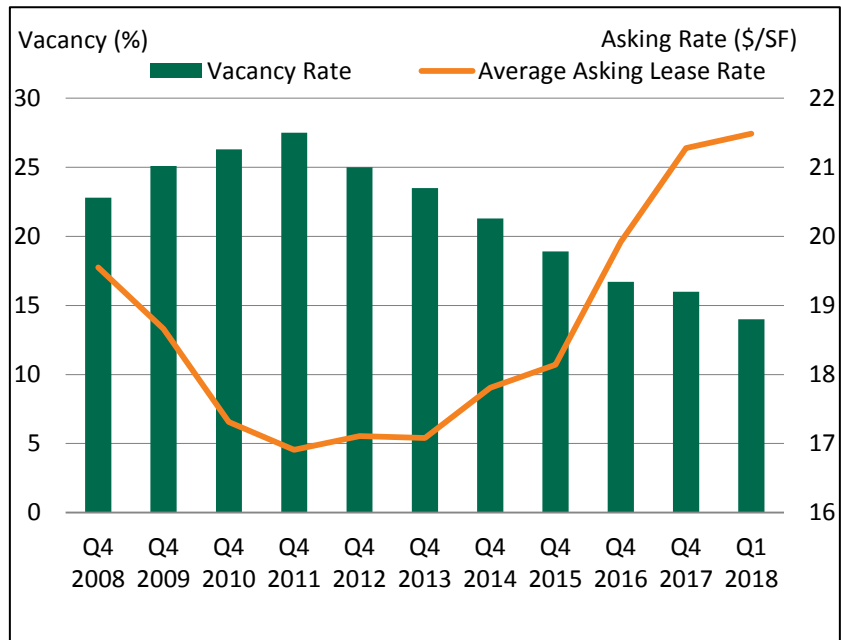
Under Construction
 154,871 SF

*Arrows indicate change from previous year.

Market Highlights

- Boca Raton Innovation Campus recently sold for \$179.3 million. Crocker Partners and Rialto Capital Management acquired the 1.7 million square foot property from Farallon Capital Management and Next Tier HD.
- Modernizing Medicine, a healthcare information and technology services company, expanded operations in the Boca Raton Innovation Center (BRIC) and plans to add an additional 838 jobs.
- The county remains well-positioned for future market growth, provided that area developers remain conservative in their estimates for new office product.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE

Leasing Activity

Limited new supply and stable leasing activity have contributed to decreasing vacancies and increasing rents. Total vacancy in Palm Beach County declined to 14 percent, down 60 bps year-over-year. Class B saw the largest decline of 140 bps to a Q1 2018 rate of 16.4 percent. Class C properties experienced a decrease of 60 bps compared to the same quarter last year, for a first-quarter rate of 9.6 percent. Class A properties witnessed an increase of ten bps to a quarter one of 2018 rate of 12.1 percent.

The overall average asking direct lease rate grew six percent year-over-year, coming in at \$21.49 PSF. Year-over-year lease rate comparisons by class show that average asking lease rates for available class C properties experienced the largest increase, a 7.4-percent increase to \$15.75 PSF. Class A properties increased 5.4 percent, to an asking rate of \$26.52 PSF, and class B space saw a 3.6 percent rise to \$17.13 PSF.

More than 10,000 square feet of net absorption was recorded in quarter one of 2018. The Boca Raton submarket was the most active, posting 27,792 square feet of net absorption. Larger tenants that took possession in quarter one of 2018 include healthcare information and technology services company Modernizing Medicine, which leased 51,010 square feet and expanding operations in the Boca Raton

Major Market Review

Innovation Center (BRIC). This company also plans to add an additional 838 jobs. Shoes for Crews leased 36,807 square feet also at Boca Raton Innovation Center.

Palm Beach County & Selected Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2018 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/NNN)
Boca Raton	11,447,368	13.9	14.1	27,792	0	\$20.83
West Palm Beach	5,625,097	15.5	15.5	(12,033)	0	\$22.83
North Palm Beach	2,751,928	10.1	10.1	4,659	111,971	\$21.01
Total Palm Beach	22,795,623	13.9	14.0	10,352	154,871	\$21.49
Class A	10,382,222	12.0	12.1	(11,654)	111,971	\$26.52
Class B	10,870,846	16.4	16.4	28,305	42,900	\$17.13
Class C	1,542,555	9.6	9.6	(6,299)	0	\$15.75
Downtown West Palm Beach	2,767,042	11.6	11.9	2,080	0	\$32.05

Source: CBRE Note: 1) Selected numbers may be rounded. 2) Note that only selected larger submarkets have been highlighted and submarkets do not add up to total. 3) Downtown West Palm Beach market is a subset of the West Palm Beach market.

Palm Beach County Outlook

Florida's year-over-year job growth of two percent and the persistence of low unemployment levels represent a stabilized economy that is expected to remain strong throughout 2018. Accordingly, investors may maintain optimism when assessing economic growth in South Florida.

The recent completion of Brightline's first phase will further establish South Florida as one of the nation's leading regions for business activity. Branded as a luxury commuter rail, the train runs from Downtown West Palm Beach to Downtown Fort Lauderdale and is expected to open a third in Miami during quarter two of 2018.

The region's primary strength is advanced office operations that require a well-educated and technically innovative workforce. The office market continues to do well because there is limited supply of available office space. While the office market statistics continue to improve, it is anticipated that Palm Beach County will continue to demonstrate positive momentum in 2018.

Major Market Review

Southwest Florida/Fort Myers/Lee County and Collier County Markets


Total Vacancy
7.9%

Lease Rate
\$16.18 PSF

Net Absorption
117,884 SF

Under Construction
0 SF

Note: Lee County and Collier County noted above.

*Arrows indicate change from previous year.

Market Highlights

The Southwest Florida office market of Fort Myers and Naples (Lee and Collier Counties) has 17.4 million square feet of office space. Tourism and retirement services drive the economy.

Economically, public schools, counties, and healthcare organizations are among the largest employers by headcount. The Lee County unemployment rate dropped from 4.2 percent in June 2017 to 3.4 percent by December 2017 while Collier County dropped from 4.3 percent to 3.6 percent over the same period (not seasonally adjusted). This compares with an overall state unemployment rate of 3.9 percent in December 2017 (seasonally adjusted).

The overall office vacancy rate for Fort Myers (Lee County) has decreased over the past six months as market occupancy fundamentals have improved. Total vacancy dropped from 9.8 percent to 8.5 percent, and average asking full-service lease rates increased from \$13.33 PSF in June 2017 to \$13.70 PSF in December 2017.

The overall office vacancy rate for Naples (Collier County) has decreased over the past six months as market occupancy fundamentals have improved. Total vacancy dropped from 7.2 percent to 7 percent. Average asking full-service lease rates decreased slightly from \$20.65 PSF in June 2017 to \$20.26 PSF in December 2017.


Southwest Florida Market	Total Inventory	Direct Vacancy	Total Vacancy (%)	H2 2017 Net	Under Construction	Avg. Asking Lease Rate
Lee & Collier Counties	(SF)	(%)		Absorption (SF)	(SF)	(\$/SF/FSG)
Lee County/ Ft. Myers	10,805,364	8.5	8.5	125,733	0	\$13.70
Collier County/ Naples	6,566,224	6.9	7.0	(7,849)	0	\$20.26

Source: CBRE Note: Data from second half (H2) of 2017; selected numbers may be rounded.

Major Market Review

Daytona – Volusia County Market

 Total Vacancy
8.0%

 Lease Rate
\$13.56 PSF

 Net Absorption
(29,943) SF

 Under Construction
0 SF

*Arrows indicate change from previous year.

Market Highlights

The Daytona market (Volusia County) has 4.3 million square feet of office space. Tourism, retirement services, manufacturing, healthcare, and government drive the economy.

Volusia County’s unemployment rate dropped from 4.7 percent in June 2017 to 3.9 percent by mid-year 2018 (not seasonally adjusted). This compares with an overall state unemployment rate of 3.9 percent in February 2018 (seasonally adjusted). Average asking full-service lease rates increased from approximately \$12.96 PSF in June 2017 to \$13.56 PSF in December 2017.

The most recent large development is One Daytona, located at the intersection of I-95 and I-4 across from the Daytona International Speedway. The project has been opening in phases and will continue with new development openings throughout 2018. When fully operational, it will feature a 300,000-square-foot retail, dining, and entertainment district with two hotels and a residential apartment community.

Daytona/ Volusia County Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	12 Month Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG)
Daytona/ Volusia County	4,346,066	N/A	8.0	(29,943)	0	\$13.56

Source: CoStar Note: Selected numbers may be rounded.

Major Market Review

Gainesville Market


Total Vacancy
11.3%


Lease Rate
\$13.35 PSF


Net Absorption
(11,512) SF


Under Construction
0 SF

*Arrows indicate change from previous year.

Market Highlights

The Gainesville market (Alachua County) has 3.4 million square feet of office space. The University of Florida is the major economic driver, with commercial space demand driven by university-related needs and services provided to the local community.

Alachua County’s unemployment rate dropped from 3.8 percent in February 2017 to 3.4 percent by mid-year 2018 (not seasonally adjusted). This compares with a state unemployment rate of 3.9 percent in February 2018 (seasonally adjusted).

Average asking full-service lease rates remained relatively flat with little growth, from approximately \$14.20 PSF in Q1 2017 to \$15.01 PSF in Q4 2017. Although the rental rates have since decreased from quarter four of 2017, quarter one of 2018 saw several larger blocks of space that have become available with lower asking rents, bringing the overall rental rate down. Rental rates should increase throughout 2018.

Gainesville Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	12 Month Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG)
Gainesville	3,394,283	N/A	11.3	(11,512)	0	\$15.01

Source: CoStar Note: Selected numbers may be rounded.

Major Market Review

Panama City Market



Total Vacancy
10.5%



Lease Rate
\$14.31 PSF



Net Absorption
(18,542) SF



Under Construction
0 SF

*Arrows indicate change from previous year.

Market Highlights

The Panama City market (Bay County) has approximately 2.8 million square feet of office space. Air Force and Navy support facilities are a major economic driver for commercial space, with demand driven by services related to the needs of these facilities. Tourism also drives the coastal economy. The area also has a large school district and medical center employment.

The Bay County unemployment rate dropped from 4.2 percent in June 2017 to 3.9 percent by December 2017 (not seasonally adjusted). This compares with a state unemployment rate of 3.9 percent in December 2017 (seasonally adjusted).

Panama City accounts for roughly 67 percent, with just over 1.9 million square feet of the office space in the market. The overall office vacancy rate for Panama City has increased over the past year from approximately 8.7 percent to 9.0 percent while the average asking rent has dropped marginally from \$14.13 to \$13.35.

Panama City Beach accounts for roughly 33 percent with just over 920,000 square feet of the office space in the market. The overall office vacancy rate for Panama City Beach has increased over the past half a year, from approximately 12.1 percent to 13.4 percent, while the average asking rent increased from \$14.17 to \$17.33.

Panama City Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	H2 2017 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG)
Panama City	2,849,315	10.5	10.5	(18,542)	0	\$14.31

Source: CBRE Note: Data from second half (H2) of 2017; selected numbers may be rounded.

Major Market Review

Pensacola Market

 Total Vacancy
6.4%

 Lease Rate
\$15.39 PSF

 Net Absorption
(50,546) SF

 Under Construction
48,915 SF

*Arrows indicate change from previous year.

Market Highlights

The Pensacola market (Escambia County) has nearly 6 million square feet of office space. The Pensacola Naval Air Station support facilities are a major economic driver for commercial space, with demand driven by services related to the needs of base. Tourism also drives the coastal economy. The area also has a large medical center employment.

The Escambia County unemployment rate dropped from 4.4 percent in June 2017 to 3.5 percent by December 2017 (not seasonally adjusted). This compares with a state unemployment rate of 3.7 percent in December 2017 (seasonally adjusted).

The CBD's 2.27 million square feet of office space accounts for roughly 39 percent of the space in Pensacola's market. As of December 2017, the overall office vacancy rate for the CBD sits at 4.7 percent while the average asking rent is at \$20.92.

Suburban Pensacola accounts for roughly 61 percent, with just over 3.5 million square feet of the office space in the market. The overall office vacancy rate for the suburbs has risen over the past half a year, from approximately 6 percent to 7.5 percent, while the average asking rent has increased from \$12.45 to \$12.96.

Pensacola Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	H2 2017 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FSG)
Pensacola	5,799,542	6.4	6.4	(50,456)	48,915	\$15.39

Source: CBRE Note: Data from second half (H2) of 2017; selected numbers may be rounded.

Consolidation Opportunities

Cost-Benefit Analyses of Acquisition, Build, and Consolidation Opportunities

A 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. Preliminary data analysis may indicate markets in which acquisition or construction of a facility may be feasible; however, further research to support a business case and legislative funding will be required. Areas with larger concentrations of private leases at higher rates PSF present the best opportunities for savings and were analyzed for buying and building feasibility.

To assist in the effort of evaluating state-owned and state-leased facilities, DMS performed a comprehensive study with detailed recommendations that addressed current and developing real estate requirements in downtown Tallahassee.

During the past decade, the state made long-term strategic decisions regarding the landscape of downtown Tallahassee. Some strategies for consideration included the following:

- Determining best practices for the operation and maintenance of state-owned facilities;
- Deciding if any buildings should be replaced and determining replacement costs;
- Determining how to accommodate additional downtown parking to alleviate the existing parking deficiency; and
- Proposing timelines and scheduling of possible future initiatives.

DMS believes that this comprehensive study provided a range of options to be considered in an effort to implement an effective plan to address the real estate portfolio in downtown Tallahassee.

**Paragraph 255.249(7)(g),
Florida Statutes:**

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

Consolidation Opportunities

Recommendations for Using Capital Improvement Funds for Consolidation into State-Owned Space

The DMS FFP buildings currently have an occupancy rate of 98.55 percent, leaving little room for additional backfill opportunities without making significant financial investments to reconfigure currently occupied space. However, resolving present challenges would allow DMS to backfill the remaining FFP space.

Currently, the FFP, statewide, has a total vacancy of 90,245 square feet. This consists of 65,969 square feet of full-service office space, 19,704 square feet of unconditioned storage space, and 4,572 square feet of conditioned storage space. The vacancy represents multiple small, non-contiguous spaces. DMS will continue to work with agencies to backfill these vacancies according to agencies' needs.

Paragraphs 255.249(7)(h)(i), Florida Statutes:

(h) Recommendations for using capital improvement funds to implement the consolidation of state agencies into state-owned office buildings.

(i) The updated plan required by section 255.25(4)(c).

Strategic Plan Update to Five-Year Plan

2018 Strategic Leasing Plan and Update to Five-Year Plan

The department has developed the 2018 Strategic Leasing Plan to outline its goals and initiatives over the next five years for improving the performance of the state’s real estate portfolio. The updated five-year plan required in section 255.25, Florida Statutes, is a component of the Strategic Leasing Plan.

Current Oversight of the State’s Real Estate Portfolio

The state derives the greatest value for its investment in real estate assets when it employs a comprehensive real estate portfolio management strategy. Currently, the State of Florida has a decentralized model for staffing, owning, and managing owned and leased real estate assets. This results in wide redundancies, differing service delivery methods, and inconsistent facility maintenance levels. Agencies divert key personnel and fiscal resources from core mission responsibilities to manage and support individual real estate portfolios, making space and management-related decisions on a case-by-case basis. This approach leaves no collaborative, statewide oversight of the real estate portfolio. Individual agencies have a high degree of autonomy over the acquisition and administration of workspaces, but because of diverse agency missions and the lack of a holistic real estate management strategy, the state has been left with a portfolio that varies dramatically in cost, age, location, usage, and condition. This disjointed operational model leaves wide gaps in the comprehensive understanding of spend, best practices, and utilization of the state’s assets.

While DMS is responsible for overseeing private, other government, and public-leased (FFP) facilities, the lack of an equally comprehensive framework for the oversight and management of the entire state-owned portfolio makes it difficult for Florida to realize many of the potential benefits of its significant real estate investments.

DMS is the only state agency tasked, as part of its core mission, with facility leasing, operations, maintenance, and construction. In this role, DMS has the fiduciary responsibility to provide the FFP with facilities that meet the various business and operational needs of state agencies at optimal pricing. Accordingly, it is the goal of DMS to deliver the best value for taxpayer dollars by maintaining high occupancy levels in FFP buildings.

Subsection 255.249(6), Florida Statutes:

(6) The department shall develop and implement a strategic leasing plan. The strategic leasing plan must forecast space needs for all state agencies and identify opportunities for reducing costs through consolidation, relocation, reconfiguration, capital investment, and the renovation, building, or acquisition of state-owned space.

Paragraph 255.25(4)(c), 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.

Strategic Plan Update to Five-Year Plan

Forecasting Agency Space Needs

Many factors affect agency space needs. Business process efficiencies and evolving service delivery needs of the citizens of Florida are changing the way that agencies do business. Population migration, workforce reductions, and agency funding also impact how and where an agency operates. Each agency has unique nuances, sometimes ones that are not easily discernible, related to its service delivery that can impact current and future space needs.

In accordance with section 255.249, Florida Statutes, agencies annually communicate to DMS all information regarding agency programs affecting the need for or use of agency space. Agencies are asked to include:

- a clear analysis of the current and future status of their leasing portfolio,
- the anticipated timing of events to facilitate co-location recommendations,
- the financial costs associated with the recommendations;
- justification as to why the recommendations are in the best interest of the state;
- and any statutory, administrative rule, or regulatory restrictions that prevent the consolidation of agency programs into the same space.

Information submitted by the agencies provides the foundation data used to identify the opportunities outlined in this report. The data helps DMS to develop backfill scenarios for FFP vacancies, to identify co-location opportunities, and to prioritize leases with the most potential for lease cost savings. The opportunities proposed in the plan consider agency goals, anticipated next lease actions, and business requirement justifications as to why some leases can or cannot be consolidated or co-located.

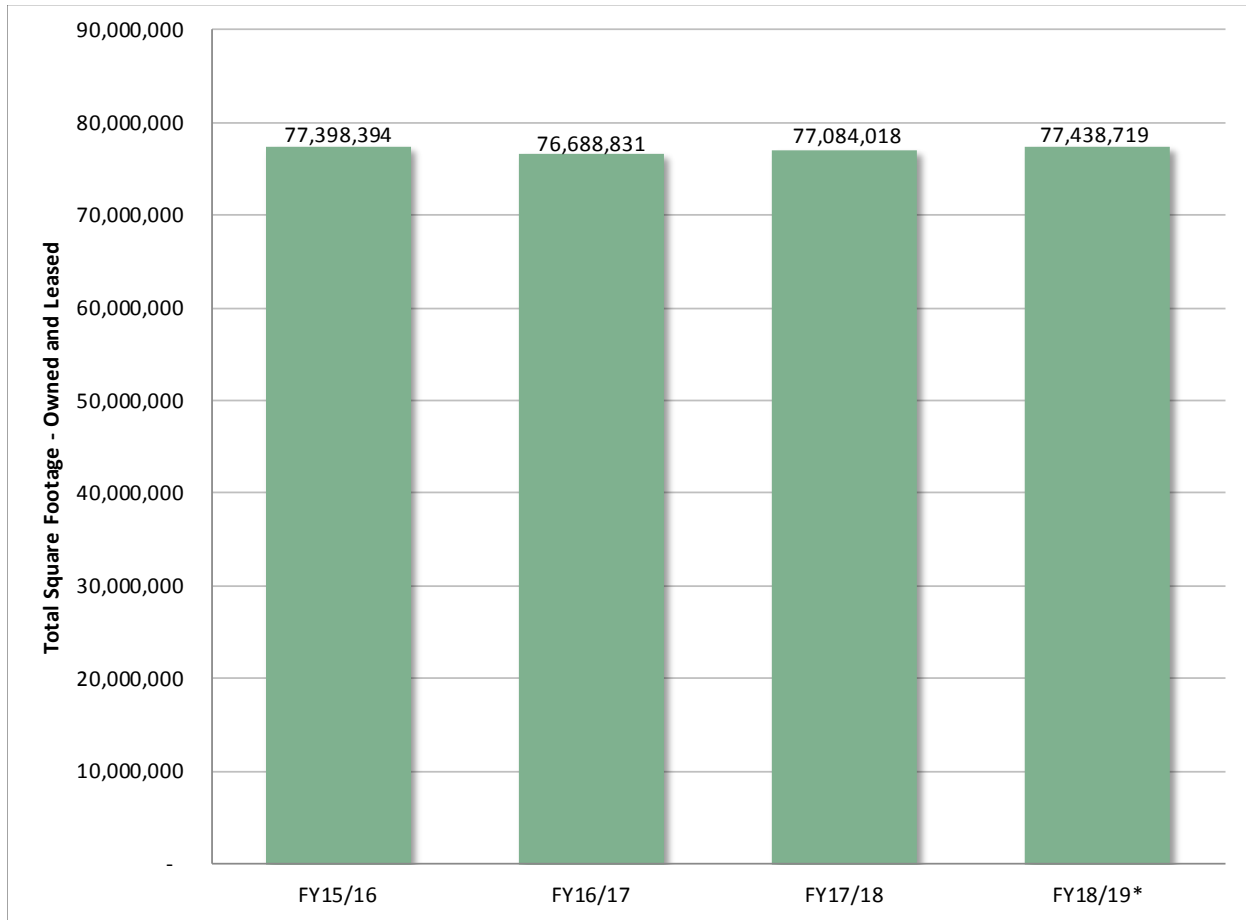
Fiscal Year 2017-18 was the seventh year that agencies submitted facility information to the FITS component of FL-SOLARIS. For trending purposes, the department used the data from the past four fiscal years to benchmark fluctuations in agency needs to better forecast changes in space needs and occupancy costs.

Historical data for multiple years is needed to establish a trend effectively and forecasted results are expected to improve with time. The department will continue to benchmark data for several years, increasing its ability to forecast individual agency needs in future years.

Figure 8 illustrates the change in space needs for all agencies between fiscal years 2015-2016 and 2017-2018 and forecasts the space needs for all agencies for fiscal year 2018-2019. This forecast suggests that, should the recent trend continue, space needs for all agencies may increase by 0.46 percent in fiscal year 2018-2019.

Strategic Plan Update to Five-Year Plan

Figure 8 – Space Needs for All Agencies



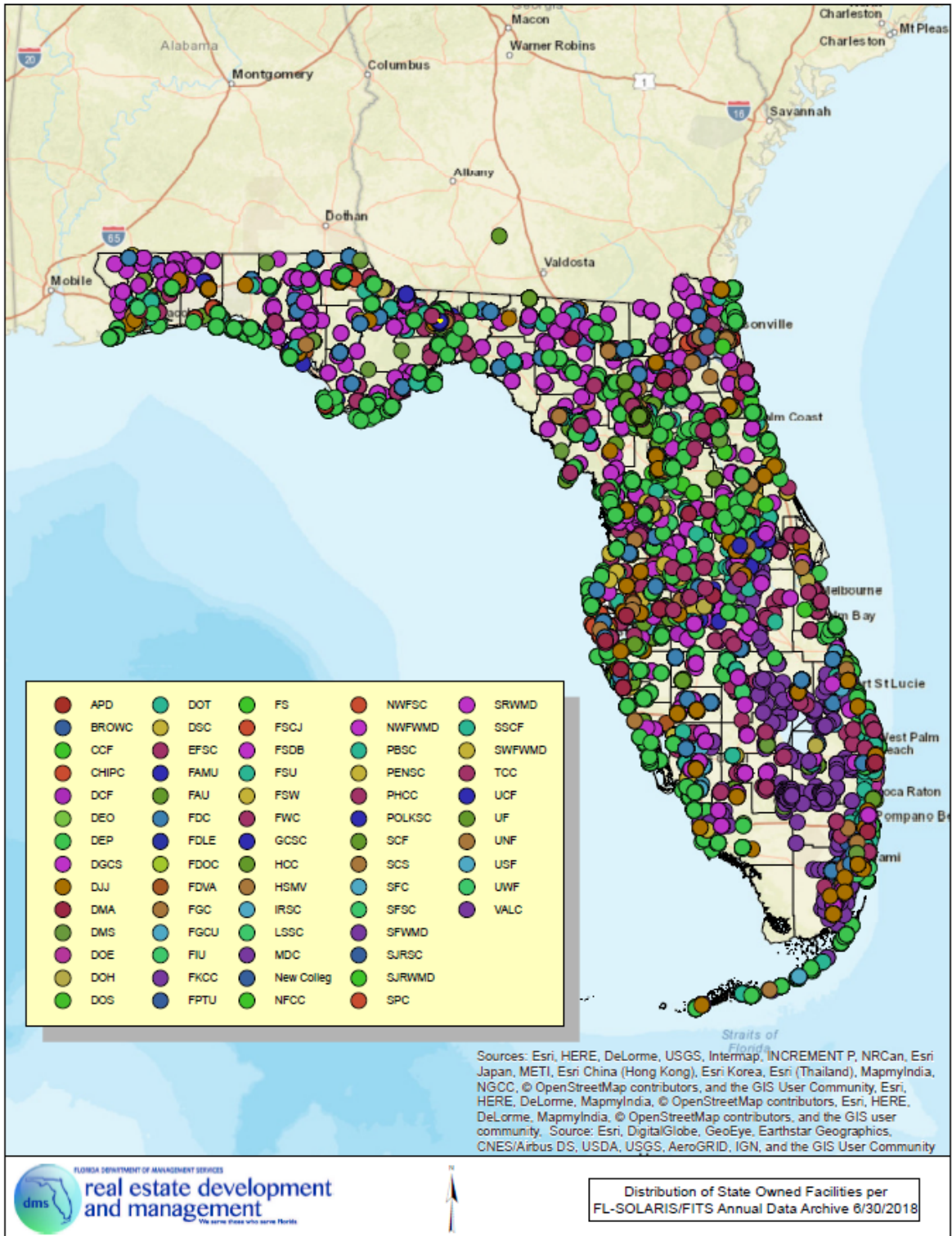
* Note: Space requirement for FY 18/19 is a projection based on recent trends.

Opportunities for Cost Reductions Through Consolidation, Relocation, Reconfiguration, Capital Investment, Renovation, Building, or Acquisition of State-Owned Space

The State of Florida has an expansive portfolio of state-owned facilities and private-leased facilities, as seen in figures 9 and 10.

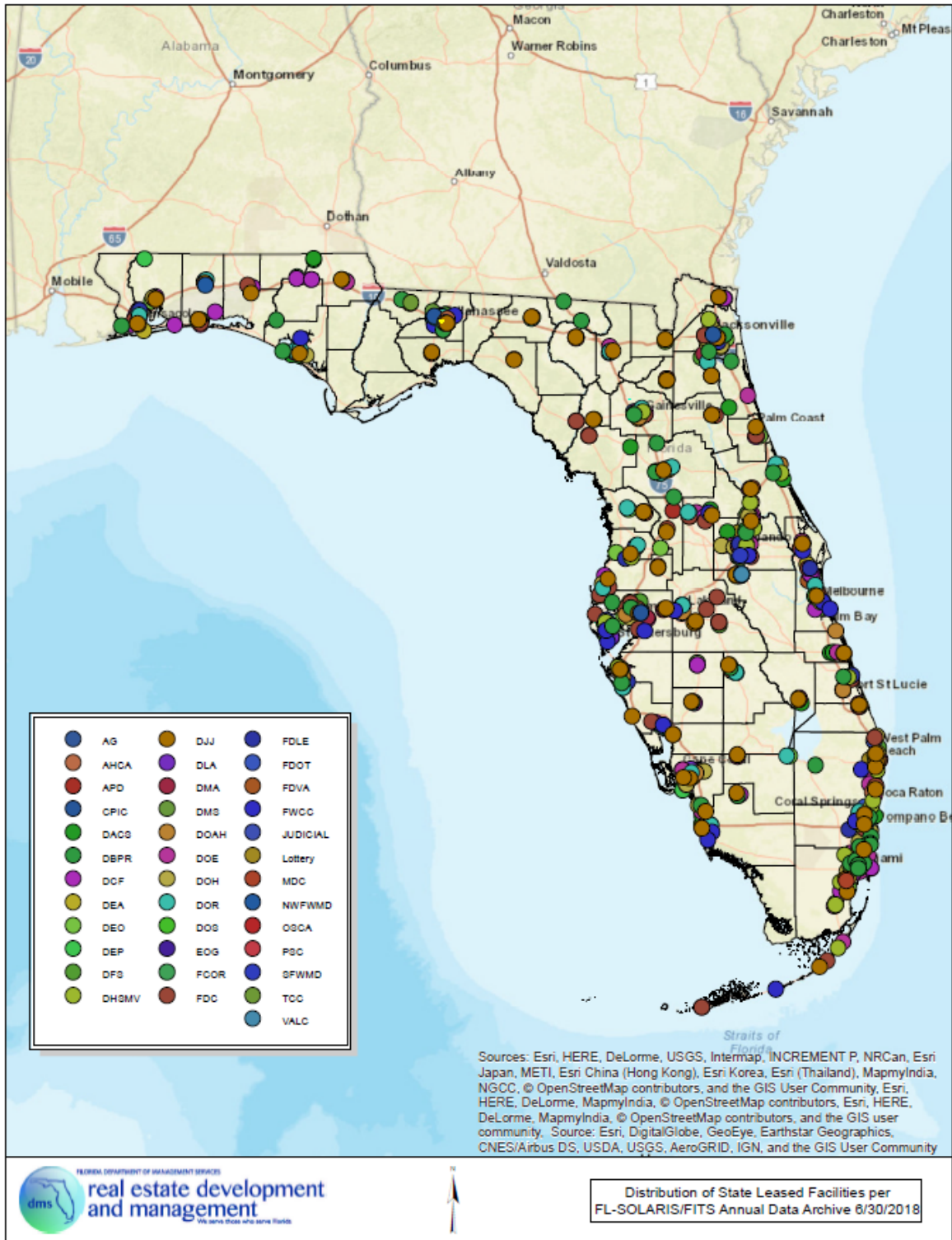
Strategic Plan Update to Five-Year Plan

Figure 9 – Distribution of State-Owned Facilities



Strategic Plan Update to Five-Year Plan

Figure 10 – Distribution of Private-Leased Facilities Within the State of Florida



Strategic Plan Update to Five-Year Plan

DMS has identified a series of opportunities to reduce the cost of occupancy and increase utilization of the state-owned FFP. The four opportunities include:

1. Lease renegotiation effort
2. Optimization of state-owned space in the FFP
3. Implementation of an integrated facilities management system (IFMS)
4. Downtown Tallahassee comprehensive stud

Figure 11 delineates the four opportunities described in the next section.

Figure 11 – Overview of Five-Year Leasing Plan Strategies

2018 Strategic Leasing Plan Initiatives & Strategies				
2018	2019	2020	2021	2022
1. Lease Renegotiation Effort				
As required in Chapter 2018-10, Section 47				
2. Integrated Facilities Management System				
Implementation of the TRIRIGA Software Solution				
3. Real Estate Optimization				
Consolidation of Oversight and Operations				
Enhance Occupancy Management				
Leverage Spend on Operations and Maintenance Procurements				
Reduce Energy Consumption				
Maximize the Value of State-Owned Assets				
4. Downtown Tallahassee Comprehensive Study				
Long-term strategies for resolving existing and future issues in the downtown Tallahassee marketplace				

Strategic Leasing Plan Strategies

1. Lease Renegotiation Effort

The department is working with state agencies and tenant brokers to renegotiate or re-procure all private leases for office and storage space that is in excess of 2,000 square feet and that expires between July 1, 2019, and June 30, 2021, with the goal of achieving cost savings in future years, as directed by section 47 of Chapter 2018-10, Laws of Florida. Leases meeting these criteria are listed in **Appendix 3**.

Tenant brokers are assisting DMS and state agencies with this effort by helping to explore the possibility of co-location by reviewing the space needs of each agency and the length and terms of potential renewals or renegotiations. The department continues to work with state agencies and tenant brokers to identify, review, and renegotiate existing lease contracts that meet the criteria of the law and to monitor and report savings that the state achieves.

The following page offers a snapshot of all lease costs and total square footage by agency for fiscal years 2016-2017 and 2017-2018. As depicted in Table 6, total square footage increased from Fiscal Year 2016-17 to Fiscal Year 2017-18 by 1.01 percent, and overall leasing costs increased over the same time period by 3.13 percent.

Going forward, as a result of rising rents in all major markets in Florida (explained in further detail in the Market Analysis in the Master Leasing Report), there are diminishing returns from renegotiating leases at this time. Landlords are in a better position financially and are less likely to lower rates in a renegotiation of a lease.

The department expects the trend of rising leasing rates to continue as the economy improves across Florida. The department will continue to encourage state agencies to minimize their square footage-per-FTE allocations and to co-locate with agencies that provide a similar mission to offset the rising rental rates across the state.

Section 47 of Chapter 2018-010, Laws of Florida:

Section 47. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 square feet in the 2018-2019 General Appropriations Act, the Department of Management Services, with the cooperation of the agencies having the existing lease contracts for office or storage space, shall use tenant broker services to renegotiate or re-procure all private lease agreements for office or storage space expiring between July 1, 2019, and June 30, 2021, in order to reduce costs in future years. The department shall incorporate this initiative into its 2018 master leasing report required under s. 255.249(7), Florida Statutes, and may use tenant broker services to explore the possibilities of collocating office or storage space, to review the space needs of each agency, and to review the length and terms of potential renewals or renegotiations. The department shall provide a report to the Executive Office of the Governor, the President of the Senate, and the Speaker of the House of Representatives by November 1, 2018, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2019.

Strategic Leasing Plan Strategies

Table 6 – Agencies' Lease Portfolio Snapshot*

Agency	Gross Square Footage Change			Agency Lease Cost Change		
	6/30/2017	6/30/2018	% Change	6/30/2017	6/30/2018	% Change
AG	79,330	79,064	-0.34%	\$ 1,346,013.73	\$ 1,345,199.97	-0.06%
AHCA	419,779	419,779	0.00%	\$ 8,969,418.33	\$ 9,154,818.83	2.07%
APD	280,966	280,966	0.00%	\$ 2,465,739.84	\$ 2,469,157.14	0.14%
AST	61,371	61,371	0.00%	\$ 1,050,805.20	\$ 1,050,805.20	0.00%
CPIC	342,437	344,433	0.58%	\$ 5,858,688.90	\$ 6,069,913.15	3.61%
DACS	343,169	357,533	4.19%	\$ 4,414,005.78	\$ 4,605,859.17	4.35%
DBPR	400,785	398,763	-0.50%	\$ 7,021,125.83	\$ 7,035,193.19	0.20%
DCF	1,403,958	1,399,099	-0.35%	\$ 26,454,210.15	\$ 26,665,132.23	0.80%
DEA	126,086	126,086	0.00%	\$ 2,266,495.71	\$ 2,269,157.62	0.12%
DEO	138,171	131,410	-4.89%	\$ 1,966,525.38	\$ 1,939,499.21	-1.37%
DEP	578,861	570,884	-1.38%	\$ 9,703,112.23	\$ 9,604,235.36	-1.02%
DFS	782,872	789,749	0.88%	\$ 14,508,085.90	\$ 14,753,280.31	1.69%
DHSMV	246,902	244,005	-1.17%	\$ 3,708,437.81	\$ 3,838,128.08	3.50%
DJJ	495,735	501,366	1.14%	\$ 9,757,873.83	\$ 10,032,268.29	2.81%
DLA	385,016	413,005	7.27%	\$ 7,948,740.90	\$ 9,931,109.26	24.94%
DMA	47,530	34,880	-26.61%	\$ 591,692.03	\$ 374,003.53	-36.79%
DMS	224,173	226,179	0.89%	\$ 3,331,160.40	\$ 3,359,954.75	0.86%
DOAH	133,214	131,330	-1.41%	\$ 2,609,370.04	\$ 2,626,767.15	0.67%
DOE	805,549	801,036	-0.56%	\$ 13,370,291.90	\$ 13,442,639.45	0.54%
DOH	1,152,816	1,217,853	5.64%	\$ 22,200,868.24	\$ 23,387,740.20	5.35%
DOR	1,154,564	1,167,043	1.08%	\$ 23,417,443.29	\$ 24,120,962.22	3.00%
DOS	322,904	322,904	0.00%	\$ 4,501,933.08	\$ 4,529,309.58	0.61%
EOG	369,529	369,529	0.00%	\$ 5,110,850.19	\$ 5,268,991.60	3.09%
FCHR	12,111	12,111	0.00%	\$ 208,066.98	\$ 208,066.98	0.00%
FCOR	37,475	38,129	1.75%	\$ 475,255.14	\$ 475,836.14	0.12%
FDC	842,662	890,746	5.71%	\$ 15,848,568.50	\$ 17,343,312.17	9.43%
FDLE	694,391	691,081	-0.48%	\$ 11,553,422.73	\$ 11,545,285.83	-0.07%
FDOC	7,543	7,543	0.00%	\$ 113,939.00	\$ 113,939.00	0.00%
FDOT	121,408	104,749	-13.72%	\$ 2,225,545.02	\$ 2,289,166.50	2.86%
FDVA	36,184	36,413	0.63%	\$ 338,892.68	\$ 342,826.90	1.16%
FSCJ	195,033	195,033	0.00%	\$ -	\$ -	0.00%
FWCC	178,031	201,947	13.43%	\$ 2,710,684.28	\$ 3,180,397.59	17.33%
JUDICIAL	14,017	14,017	0.00%	\$ 238,079.13	\$ 238,079.13	0.00%
LEGIS	452,251	452,251	0.00%	\$ 7,118,894.98	\$ 7,118,894.98	0.00%
Lottery	213,061	213,061	0.00%	\$ 3,904,905.39	\$ 3,891,565.42	-0.34%
MDC	46,065	46,065	0.00%	\$ 82,527.25	\$ 82,527.25	0.00%
NSA	15,311	15,728	2.72%	\$ 38,005.99	\$ 55,529.59	46.11%
NWFWMD	8,387	4,600	-45.15%	\$ 153,610.68	\$ 88,550.00	-42.35%
OSCA	81,692	79,033	-3.25%	\$ 1,352,262.40	\$ 1,343,088.86	-0.68%
POLKSC	25,000	25,000	0.00%	\$ 225,000.00	\$ 225,000.00	0.00%
PSC	108,680	108,680	0.00%	\$ 1,893,745.22	\$ 1,893,745.22	0.00%
SBA	174	0	-100.00%	\$ 2,989.32	\$ -	-100.00%
SFWMD	8,689	8,689	0.00%	\$ 135,287.73	\$ 135,287.73	0.00%
SJRSC	3,456	0	-100.00%	\$ 13,201.92	\$ -	-100.00%
TCC	4,200	4,200	0.00%	\$ 63,756.00	\$ 63,756.00	0.00%
UF	3,152	3,152	0.00%	\$ 54,151.36	\$ 54,151.36	0.00%
VALC	6,971	6,971	0.00%	\$ 33,588.83	\$ 33,588.83	0.00%
Grand Total	13,411,661	13,547,466	1.01%	\$ 231,357,269.21	\$ 238,596,720.98	3.13%

* Includes all reported agency leases as of 6/30/2018.

Note: This is a snapshot illustrating lease obligations as of 6/30/2018 and is not meant to represent or track actual lease payments made by agencies.

Strategic Leasing Plan Strategies

2. Integrated Facilities Management System

DMS has implemented an integrated facilities management system (IFMS), known as TRIRIGA, to replace its Facilities Accountability and Communications Tool (FACT) system. The FACT system lacked defined standards in architecture, security, integration, documentation, and data organization, omissions that resulted in gaps in data and issues with data integrity. The replacement system currently interfaces with FL-SOLARIS FITS.

TRIRIGA is a web-based system that combines long-term management, tracking, and reporting functions. Other components include the following:

- Facilities inventory tracking (portfolio);
- Lease administration;
- Preventive and work order maintenance (O&M);
- Paid parking administration;
- Budget management; and
- Project management for capital projects.

The robust capabilities of the TRIRIGA system enhance the department's ability to monitor and track State of Florida leases in private facilities. This enhanced capability will increase the department's capacity to forecast agencies' space needs and future costs.

The TRIRIGA project began on March 2, 2015, and was completed in 2016.

3. Real Estate Optimization

Currently, 21 different state agencies own or manage 13,107 facilities totaling 63,845,990 square feet. State agencies have also entered into 1,173 private-sector or other governmental leases for a total of 7,424,061 square feet. The state's real estate portfolio is decentralized and managed differently across agencies, creating little consistency relating to the staffing, management, or operations of their real estate programs. This decentralization limits the state's ability to realize strategic goals and cost-saving initiatives.

The sections below provide some high-level benefits of a more centralized approach to managing the State of Florida's real estate property assets. These benefits include the following:

- A. Consolidation of oversight and operations;
- B. Enhanced occupancy management;
- C. Leveraged spend on operations and maintenance procurements;
- D. Reduced energy consumption; and
- E. Maximization of the value of state-owned assets.

Strategic Leasing Plan Strategies

A. Consolidation of Oversight and Operations

Standardization of the oversight and management of the state’s real estate portfolio would fully maximize savings through its real estate assets. Having a single, comprehensive real estate portfolio management service for all state-owned facilities would support the establishment of a consistent, holistic approach to managing, maintaining, and protecting state-owned real estate assets beyond the private, FFP, and other government lease portfolio. Standardized oversight and management increases efficiencies and lowers costs through several mechanisms such as leveraged spend, densification of state buildings, and reduced energy costs. Building maintenance, repairs, and investments can be assessed for long-term cost effectiveness and prioritized to ensure that the expenditure benefits the state and further maximizes efficiencies. Best practices that create optimal work environments should be applied across the portfolio to create well-maintained, efficient buildings.

The state’s portfolio would include better-quality assets because buildings would be assessed, maintained, monitored, and measured consistently. Inefficient and under-utilized assets would be removed from the inventory, lowering the cost and reducing the backlog of deferred maintenance, as well as potentially providing some funding to the state from the liquidation of the asset. Vacant space would be cross-referenced with agency needs to fill state-owned space and further reduce the need for private leases. Where possible, space could be consolidated to reduce private-sector lease costs even more.

B. Enhanced Occupancy Management

The real estate portfolio could be further optimized through a standard, holistic approach to managing occupancy in all state-owned and state-leased facilities beyond those for which DMS currently has oversight authority. The portfolio footprint could be reduced further by standardizing space allocation metrics within all agency-occupied space and providing recommended space configurations. Vacancies in state-owned facilities beyond the FFP can be included in the development of backfill strategies to further decrease private-lease costs.

One long-term strategy for efficient workplaces is exploring options for various alternative office concepts. Long-standing space-allocation methodologies have frequently resulted in hard-walled offices that are counterintuitive to industry trends of a more open and collaborative office environment. Creative solutions are becoming popular in both private and public sectors in reaction to constricted funding, the viability of technology to support mobility, changing workforce preferences, and the versatility of space necessary to meet rapidly changing business needs. Several primary alternative workplace strategies include the following:

- Telecommuting — mobile work in which employees consistently use multiple spaces both inside and outside the office;
- Hoteling — temporary workspace assignments in which employees reserve their spots for a specified period of time through a manual or automated reservation system;
- Satellite offices — smaller geographically dispersed business offices located for greater employee and customer convenience; and
- Results-oriented work environment (ROWE) – flexible work environment that extends beyond traditional telecommuting to one that is solely performance-based, not time-based.

Strategic Leasing Plan Strategies

Agencies have begun pilot programs to explore the impact of alternative office solutions. Full implementation of a statewide alternative office solution would significantly reduce the need for office space. To be successful, the initiative would require full support from the areas of human resources, information technology, and facilities management. Implementing a strategy to optimize and reconfigure state-occupied space to be more open, collaborative, and flexible ensures that agencies fully utilize existing assets prior to entering into additional private leases.

C. Leveraged Spend on Operations and Maintenance Procurements

Citizens viewing the Tallahassee landscape from the Capitol Building’s observation deck might be surprised to learn that eight different agencies manage more than two dozen state-owned buildings that are visible within plain sight. This example depicts how real estate is currently managed within state government. The eight agencies each have contracts for various operations and maintenance services such as elevator, landscaping, custodial services, and heating, ventilation, and air conditioning systems. The decentralized model also means that the eight agencies independently purchase supplies for the maintenance of those buildings, such as air filters, light bulbs, and paper towels. Aggregating the purchasing power of facilities-related procurements across the state’s entire real estate portfolio would create economies of scale.

D. Reduced Energy Consumption

The department has a core function of making public buildings energy efficient, functional, durable, and maintainable. Several strategies, when applied across the state’s portfolio, could significantly reduce energy costs by doing the following:

- Streamlining performance contracting and developing shared savings contracts;
- Reducing utility rates through structure, analysis, and oversight; and
- Re-prioritizing capital-improvement requests to maximize energy savings (life-cycle costs).

The department has adopted the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) rating system for FFP construction and renovation projects but goes even further by evaluating life-cycle costs. Through the Florida Life-Cycle Cost Analysis Program, state agencies can now easily separate fact from perception when evaluating potential building design options.

Enhanced energy efficiency can often dramatically improve the cost effectiveness of a building, but it takes a life-cycle cost analysis to prove which options are truly cost effective. Determining the total cost to own, operate, maintain, and replace building systems over the long term (i.e., the total life-cycle cost) is crucial to making good decisions. The department applies this technique to all construction projects, including renovation projects that address major energy-consuming equipment in existing buildings.

Examples of such sustainable improvements in the management of real estate assets include the following:

Strategic Leasing Plan Strategies

- The department's project oversight of the Al Lofton Building renovation in Miami helped the Department of Highway Safety and Motor Vehicles reduce annual building energy costs by 35 percent while achieving a break-even point in fewer than three years for the added cost of maximizing energy efficiency.
- The Department of Revenue buildings located at the Capital Circle Office Complex in Tallahassee added 38.7 percent in total square footage to the DMS-managed campus but added only 10.5 percent in annual campus electrical consumption. Private rent costs were reduced by \$1 million annually and operational expenses such as copiers, faxes, postage meters, and other soft costs were reduced as well.
- The replacement of two 450-ton centrifugal chillers operating since 1987 at the DMS-managed Florida Department of Law Enforcement building in Tallahassee reduced the facility's annual electrical consumption by approximately 20 percent. The new chiller units at FDLE were selected based upon an analysis of total life-cycle costs from a process that was developed exclusively by DMS engineers. This project demonstrated a break-even point of fewer than 1.5 years for the added cost of maximizing energy efficiency.

E. Maximizing the Value of State-Owned Assets

Real estate assets are a significant investment for the State of Florida. Assets that are underutilized or inefficient or ones that have exceeded their useful life should be considered for disposition. Assets that are considered sustainable should be renovated as needed to increase and maximize operational and space configuration efficiencies.

More research is required to develop a business case that supports any recommendation to purchase assets in areas where the state has a high volume of privately leased square footage. Preliminary data analysis indicates that the counties shown in Table 7 are candidates for further market research to determine the availability and cost of a potential acquisition.

Strategic Leasing Plan Strategies

Table 7 – Six Largest Counties for Private-Leased Space by Space Type

Office	Square Footage
Leon	2,002,272
Duval	474,276
Miami-Dade	427,249
Hillsborough	393,504
Broward	273,812
Orange	255,753

Medical Care	Square Footage
Duval	47,678
Broward	38,564
Orange	25,355
Lee	19,260
Bay	18,540
Pinellas	16,182

Conditioned Storage	Square Footage
Leon	15,169
Orange	4,988
Lee	1,604
Hillsborough	200

Unconditioned Storage	Square Footage
Orange	214,196
Leon	43,391
Palm Beach	28,910
Escambia	12,920
Pinellas	7,077
Miami-Dade	6,065

NOC	Square Footage
Leon	48,341
Osceola	6,683
Broward	5,256
Gadsden	4,200
Orange	2,000
Monroe	1,200

4. Leon County Portfolio Leasing Strategy

DMS is continually reviewing and updating its leasing strategy for Leon County. The goal of a periodic review is to identify implementable long-term strategies that will optimize the state’s real property portfolio to save money and enhance operational efficiencies. This strategy should dovetail with the recently completed 2017 Leon County Property Portfolio Strategy prepared by Savills Studley. The report revealed the following opportunities:

Opportunities

- While the state has reduced its private office leased portfolio by 12.2 percent over the past five years, “more than \$200 million in avoidable private lease costs for occupancy could be accommodated in state-owned space.”
- Because of the average age of Florida’s owned buildings (>50 years), inefficient floor plates, staff reductions, and other factors, the average occupancy is 265 SF/FTE. This compares with a targeted DMS leasing standard of 180 SF/FTE. By reinvesting, the state can achieve better utilization of space.

Strategy

Increasing year-over-year market rents are draining dollars away from agency operational needs. The case for a lower cost of occupancy in owned space versus leased space is enhanced as higher rents continue to climb. Clearly there is an opportunity to reassess the use of state-owned properties that are considered mission-critical and are suitable for remodeling.

The report recommends that core properties with strategic value be retained and remodeled to lower operating costs, enhance space utilization, and redirect scarce capital dollars toward buildings that are long-term hold assets. If funded, this strategy enables agencies to reduce space, increase utilization, and better control occupancy costs.

Appendix – Definitions

Definitions

Central Business District (CBD) – Typically the market area that covers the primary downtown submarket

Department – The Department of Management Services (DMS)

Florida Facilities Pool (FFP) – DMS has statutory oversight of the construction, leasing, and operations of 111 buildings in the FFP. The FFP includes both revenue-producing facilities in which space is leased and special-purpose, non-revenue-producing facilities such as parking structures, central energy plants, monuments, and the Historic Capitol.

Other Government Leases – State agency leases for space with other governmental entities. These are typically with federal or local government organizations.

Other Government Lease examples: The lease between the Department of Military Affairs and the United States Army National Guard for Camp Blanding or the lease between the Department of Agriculture and Consumer Services with Columbia County for an aircraft hangar.

Private Leases – Leases for space by the state agencies in privately owned buildings. These leases are subject to DMS leasing oversight. State agencies and organizations not under DMS purview include the Florida College System, the Statewide Board of Governors, and the water management districts.

Private Lease example: The lease between the Department of Children and Families (DCF) and Midtown Centre, LLC, for office space in Jacksonville.

Public Leases – Leases between DMS and state agencies for space in the FFP.

Example: Lease between DMS and DCF for space in the Rohde Building in Miami.

Tenant Broker – A private real estate broker or brokerage firm licensed to do business in this state, one that is under contract with the department to provide real estate transaction, portfolio management, and strategic planning services for state agencies.

Appendix – Common Acronyms and Abbreviations

Common Acronyms and Abbreviations

Abbreviation	Definition
AG	Auditor General
AHCA	Agency for Health Care Administration
APD	Agency for Persons with Disabilities
AST	Agency for State Technologies
CPIC	Citizens Property Insurance Corporation
DACS	Department of Agriculture and Consumer Services
DBPR	Department of Business and Professional Regulation
DCF	Department of Children and Families
DEA	Department of Elder Affairs
DEO	Department of Economic Opportunity
DEP	Department of Environmental Protection
DFS	Department of Financial Services
DHSMV	Department of Highway Safety and Motor Vehicles
DJJ	Department of Juvenile Justice
DLA	Department of Legal Affairs
DMA	Department of Military Affairs
DMS	Department of Management Services
DOAH	Division of Administrative Hearings
DOE	Department of Education
DOH	Department of Health
DOR	Department of Revenue
DOS	Department of State
EFSC	Eastern Florida State College
EOG	Executive Office of the Governor
FCHR	Florida Commission on Human Relations
FCOR	Florida Commission on Offender Review
FDC	Florida Department of Corrections
FDLE	Florida Department of Law Enforcement
FDOC	Florida Department of Citrus
FDOT	Florida Department of Transportation
FDVA	Florida Department of Veterans' Affairs
FFP	Florida Facilities Pool
FL-SOLARIS	Florida State Owned Lands and Records Information System
FSCJ	Florida State College at Jacksonville
FWCC	Florida Fish and Wildlife Conservation Commission
JUDICIAL	Judicial Branch
LEGIS	Florida Legislature
Lottery	Department of Lottery
MDC	Miami Dade College
MTM	Month To Month
NOC	Not otherwise classified
NSA	Non-State Agency (example: Avis or Embarq)
NWFWMD	Norht West Florida Water Management District
OSCA	Office of the State Courts Administrator
POLKSC	Polk State College
PSC	Public Service Commission
SAW	Space Allocation Worksheet
SBA	State Board of Administration
SFWMD	South Florida Water Management District
SJRSC	St. Johns River State College
SWFWMD	South West Florida Water Management District
TCC	Tallahassee Community College
UF	University of Florida
VALC	Valencia College

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2018	Office	1140070	32025	2,283	\$16.64	\$37,989.12
Polk County	Private	Polk	Lakeland	FL	AG	7/31/2018	Office	1140051	33813	1,552	\$18.50	\$28,712.00
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2019	Office	1140066	32751	2,292	\$21.50	\$49,278.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	AG	8/31/2019	Office	1140068	33607	4,000	\$25.36	\$101,439.96
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AG	4/30/2020	Office	1140072	33445	1,785	\$27.87	\$49,747.95
Gainesville Market	Private	Alachua	Gainesville	FL	AG	5/31/2020	Office	1140048	32606	2,001	\$16.39	\$32,796.39
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	\$16.24	\$43,149.72
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	9/30/2018	Office	6800069	32399	14,041	\$19.80	\$278,011.80
Greater Miami Market	Private	Miami-Dade	Doral	FL	AHCA	2/28/2019	Office	6800070	33166	37,539	\$49.37	\$1,853,300.43
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	10/31/2019	Unconditioned Storage	6800073	32308	2,000	\$6.79	\$13,580.00
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Office	680M141	32308	244,163	\$19.49	\$4,758,736.87
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	12/23/2018	Medical Care	6709001	32324	13,204	\$0.00	\$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	12/23/2018	Medical Care	6709002	32324	54,396	\$0.00	\$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	12/23/2018	Medical Care	6709000	32324	70,662	\$0.00	\$0.00
Tallahassee Market	Private	Leon	Tallahassee	FL	CPIC	9/30/2019	Conditioned Storage	9000017	32303	1,996	\$3.61	\$7,205.52
Tampa Bay Market	Private	Hillsborough	Tampa	FL	CPIC	10/31/2019	Office	9000001AP	33619	60,000	\$18.70	\$1,122,000.00
Brevard County	Government (Others) - DMS	Brevard	Cocoa	FL	DACS	7/14/2018	Office	4200413	32929	324	\$19.76	\$6,402.24
Orlando Market	Private	Orange	Orlando	FL	DACS	7/31/2018	Office	4200470	32809	4,883	\$20.20	\$98,636.60
Osceola County	Government (Others) - DMS	Osceola	St. Cloud	FL	DACS	10/10/2018	Office	4209034	34773	100	\$0.00	\$0.00
Collier County	Private	Collier	Naples	FL	DACS	10/31/2018	Office	4200389	34109	855	\$22.92	\$19,596.60
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2018	Office	4200498	33873	700	\$10.00	\$7,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	11/30/2018	Unconditioned Storage	4200467	32303	4,000	\$5.40	\$21,600.00

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Charlotte County	Government (Others) - DMS	Charlotte	Port Charlotte	FL	DACS	2/28/2019	Office	4200465	33980	411	\$12.50	\$5,137.50
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DACS	2/28/2019	Office	4200392	34450	432	\$16.00	\$6,912.00
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/28/2019	Office	4200469	33935	120	\$17.73	\$2,127.60
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2019	Office	4200474	34280	2,047	\$16.88	\$34,553.36
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2019	Office	4200457	33409	985	\$14.34	\$14,124.90
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	3/31/2019	Office	4209009	34604	60	\$0.00	\$0.00
Liberty County	Government (Others) - DMS	Liberty	Bristol	FL	DACS	4/30/2019	Office	4200492	32321	432	\$12.50	\$5,400.00
Ft. Lauderdale Market	Private	Broward	Pompano Beach	FL	DACS	8/31/2019	Office	4200379	33060	837	\$19.10	\$15,986.76
Tampa Bay Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2019	Office	4200320	34620	3,841	\$20.49	\$78,702.09
Highlands County	Government (Others) - DMS	Highlands	Avon Park	FL	DACS	10/31/2019	Office	4200390	33382	320	\$17.82	\$5,702.40
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2019	NOC	4200426	34604	1,237	\$3.06	\$3,785.22
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	1/31/2020	Office	4200487	32254	600	\$12.00	\$7,200.00
Taylor County	Government (Others) - DMS	Taylor	Perry	FL	DACS	2/29/2020	Unconditioned Storage	4200479	32347	12,711	\$1.85	\$23,515.35
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2020	Office	4200317	32703	2,790	\$19.53	\$54,488.70
DeSoto County	Government (Others) - DMS	DeSoto	Arcadia	FL	DACS	4/30/2020	Office	4200446	34266	648	\$16.50	\$10,692.00
Jefferson County	Government (Others) - DMS	Jefferson	Monticello	FL	DACS	6/14/2020	Office	4200335	32344	96	\$15.63	\$1,500.48
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DACS	6/28/2020	Office	4209032	32539	100	\$0.00	\$0.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DBPR	10/31/2018	Conditioned Storage	7900107	32305	1,999	\$10.20	\$20,389.80
Tallahassee Market	Private	Leon	Tallahassee	FL	DBPR	10/31/2018	Office	7900106	32399	20,754	\$16.00	\$332,064.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DBPR	10/31/2018	Office	7900105	32399	208,247	\$18.09	\$3,767,188.23
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Florida City	FL	DBPR	6/30/2019	Office	7909033	33034	75	\$15.67	\$1,175.25

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Palm Beach Market	Private	Palm Beach	Belle Glade	FL	DBPR	7/31/2019	Office	7900096	33430	430	\$20.94	\$9,004.20
Panama City Market	Private	Bay	Panama City Beach	FL	DBPR	7/31/2019	Office	7900101	32407	4,256	\$21.15	\$90,014.40
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2019	Office	7900102	33063	16,827	\$19.08	\$321,059.16
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2019	Unconditioned Storage	7900103	33145	3,045	\$9.29	\$28,288.05
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DBPR	12/31/2019	Office	7900092	33873	730	\$15.00	\$10,950.00
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2020	Office	7909034	33870	120	\$0.00	\$0.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	12/31/2017 *	Office	5903110	33147	4,633	\$28.75	\$133,198.75
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	\$4.13	\$5,079.90
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2018	Office	5902993	33177	4,418	\$28.14	\$124,322.52
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2018	Office	5902973	33177	5,020	\$33.76	\$169,475.20
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2018	Office	5903074	33040	4,937	\$31.20	\$154,034.40
Citrus County	Private	Citrus	Inverness	FL	DCF	11/30/2018	Office	5903070	34450	1,630	\$24.13	\$39,331.90
Greater Miami Market	Private	Miami-Dade	Hialeah	FL	DCF	12/31/2018	Office	5903071	33012	4,339	\$32.64	\$141,624.96
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2019	Office	5903082	32720	7,700	\$19.20	\$147,840.00
Non-FL Cnty County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	DCF	1/31/2019	Office	5902704	20000	233	\$66.68	\$15,536.44
Polk County	Government (Others) - DMS	Polk	Bartow	FL	DCF	1/31/2019	Unconditioned Storage	5903072	33831	1,795	\$4.62	\$8,292.90
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2019	Office	5902860	32609	19,502	\$21.18	\$413,052.36
Lake County	Private	Lake	Tavares	FL	DCF	3/31/2019	Office	5903049	32778	13,334	\$17.77	\$236,945.18
Levy County	Private	Levy	Chiefland	FL	DCF	3/31/2019	Office	5903085	32644	4,756	\$15.75	\$74,907.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	3/31/2019	Office	5903083	34741	5,886	\$27.00	\$158,922.00
Pasco County	Private	Pasco	Port Richey	FL	DCF	3/31/2019	Office	5902977	34668	5,879	\$21.16	\$124,399.64
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2019	Office	5903068	32907	7,931	\$16.75	\$132,844.25
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DCF	4/30/2019	Office	5903091	33445	800	\$22.57	\$18,056.00

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Manatee County	Private	Manatee	Bradenton	FL	DCF	5/31/2019	Office	5903065	34205	3,500	\$23.36	\$81,760.00
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2019	Office	5903102	32064	2,761	\$21.20	\$58,533.20
Greater Miami Market	Private	Miami-Dade	Miami Beach	FL	DCF	6/30/2019	Office	5902736	33139	1,986	\$25.88	\$51,397.68
Sarasota County	Private	Sarasota	North Port	FL	DCF	6/30/2019	Office	5903079	34287	4,876	\$23.69	\$115,512.44
Nassau County	Private	Nassau	Yulee	FL	DCF	7/31/2019	Office	5903016	32097	3,276	\$22.67	\$74,266.92
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	7/31/2019	Unconditioned Storage	5903090	32507	9,420	\$6.47	\$60,947.40
Hendry County	Private	Hendry	Labelle	FL	DCF	8/16/2019	Office	5903035	33935	1,100	\$20.87	\$22,957.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	8/31/2019	Office	5903093	32308	1,303	\$18.57	\$24,196.71
Orlando Market	Private	Orange	Orlando	FL	DCF	9/30/2019	Office	5902891	32805	800	\$25.22	\$20,176.00
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2019	Office	5902989	33830	16,000	\$25.50	\$408,000.00
Collier County	Private	Collier	Naples	FL	DCF	11/30/2019	Office	5903077	34144	3,870	\$27.27	\$105,534.90
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2019	Office	5903045	33404	21,047	\$23.09	\$485,975.23
Highlands County	Government (Others) - DMS	Highlands	Sebring	FL	DCF	12/31/2019	Office	5903022	33870	4,050	\$19.02	\$77,031.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	12/31/2019	Office	590M140	32399	287,155	\$20.01	\$5,745,971.55
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DCF	1/31/2020	Office	5903106	32084	3,053	\$20.42	\$62,342.26
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2020	Office	5902847	32207	16,199	\$17.12	\$277,326.88
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2020	Office	5903107	32586	4,753	\$23.58	\$112,075.80
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	4/9/2020	Office	5903136	32208	7,910	\$16.75	\$132,492.50
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2020	Office	5903084	34741	7,735	\$22.00	\$170,170.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2020	Office	5902971	32570	2,023	\$11.50	\$23,264.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2020	Conditioned Storage	5903135	32301	4,000	\$7.00	\$28,000.00
Brevard County	Private	Brevard	Cocoa	FL	DCF	6/30/2020	Office	5903098	32922	1,989	\$23.31	\$46,363.59

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2020	Office	5903057	34972	2,800	\$22.50	\$63,000.00
Orlando Market	Private	Orange	Orlando	FL	DCF	6/30/2020	Office	5903105	32811	13,133	\$23.92	\$314,141.36
Polk County	Private	Polk	Lake Wales	FL	DCF	6/30/2020	Office	5902539	33853	5,330	\$22.17	\$118,166.10
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2020	Office	5903104	32312	1,703	\$19.51	\$33,225.53
Greater Miami Market	Private	Miami-Dade	Miami	FL	DEA	5/31/2018 *	Office	6500071	33173	10,856	\$20.00	\$217,120.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	10/31/2019	Office	400M138	32399	9,847	\$24.71	\$243,319.37
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	1/31/2020	Office	4000070	32303	36,888	\$18.50	\$682,428.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	6/30/2020	Unconditioned Storage	4000034	32311	9,998	\$4.88	\$48,790.24
St. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DEP	7/31/2018	NOC	3700229	34945	638	\$18.81	\$12,000.78
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DEP	10/31/2019	Office	3700232	33406	17,318	\$19.67	\$340,645.08
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2018	Office	4300173	32303	19,285	\$17.00	\$327,845.00
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2019	Office	4300158	33859	3,914	\$21.58	\$84,464.12
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2019	Office	4300176	32547	2,339	\$17.72	\$41,447.08
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2019	Office	4300177	32308	43,155	\$20.46	\$882,951.30
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2019	Office	4300179	33313	7,891	\$17.00	\$134,147.00
Palm Beach Market	Private	Palm Beach	North Palm Beach	FL	DFS	6/30/2019	Office	4300168	33402	1,375	\$18.50	\$25,437.50
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	9/30/2019	Office	4300175	32504	9,703	\$19.06	\$184,939.18
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	10/31/2019	Office	430M138	32399	133,414	\$24.71	\$3,296,659.94
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2020	Office	4300157	33637	14,319	\$18.03	\$258,171.57
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2020	Unconditioned Storage	4300097	32301	2,955	\$5.46	\$16,134.30
Ft. Lauderdale Market	Private	Broward	Deerfield Beach	FL	DHSMV	6/30/2018	Office	7600451	33441	3,676	\$39.95	\$146,856.20

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Ft. Lauderdale Market	Private	Broward	Lauderhill	FL	DHSMV	6/30/2018	Office	7600511	33319	3,825	\$19.45	\$74,396.25
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DHSMV	11/30/2018	Office	7600478	33461	3,530	\$22.08	\$77,942.40
Hernando County	Private	Hernando	Brooksville	FL	DHSMV	12/31/2018	Office	7600529	34604	2,437	\$11.72	\$28,561.64
Jacksonville Market	Private	Duval	Jacksonville	FL	DHSMV	12/31/2018	Office	7600515	32218	3,398	\$22.77	\$77,372.46
Seminole County	Private	Seminole	Winter Springs	FL	DHSMV	5/31/2019	Office	7600542	32708	1,647	\$22.23	\$36,612.81
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2019	NOC	7600538	33431	1,003	\$7.76	\$7,783.28
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2019	Office	7600539	33426	3,928	\$16.74	\$65,754.72
Brevard County	Private	Brevard	Melbourne	FL	DHSMV	2/29/2020	Office	7600547	32901	1,560	\$20.65	\$32,214.00
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DHSMV	3/31/2020	Office	7600545	33034	4,801	\$29.22	\$140,285.22
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DJJ	1/31/2019	Office	8000273	33409	2,810	\$26.58	\$74,689.80
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DJJ	1/31/2019	Office	8000280	33406	4,999	\$24.00	\$119,976.00
Daytona Market	Private	Volusia	Deland	FL	DJJ	2/28/2019	Office	8000102	32724	4,758	\$18.96	\$90,211.68
SouthWest Market	Private	Lee	Cape Coral	FL	DJJ	3/13/2019	Office	8000340	33904	2,648	\$21.00	\$55,608.00
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DJJ	3/31/2019	Office	8000346	33445	1,904	\$26.75	\$50,932.00
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2019	Office	8000381	33830	11,362	\$19.35	\$219,854.70
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2019	Office	8000409	33830	3,000	\$16.51	\$49,530.00
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2019	Office	8000365	32327	665	\$14.00	\$9,310.00
Sarasota County	Private	Sarasota	Venice	FL	DJJ	9/30/2019	Office	8000385	34285	2,300	\$18.36	\$42,228.00
Brevard County	Private	Brevard	Titusville	FL	DJJ	10/31/2019	Office	8000383	32780	5,904	\$14.50	\$85,608.00
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2019	Office	8000349	32097	2,200	\$24.67	\$54,274.00
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2019	Office	8000338	34741	7,600	\$21.22	\$161,272.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	10/31/2019	Office	800M138	32399	115,662	\$24.71	\$2,858,008.14

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Panama City Market	Private	Bay	Panama City	FL	DJJ	11/30/2019	Office	8000203	32401	6,473	\$16.50	\$106,804.50
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DJJ	11/30/2019	Office	8000402	33619	4,323	\$23.25	\$100,509.75
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2020	Office	8000308	33523	2,269	\$19.63	\$44,540.47
Flagler County	Private	Flagler	Palm Coast	FL	DJJ	4/30/2020	Office	8000391	32137	1,031	\$12.67	\$13,062.77
Pensacola Market	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2020	Office	8000331	32502	30,355	\$10.69	\$324,494.95
Pensacola Market	Private	Escambia	Pensacola	FL	DLA	8/31/2018	Office	4100120	32502	3,476	\$18.00	\$62,568.00
SouthWest Market	Private	Lee	Fort Myers	FL	DLA	11/30/2019	Office	4100134	33901	1,969	\$19.43	\$38,257.67
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DLA	3/14/2020	Office	4100130	33607	41,177	\$24.05	\$990,306.85
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2018	Office	6200058	32078	7,088	\$7.46	\$52,876.48
Clay County	Private	Clay	Orange Park	FL	DMA	12/31/2018	Office	6200061	32073	1,200	\$26.25	\$31,500.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DMS	12/31/2019	Office	720M140	32399	43,835	\$20.02	\$877,576.70
Panama City Market	Private	Bay	Panama City	FL	DOAH	7/31/2018	Office	7200113	32405	4,200	\$18.80	\$78,960.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOAH	11/30/2018	Office	7200173	33207	4,999	\$14.61	\$73,035.39
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2019	Office	7200122	32118	2,909	\$17.48	\$50,849.32
SouthWest Market	Private	Lee	Fort Myers	FL	DOAH	8/31/2019	Office	7200154	33966	7,097	\$31.25	\$221,781.25
Tampa Bay Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2019	Office	7200172	33701	6,004	\$18.75	\$112,575.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2019	Office	7200109	32608	3,919	\$19.00	\$74,461.00
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOAH	11/30/2019	Office	7200155	34986	3,500	\$24.50	\$85,750.00
Manatee County	Private	Manatee	Sarasota	FL	DOAH	3/31/2020	Office	7200132	34243	3,827	\$18.49	\$70,761.23
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	7/14/2018	Office	4800830	32301	14,854	\$17.78	\$264,104.12
Indian River County	Government (Others) - DMS	Indian River	Vero Beach	FL	DOE	7/28/2018	Office	4809213	32960	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809214	33460	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809212	33460	20	\$0.00	\$0.00

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809211	33460	20	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809216	33460	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809215	33460	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Food Services	4809209	33450	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Food Services	4809210	33460	20	\$0.00	\$0.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOE	7/31/2018	Office	4800677	32601	3,718	\$18.25	\$67,853.52
Marion County	Private	Marion	Ocala	FL	DOE	8/18/2018	Office	4809086	34482	250	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	9/30/2018	NOC	4800853	33460	921	\$17.52	\$16,135.92
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	10/31/2018	Office	4800665	33181	7,154	\$24.39	\$174,486.06
Hendry County	Private	Hendry	Labelle	FL	DOE	10/31/2018	Office	4800826	33935	816	\$28.82	\$23,517.12
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	11/30/2018	Office	4800784	33186	3,000	\$30.90	\$92,700.00
Hernando County	Government (Others) - DMS	Hernando	Spring Hill	FL	DOE	12/31/2018	Office	4800776	34606	2,180	\$17.70	\$38,586.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2019	Office	4800786	33126	8,629	\$30.68	\$264,737.72
Sarasota County	Government (Others) - DMS	Sarasota	Venice	FL	DOE	1/31/2019	Food Services	4809280	34293	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	1/31/2019	Food Services	4809279	34234	25	\$0.00	\$0.00
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/28/2019	Office	4800794	32922	3,420	\$22.08	\$75,513.60
Charlotte County	Government (Others) - DMS	Charlotte	Englewood	FL	DOE	2/28/2019	Food Services	4809278	34223	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Osprey	FL	DOE	2/28/2019	Food Services	4809270	34229	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4808283	34236	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4809274	34237	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4809282	34236	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4809275	34237	25	\$0.00	\$0.00

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Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2019	Office	4800774	32904	3,402	\$28.29	\$96,242.58
Citrus County	Private	Citrus	Inverness	FL	DOE	3/31/2019	Office	4800848	34450	1,271	\$25.11	\$31,914.81
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	4/12/2019	Food Services	4809281	34233	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	4/12/2019	Food Services	4809374	34236	25	\$0.00	\$0.00
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DOE	4/25/2019	Food Services	4809394	32446	100	\$0.00	\$0.00
Jackson County	Private	Jackson	Marianna	FL	DOE	5/31/2019	Office	4800822	32446	2,816	\$19.57	\$55,109.12
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DOE	5/31/2019	Office	4800797	33487	3,451	\$21.93	\$75,680.43
Pasco County	Private	Pasco	Dade City	FL	DOE	5/31/2019	Office	4800850	33523	1,364	\$14.50	\$19,778.00
Collier County	Private	Collier	Naples	FL	DOE	6/30/2019	Office	4800785	34109	3,397	\$29.56	\$100,415.32
Daytona Market	Private	Volusia	Daytona Beach	FL	DOE	6/30/2019	Office	4809205	32114	90	\$0.00	\$0.00
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2019	Office	4800782	32086	2,492	\$20.50	\$51,086.00
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2019	Office	4800844	33948	2,549	\$26.89	\$68,542.56
Tampa Bay Market	Private	Hillsborough	Plant City	FL	DOE	7/31/2019	Office	4800829	33563	1,507	\$21.85	\$32,927.95
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DOE	8/31/2019	Office	4800845	32548	3,214	\$24.60	\$79,064.40
Hernando County	Private	Hernando	Brooksville	FL	DOE	10/19/2019	NOC	4809103	34604	600	\$0.00	\$0.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	10/31/2019	Office	480M138	32399	14,345	\$24.71	\$354,464.95
Pensacola Market	Private	Escambia	Pensacola	FL	DOE	11/14/2019	Office	4800808	32504	13,537	\$18.00	\$243,666.00
Monroe County	Private	Monroe	Key Largo	FL	DOE	11/30/2019	Office	4800669	33037	905	\$20.57	\$18,615.85
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2019	Office	4800544	33145	3,942	\$25.03	\$98,668.26
Martin County	Private	Martin	Stuart	FL	DOE	12/31/2019	Office	4800841	34994	1,500	\$25.10	\$37,650.00
Marion County	Government (Others) - DMS	Marion	Ocala	FL	DOE	1/31/2020	Food Services	4809383	34475	363	\$2.48	\$900.24
Marion County	Private	Marion	Ocala	FL	DOE	3/31/2020	Office	4800678	34478	8,750	\$18.74	\$163,975.00
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DOE	5/7/2020	Food Services	4809169	32536	80	\$0.00	\$0.00

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Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020	Office	4800862	34652	2,805	\$19.35	\$54,276.75
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809201	32226	80	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809197	32226	20	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809195	32226	30	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809200	32226	20	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809199	32226	100	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809204	32226	20	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809203	32226	10	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809202	32226	30	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/29/2020	Food Services	4809193	32226	1,290	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/29/2020	Food Services	4809198	32226	70	\$0.00	\$0.00
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2020	Office	4800647	34142	618	\$31.84	\$19,677.12
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	\$16.50	\$57,750.00
Dixie County	Private	Dixie	Old Town	FL	DOE	6/30/2020	Office	4800860	32680	1,400	\$16.00	\$22,400.00
Indian River County	Private	Indian River	Vero Beach	FL	DOE	6/30/2020	Office	4800837	32966	1,968	\$23.43	\$46,110.24
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	\$26.34	\$100,566.12
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	\$26.52	\$111,463.56
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2020	Unconditioned Storage	4800600	32311	10,000	\$6.52	\$65,200.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	12/31/2016 *	Medical Care	6400281	32216	1,400	\$16.00	\$22,400.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOH	10/31/2017 *	Medical Care	6400267	34239	5,838	\$26.27	\$153,364.26
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	6/30/2018	Office	6400340	32303	4,990	\$11.68	\$58,283.20
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	9/30/2018	Office	6400119	32303	36,702	\$10.29	\$377,663.58
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	11/30/2018	Medical Care	6400341	33463	10,857	\$20.37	\$221,157.09

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Pensacola Market	Private	Escambia	Pensacola	FL	DOH	12/15/2018	Office	6400195	32501	24,550	\$23.63	\$580,116.50
Orlando Market	Private	Orange	Winter Garden	FL	DOH	12/31/2018	Medical Care	6400388	34787	2,197	\$7.50	\$16,477.50
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOH	2/28/2019	Medical Care	6400351	33311	16,105	\$27.59	\$444,336.95
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/28/2019	Office	6400336	33166	4,862	\$32.36	\$157,334.32
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	3/31/2019	Medical Care	6400305	32208	10,503	\$13.24	\$139,059.72
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOH	3/31/2019	Office	6400335	33401	1,505	\$20.36	\$30,641.76
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	4/30/2019	Medical Care	6400297	33317	4,950	\$14.00	\$69,300.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DOH	4/30/2019	Office	6400374	33606	593	\$6.62	\$3,925.66
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2019	Medical Care	6400343	33317	9,250	\$14.00	\$129,500.00
Marion County	Private	Marion	Ocala	FL	DOH	6/30/2019	Medical Care	6400328	34470	13,113	\$31.20	\$409,125.60
Panama City Market	Private	Bay	Callaway	FL	DOH	6/30/2019	Medical Care	6400280	32404	18,540	\$28.50	\$528,390.00
SouthWest Market	Private	Lee	Fort Myers	FL	DOH	6/30/2019	Medical Care	6400338	33908	12,875	\$24.82	\$319,557.50
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOH	7/16/2019	Conference Center	6409010	33409	3,500	\$0.00	\$0.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	7/31/2019	Medical Care	6400181	32210	25,777	\$15.75	\$405,987.75
Seminole County	Private	Seminole	Sanford	FL	DOH	9/30/2019	Unconditioned Storage	6400369	32771	3,300	\$8.80	\$29,040.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	10/31/2019	Office	640M138	32399	135,815	\$24.71	\$3,355,988.65
Baker County	Private	Baker	Macclenny	FL	DOH	1/31/2020	Medical Care	6400337	32063	1,112	\$21.37	\$23,763.44
Palm Beach Market	Private	Palm Beach	Jupiter	FL	DOH	1/31/2020	Office	6400377	33477	3,686	\$24.19	\$89,164.34
Polk County	Private	Polk	Lakeland	FL	DOH	2/29/2020	Medical Care	6400229	33803	2,580	\$13.48	\$34,778.40
Citrus County	Private	Citrus	Lecanto	FL	DOR	3/31/2018 *	Office	7300340	34461	4,173	\$23.50	\$98,065.50
Marion County	Private	Marion	Ocala	FL	DOR	3/31/2018 *	Office	7300261	34474	11,227	\$25.38	\$284,941.26
Palm Beach Market	Government (Others) - DMS	Palm Beach	Belle Glade	FL	DOR	6/30/2018	Office	7300391	33430	540	\$17.18	\$9,277.20

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DOR	8/31/2018	Office	7300372	33619	62,000	\$20.00	\$1,240,000.00
Panama City Market	Private	Bay	Panama City	FL	DOR	1/31/2019	Office	7300409	32405	10,877	\$23.94	\$260,395.38
Panama City Market	Private	Bay	Panama City	FL	DOR	2/28/2019	Office	7300402	32405	6,636	\$24.44	\$162,183.84
Non-FL Cnty County	Private	Non-FL Cnty	Woodland Park	NJ	DOR	5/31/2019	Office	7300376	7424	6,492	\$28.00	\$181,776.00
Non-FL Cnty County	Private	Non-FL Cnty	Houston	TX	DOR	7/31/2019	Office	7300367	77008	1,547	\$17.50	\$27,072.50
Non-FL Cnty County	Private	Non-FL Cnty	Wexford	PA	DOR	7/31/2019	Office	7300364	15090	4,702	\$29.45	\$138,473.90
Sarasota County	Private	Sarasota	Sarasota	FL	DOR	7/31/2019	Office	7300345	34236	18,310	\$20.82	\$381,214.20
Polk County	Private	Polk	Lakeland	FL	DOR	9/30/2019	Office	7300321	33801	37,050	\$22.73	\$842,146.50
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DOR	9/30/2019	Office	7300318	32084	7,377	\$22.81	\$168,269.37
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2019	Office	7300377	33309	35,320	\$33.62	\$1,187,458.40
Clay County	Private	Clay	Orange Park	FL	DOR	11/30/2019	Office	7300306	32303	3,861	\$27.00	\$104,247.00
Lake County	Private	Lake	Leesburg	FL	DOR	12/31/2019	Office	7300347	34748	15,336	\$23.06	\$353,648.16
Hendry County	Private	Hendry	Clewiston	FL	DOR	4/30/2020	Office	7300285	33444	1,177	\$23.44	\$27,588.88
Madison County	Private	Madison	Madison	FL	DOR	4/30/2020	Office	7300368	32340	1,500	\$21.20	\$31,800.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOR	5/31/2020	Office	7300381	33406	24,566	\$26.49	\$650,753.34
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	10/31/2019	Office	450M138	32399	36,502	\$24.71	\$901,964.42
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2020	Conditioned Storage	4500114	32311	300	\$11.57	\$3,471.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	5/9/2020	Unconditioned Storage	4500107	32311	350	\$11.13	\$3,895.85
Jacksonville Market	Private	Duval	Jacksonville	FL	FCOR	3/31/2020	Office	7800188	32207	1,162	\$16.25	\$18,882.50
Daytona Market	Private	Volusia	Deland	FL	FDC	8/31/2017 *	Office	7000854	32724	5,796	\$14.76	\$85,548.96
Pasco County	Private	Pasco	New Port Richey	FL	FDC	6/30/2018	Office	7000810	34654	8,372	\$20.90	\$174,974.76
Polk County	Private	Polk	Lake Wales	FL	FDC	6/30/2018	Office	7000897	33853	2,381	\$16.17	\$38,500.77
Tampa Bay Market	Private	Hillsborough	Tampa	FL	FDC	6/30/2018	Office	7001085	33609	4,413	\$18.00	\$79,434.00
Tampa Bay Market	Private	Pinellas	Tarpon Springs	FL	FDC	6/30/2018	Office	7000785	34689	3,453	\$22.00	\$75,966.00

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Bradford County	Private	Bradford	Starke	FL	FDC	8/31/2018	Office	7000896	32091	2,651	\$18.50	\$49,043.50
Highlands County	Private	Highlands	Sebring	FL	FDC	8/31/2018	Office	7000605	33870	3,263	\$18.30	\$59,712.90
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	10/24/2018	Office	7001062	34950	6,351	\$21.00	\$133,371.00
Gainesville Market	Private	Alachua	Gainesville	FL	FDC	10/31/2018	Office	7001075	32605	6,012	\$21.35	\$128,356.20
Polk County	Private	Polk	Bartow	FL	FDC	10/31/2018	Office	7000991	32644	7,960	\$17.47	\$139,061.20
Polk County	Private	Polk	Haines City	FL	FDC	10/31/2018	Office	7001064	33844	2,795	\$19.90	\$55,620.50
Polk County	Private	Polk	Winter Haven	FL	FDC	10/31/2018	Office	7000992	33880	4,870	\$22.50	\$109,575.00
Orlando Market	Private	Orange	Orlando	FL	FDC	11/30/2018	Office	7000995	32808	5,193	\$20.08	\$104,275.44
Putnam County	Private	Putnam	Palatka	FL	FDC	2/28/2019	Office	7000889	32177	4,288	\$16.00	\$68,608.00
Daytona Market	Private	Volusia	Daytona Beach	FL	FDC	4/30/2019	Office	7001173	32114	9,998	\$19.75	\$197,460.50
Greater Miami Market	Private	Miami-Dade	Florida City	FL	FDC	4/30/2019	Office	7000911	33034	6,683	\$21.00	\$140,343.00
Marion County	Private	Marion	Ocala	FL	FDC	4/30/2019	Office	7000808	34474	7,305	\$19.29	\$140,913.45
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	FDC	4/30/2019	Office	7000871	32084	4,754	\$18.22	\$86,617.88
Tampa Bay Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2019	Office	7000802	33614	4,228	\$21.66	\$91,578.48
Brevard County	Private	Brevard	Titusville	FL	FDC	6/9/2019	Office	7000980	32780	4,708	\$21.63	\$101,834.04
Marion County	Private	Marion	Ocala	FL	FDC	9/30/2019	Office	7000813	34470	5,797	\$19.50	\$113,041.56
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	10/31/2019	Office	7001055	33311	8,251	\$25.75	\$212,463.25
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	10/31/2019	Office	7001176	33311	12,703	\$16.27	\$206,677.81
Greater Miami Market	Private	Miami-Dade	Miami	FL	FDC	1/14/2020	Office	7000985	33147	23,643	\$20.38	\$481,746.13
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2020	Office	7001121	34982	5,920	\$15.92	\$94,246.40
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	FDC	4/30/2020	Office	7001077	33056	26,150	\$23.00	\$601,449.95
Citrus County	Private	Citrus	Inverness	FL	FDC	5/31/2020	Office	7000951	34450	4,764	\$19.00	\$90,516.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	FDC	5/31/2020	Office	7001012	33873	1,600	\$20.15	\$32,240.00

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tallahassee Market	Private	Leon	Tallahassee	FL	FDC	6/30/2020	Office	7001122	32301	5,633	\$17.00	\$95,761.00
SouthWest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2018	Office	7100170	33907	28,168	\$14.34	\$403,929.12
SouthWest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2018	Office	7100226	33907	17,256	\$10.17	\$175,493.52
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDLE	12/15/2018	NOC	7100246	33309	1,122	\$7.67	\$8,605.74
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	2/28/2019	Unconditioned Storage	7100259	32514	3,500	\$9.23	\$32,305.00
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2019	Office	7100238	32405	1,414	\$10.00	\$14,140.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2019	Office	7109021	33324	968	\$0.00	\$0.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2019	Office	7100146	32501	30,620	\$35.69	\$1,092,827.80
Seminole County	Government (Others) - DMS	Seminole	Sanford	FL	FDLE	11/30/2019	Office	7100236	32773	150	\$80.00	\$12,000.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2019	Office	7100254	33426	2,600	\$8.57	\$22,282.00
Monroe County	Private	Monroe	Sugarloaf Key	FL	FDLE	1/31/2020	Office	7100253	33040	1,229	\$27.53	\$33,834.37
Brevard County	Private	Brevard	Cocoa	FL	FDLE	3/31/2020	Office	7100248	32922	1,645	\$15.32	\$25,201.40
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2020	Office	7100237	34243	2,258	\$13.56	\$30,618.48
Ft. Lauderdale Market	Private	Broward	Coconut Creek	FL	FDOT	12/31/2018	Unconditioned Storage	5500334	33073	2,973	\$12.66	\$37,638.18
Tallahassee Market	Private	Leon	Tallahassee	FL	FDOT	10/31/2019	Office	550M138	32399	81,243	\$24.71	\$2,007,514.53
Palm Beach Market	Private	Palm Beach	Palm Beach Gardens	FL	FDOT	12/31/2019	Office	5500352	33418	1,962	\$27.81	\$54,563.22
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	7/31/2018	Office	7700240	32317	8,804	\$19.85	\$174,759.40
Suwannee County	Government (Others) - DMS	Suwannee	Live Oak	FL	FWCC	9/30/2018	Office	7700236	32060	154	\$17.18	\$2,645.72
Tampa Bay Market	Private	Hillsborough	Riverview	FL	FWCC	11/5/2018	Conditioned Storage	7700224	33579	200	\$12.90	\$2,580.00
Putnam County	Government (Others) - DMS	Putnam	East Palatka	FL	FWCC	11/30/2018	Labs	7709018	32177	60	\$0.00	\$0.00

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2019	Unconditioned Storage	7700188	32304	3,000	\$4.42	\$13,260.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	5/14/2019	Office	7700239	32399	9,587	\$20.00	\$191,740.00
Panama City Market	Private	Bay	Southport	FL	FWCC	6/30/2019	Office	7700209	32409	1,200	\$15.00	\$18,000.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Davie	FL	FWCC	8/14/2019	Office	7700228	33314	457	\$21.01	\$9,600.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	10/31/2019	Office	7700219	32399	5,100	\$17.18	\$87,618.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	10/31/2019	Office	770M138	32399	53,821	\$24.71	\$1,329,916.91
Brevard County	Private	Brevard	Melbourne	FL	FWCC	2/29/2020	Office	7700182	32901	2,906	\$20.00	\$58,120.00
Collier County	Private	Collier	Naples	FL	FWCC	3/31/2020	Office	7700221	34113	3,093	\$1.94	\$6,000.42
Tallahassee Market	Private	Leon	Tallahassee	FL	Lottery	7/14/2018	Office	3600006	32301	157,653	\$17.28	\$2,724,243.84
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	Lottery	6/30/2019	Office	3600685	33411	5,997	\$24.36	\$146,086.92
SouthWest Market	Private	Lee	Fort Myers	FL	Lottery	12/31/2019	Office	3600686	33966	6,400	\$15.20	\$97,280.00
Gainesville Market	Private	Alachua	Gainesville	FL	Lottery	3/29/2020	Office	3600684	32608	5,150	\$27.80	\$143,170.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	MDC	7/31/2018	NOC	C140008	33196	35,335	\$0.27	\$9,540.45
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	MDC	7/31/2018	Office	C140007	33196	9,840	\$6.90	\$67,896.00
Okaloosa County	Private	Okaloosa	Crestview	FL	NWFWMD	10/31/2018	Office	W050001	32539	4,600	\$19.25	\$88,550.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Baker County	Private	Baker	Macclenny	FL	DOH	1/31/2020	Medical Care	6400337	32063	1,112	\$21.37	\$23,763.44
Bradford County	Private	Bradford	Starke	FL	FDC	8/31/2018	Office	7000896	32091	2,651	\$18.50	\$49,043.50
Brevard County	Government (Others) - DMS	Brevard	Cocoa	FL	DACS	7/14/2018	Office	4200413	32929	324	\$19.76	\$6,402.24
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2019	Office	5903068	32907	7,931	\$16.75	\$132,844.25
Brevard County	Private	Brevard	Cocoa	FL	DCF	6/30/2020	Office	5903098	32922	1,989	\$23.31	\$46,363.59
Brevard County	Private	Brevard	Melbourne	FL	DHSMV	2/29/2020	Office	7600547	32901	1,560	\$20.65	\$32,214.00
Brevard County	Private	Brevard	Titusville	FL	DJJ	10/31/2019	Office	8000383	32780	5,904	\$14.50	\$85,608.00
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2018	Office	6200058	32078	7,088	\$7.46	\$52,876.48
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/28/2019	Office	4800794	32922	3,420	\$22.08	\$75,513.60
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2019	Office	4800774	32904	3,402	\$28.29	\$96,242.58
Brevard County	Private	Brevard	Titusville	FL	FDC	6/9/2019	Office	7000980	32780	4,708	\$21.63	\$101,834.04
Brevard County	Private	Brevard	Cocoa	FL	FDLE	3/31/2020	Office	7100248	32922	1,645	\$15.32	\$25,201.40
Brevard County	Private	Brevard	Melbourne	FL	FWCC	2/29/2020	Office	7700182	32901	2,906	\$20.00	\$58,120.00
Charlotte County	Government (Others) - DMS	Charlotte	Port Charlotte	FL	DACS	2/28/2019	Office	4200465	33980	411	\$12.50	\$5,137.50
Charlotte County	Government (Others) - DMS	Charlotte	Englewood	FL	DOE	2/28/2019	Food Services	4809278	34223	25	\$0.00	\$0.00
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2019	Office	4800844	33948	2,549	\$26.89	\$68,542.56
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DACS	2/28/2019	Office	4200392	34450	432	\$16.00	\$6,912.00
Citrus County	Private	Citrus	Inverness	FL	DCF	11/30/2018	Office	5903070	34450	1,630	\$24.13	\$39,331.90
Citrus County	Private	Citrus	Inverness	FL	DOE	3/31/2019	Office	4800848	34450	1,271	\$25.11	\$31,914.81
Citrus County	Private	Citrus	Lecanto	FL	DOR	3/31/2018 *	Office	7300340	34461	4,173	\$23.50	\$98,065.50
Citrus County	Private	Citrus	Inverness	FL	FDC	5/31/2020	Office	7000951	34450	4,764	\$19.00	\$90,516.00
Clay County	Private	Clay	Orange Park	FL	DMA	12/31/2018	Office	6200061	32073	1,200	\$26.25	\$31,500.00
Clay County	Private	Clay	Orange Park	FL	DOR	11/30/2019	Office	7300306	32303	3,861	\$27.00	\$104,247.00
Collier County	Private	Collier	Naples	FL	DACS	10/31/2018	Office	4200389	34109	855	\$22.92	\$19,596.60
Collier County	Private	Collier	Naples	FL	DCF	11/30/2019	Office	5903077	34144	3,870	\$27.27	\$105,534.90

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Collier County	Private	Collier	Naples	FL	DOE	6/30/2019	Office	4800785	34109	3,397	\$29.56	\$100,415.32
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2020	Office	4800647	34142	618	\$31.84	\$19,677.12
Collier County	Private	Collier	Naples	FL	FWCC	3/31/2020	Office	7700221	34113	3,093	\$1.94	\$6,000.42
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2018	Office	1140070	32025	2,283	\$16.64	\$37,989.12
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	\$16.50	\$57,750.00
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2019	Office	5903082	32720	7,700	\$19.20	\$147,840.00
Daytona Market	Private	Volusia	Deland	FL	DJJ	2/28/2019	Office	8000102	32724	4,758	\$18.96	\$90,211.68
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2019	Office	7200122	32118	2,909	\$17.48	\$50,849.32
Daytona Market	Private	Volusia	Daytona Beach	FL	DOE	6/30/2019	Office	4809205	32114	90	\$0.00	\$0.00
Daytona Market	Private	Volusia	Deland	FL	FDC	8/31/2017 *	Office	7000854	32724	5,796	\$14.76	\$85,548.96
Daytona Market	Private	Volusia	Daytona Beach	FL	FDC	4/30/2019	Office	7001173	32114	9,998	\$19.75	\$197,460.50
DeSoto County	Government (Others) - DMS	DeSoto	Arcadia	FL	DACS	4/30/2020	Office	4200446	34266	648	\$16.50	\$10,692.00
Dixie County	Private	Dixie	Old Town	FL	DOE	6/30/2020	Office	4800860	32680	1,400	\$16.00	\$22,400.00
Flagler County	Private	Flagler	Palm Coast	FL	DJJ	4/30/2020	Office	8000391	32137	1,031	\$12.67	\$13,062.77
Ft. Lauderdale Market	Private	Broward	Pompano Beach	FL	DACS	8/31/2019	Office	4200379	33060	837	\$19.10	\$15,986.76
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2019	Office	7900102	33063	16,827	\$19.08	\$321,059.16
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2019	Office	4300179	33313	7,891	\$17.00	\$134,147.00
Ft. Lauderdale Market	Private	Broward	Deerfield Beach	FL	DHSMV	6/30/2018	Office	7600451	33441	3,676	\$39.95	\$146,856.20
Ft. Lauderdale Market	Private	Broward	Lauderhill	FL	DHSMV	6/30/2018	Office	7600511	33319	3,825	\$19.45	\$74,396.25

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOH	2/28/2019	Medical Care	6400351	33311	16,105	\$27.59	\$444,336.95
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	4/30/2019	Medical Care	6400297	33317	4,950	\$14.00	\$69,300.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2019	Medical Care	6400343	33317	9,250	\$14.00	\$129,500.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2019	Office	7300377	33309	35,320	\$33.62	\$1,187,458.40
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	10/31/2019	Office	7001055	33311	8,251	\$25.75	\$212,463.25
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	10/31/2019	Office	7001176	33311	12,703	\$16.27	\$206,677.81
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDLE	12/15/2018	NOC	7100246	33309	1,122	\$7.67	\$8,605.74
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2019	Office	7109021	33324	968	\$0.00	\$0.00
Ft. Lauderdale Market	Private	Broward	Coconut Creek	FL	FDOT	12/31/2018	Unconditioned Storage	5500334	33073	2,973	\$12.66	\$37,638.18
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Davie	FL	FWCC	8/14/2019	Office	7700228	33314	457	\$21.01	\$9,600.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	12/23/2018	Medical Care	6709001	32324	13,204	\$0.00	\$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	12/23/2018	Medical Care	6709002	32324	54,396	\$0.00	\$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	12/23/2018	Medical Care	6709000	32324	70,662	\$0.00	\$0.00
Gainesville Market	Private	Alachua	Gainesville	FL	AG	5/31/2020	Office	1140048	32606	2,001	\$16.39	\$32,796.39
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2019	Office	5902860	32609	19,502	\$21.18	\$413,052.36
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2019	Office	7200109	32608	3,919	\$19.00	\$74,461.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOE	7/31/2018	Office	4800677	32601	3,718	\$18.25	\$67,853.52

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Gainesville Market	Private	Alachua	Gainesville	FL	FDC	10/31/2018	Office	7001075	32605	6,012	\$21.35	\$128,356.20
Gainesville Market	Private	Alachua	Gainesville	FL	Lottery	3/29/2020	Office	3600684	32608	5,150	\$27.80	\$143,170.00
Greater Miami Market	Private	Miami-Dade	Doral	FL	AHCA	2/28/2019	Office	6800070	33166	37,539	\$49.37	\$1,853,300.43
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Florida City	FL	DBPR	6/30/2019	Office	7909033	33034	75	\$15.67	\$1,175.25
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2019	Unconditioned Storage	7900103	33145	3,045	\$9.29	\$28,288.05
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	12/31/2017 *	Office	5903110	33147	4,633	\$28.75	\$133,198.75
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	\$4.13	\$5,079.90
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2018	Office	5902993	33177	4,418	\$28.14	\$124,322.52
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2018	Office	5902973	33177	5,020	\$33.76	\$169,475.20
Greater Miami Market	Private	Miami-Dade	Hialeah	FL	DCF	12/31/2018	Office	5903071	33012	4,339	\$32.64	\$141,624.96
Greater Miami Market	Private	Miami-Dade	Miami Beach	FL	DCF	6/30/2019	Office	5902736	33139	1,986	\$25.88	\$51,397.68
Greater Miami Market	Private	Miami-Dade	Miami	FL	DEA	5/31/2018 *	Office	6500071	33173	10,856	\$20.00	\$217,120.00
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DHSMV	3/31/2020	Office	7600545	33034	4,801	\$29.22	\$140,285.22
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	10/31/2018	Office	4800665	33181	7,154	\$24.39	\$174,486.06
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	11/30/2018	Office	4800784	33186	3,000	\$30.90	\$92,700.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2019	Office	4800786	33126	8,629	\$30.68	\$264,737.72
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2019	Office	4800544	33145	3,942	\$25.03	\$98,668.26
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/28/2019	Office	6400336	33166	4,862	\$32.36	\$157,334.32
Greater Miami Market	Private	Miami-Dade	Florida City	FL	FDC	4/30/2019	Office	7000911	33034	6,683	\$21.00	\$140,343.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	FDC	1/14/2020	Office	7000985	33147	23,643	\$20.38	\$481,746.13
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	FDC	4/30/2020	Office	7001077	33056	26,150	\$23.00	\$601,449.95
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	MDC	7/31/2018	NOC	C140008	33196	35,335	\$0.27	\$9,540.45

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	MDC	7/31/2018	Office	C140007	33196	9,840	\$6.90	\$67,896.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2018	Office	4200498	33873	700	\$10.00	\$7,000.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DBPR	12/31/2019	Office	7900092	33873	730	\$15.00	\$10,950.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	FDC	5/31/2020	Office	7001012	33873	1,600	\$20.15	\$32,240.00
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/28/2019	Office	4200469	33935	120	\$17.73	\$2,127.60
Hendry County	Private	Hendry	Labelle	FL	DCF	8/16/2019	Office	5903035	33935	1,100	\$20.87	\$22,957.00
Hendry County	Private	Hendry	Labelle	FL	DOE	10/31/2018	Office	4800826	33935	816	\$28.82	\$23,517.12
Hendry County	Private	Hendry	Clewiston	FL	DOR	4/30/2020	Office	7300285	33444	1,177	\$23.44	\$27,588.88
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	3/31/2019	Office	4209009	34604	60	\$0.00	\$0.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2019	NOC	4200426	34604	1,237	\$3.06	\$3,785.22
Hernando County	Private	Hernando	Brooksville	FL	DHSMV	12/31/2018	Office	7600529	34604	2,437	\$11.72	\$28,561.64
Hernando County	Government (Others) - DMS	Hernando	Spring Hill	FL	DOE	12/31/2018	Office	4800776	34606	2,180	\$17.70	\$38,586.00
Hernando County	Private	Hernando	Brooksville	FL	DOE	10/19/2019	NOC	4809103	34604	600	\$0.00	\$0.00
Highlands County	Government (Others) - DMS	Highlands	Avon Park	FL	DACS	10/31/2019	Office	4200390	33382	320	\$17.82	\$5,702.40
Highlands County	Government (Others) - DMS	Highlands	Sebring	FL	DCF	12/31/2019	Office	5903022	33870	4,050	\$19.02	\$77,031.00
Highlands County	Private	Highlands	Sebring	FL	FDC	8/31/2018	Office	7000605	33870	3,263	\$18.30	\$59,712.90
Indian River County	Government (Others) - DMS	Indian River	Vero Beach	FL	DOE	7/28/2018	Office	4809213	32960	10	\$0.00	\$0.00
Indian River County	Private	Indian River	Vero Beach	FL	DOE	6/30/2020	Office	4800837	32966	1,968	\$23.43	\$46,110.24
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	\$16.24	\$43,149.72
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DOE	4/25/2019	Food Services	4809394	32446	100	\$0.00	\$0.00
Jackson County	Private	Jackson	Marianna	FL	DOE	5/31/2019	Office	4800822	32446	2,816	\$19.57	\$55,109.12
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	1/31/2020	Office	4200487	32254	600	\$12.00	\$7,200.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2020	Office	5902847	32207	16,199	\$17.12	\$277,326.88
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	4/9/2020	Office	5903136	32208	7,910	\$16.75	\$132,492.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DHSMV	12/31/2018	Office	7600515	32218	3,398	\$22.77	\$77,372.46
Jacksonville Market	Private	Duval	Jacksonville	FL	DOAH	11/30/2018	Office	7200173	33207	4,999	\$14.61	\$73,035.39
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809201	32226	80	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809197	32226	20	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809195	32226	30	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809200	32226	20	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809199	32226	100	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809204	32226	20	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809203	32226	10	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/28/2020	Food Services	4809202	32226	30	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/29/2020	Food Services	4809193	32226	1,290	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	6/29/2020	Food Services	4809198	32226	70	\$0.00	\$0.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	12/31/2016 *	Medical Care	6400281	32216	1,400	\$16.00	\$22,400.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	3/31/2019	Medical Care	6400305	32208	10,503	\$13.24	\$139,059.72
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	7/31/2019	Medical Care	6400181	32210	25,777	\$15.75	\$405,987.75
Jacksonville Market	Private	Duval	Jacksonville	FL	FCOR	3/31/2020	Office	7800188	32207	1,162	\$16.25	\$18,882.50
Jefferson County	Government (Others) - DMS	Jefferson	Monticello	FL	DACS	6/14/2020	Office	4200335	32344	96	\$15.63	\$1,500.48
Lake County	Private	Lake	Tavares	FL	DCF	3/31/2019	Office	5903049	32778	13,334	\$17.77	\$236,945.18
Lake County	Private	Lake	Leesburg	FL	DOR	12/31/2019	Office	7300347	34748	15,336	\$23.06	\$353,648.16
Levy County	Private	Levy	Chiefland	FL	DCF	3/31/2019	Office	5903085	32644	4,756	\$15.75	\$74,907.00
Liberty County	Government (Others) - DMS	Liberty	Bristol	FL	DACS	4/30/2019	Office	4200492	32321	432	\$12.50	\$5,400.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Madison County	Private	Madison	Madison	FL	DOR	4/30/2020	Office	7300368	32340	1,500	\$21.20	\$31,800.00
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2019	Office	4200474	34280	2,047	\$16.88	\$34,553.36
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2020	Office	7909034	33870	120	\$0.00	\$0.00
Manatee County	Private	Manatee	Bradenton	FL	DCF	5/31/2019	Office	5903065	34205	3,500	\$23.36	\$81,760.00
Manatee County	Private	Manatee	Sarasota	FL	DOAH	3/31/2020	Office	7200132	34243	3,827	\$18.49	\$70,761.23
Marion County	Private	Marion	Ocala	FL	DOE	8/18/2018	Office	4809086	34482	250	\$0.00	\$0.00
Marion County	Government (Others) - DMS	Marion	Ocala	FL	DOE	1/31/2020	Food Services	4809383	34475	363	\$2.48	\$900.24
Marion County	Private	Marion	Ocala	FL	DOE	3/31/2020	Office	4800678	34478	8,750	\$18.74	\$163,975.00
Marion County	Private	Marion	Ocala	FL	DOH	6/30/2019	Medical Care	6400328	34470	13,113	\$31.20	\$409,125.60
Marion County	Private	Marion	Ocala	FL	DOR	3/31/2018 *	Office	7300261	34474	11,227	\$25.38	\$284,941.26
Marion County	Private	Marion	Ocala	FL	FDC	4/30/2019	Office	7000808	34474	7,305	\$19.29	\$140,913.45
Marion County	Private	Marion	Ocala	FL	FDC	9/30/2019	Office	7000813	34470	5,797	\$19.50	\$113,041.56
Martin County	Private	Martin	Stuart	FL	DOE	12/31/2019	Office	4800841	34994	1,500	\$25.10	\$37,650.00
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2018	Office	5903074	33040	4,937	\$31.20	\$154,034.40
Monroe County	Private	Monroe	Key Largo	FL	DOE	11/30/2019	Office	4800669	33037	905	\$20.57	\$18,615.85
Monroe County	Private	Monroe	Sugarloaf Key	FL	FDLE	1/31/2020	Office	7100253	33040	1,229	\$27.53	\$33,834.37
Nassau County	Private	Nassau	Yulee	FL	DCF	7/31/2019	Office	5903016	32097	3,276	\$22.67	\$74,266.92
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2019	Office	8000349	32097	2,200	\$24.67	\$54,274.00
Non-FL Cnty County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	DCF	1/31/2019	Office	5902704	20000	233	\$66.68	\$15,536.44
Non-FL Cnty County	Private	Non-FL Cnty	Woodland Park	NJ	DOR	5/31/2019	Office	7300376	7424	6,492	\$28.00	\$181,776.00
Non-FL Cnty County	Private	Non-FL Cnty	Houston	TX	DOR	7/31/2019	Office	7300367	77008	1,547	\$17.50	\$27,072.50
Non-FL Cnty County	Private	Non-FL Cnty	Wexford	PA	DOR	7/31/2019	Office	7300364	15090	4,702	\$29.45	\$138,473.90

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DACS	6/28/2020	Office	4209032	32539	100	\$0.00	\$0.00
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2020	Office	5903107	32586	4,753	\$23.58	\$112,075.80
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2019	Office	4300176	32547	2,339	\$17.72	\$41,447.08
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DOE	8/31/2019	Office	4800845	32548	3,214	\$24.60	\$79,064.40
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DOE	5/7/2020	Food Services	4809169	32536	80	\$0.00	\$0.00
Okaloosa County	Private	Okaloosa	Crestview	FL	NFWWMD	10/31/2018	Office	W050001	32539	4,600	\$19.25	\$88,550.00
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2020	Office	5903057	34972	2,800	\$22.50	\$63,000.00
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2019	Office	1140066	32751	2,292	\$21.50	\$49,278.00
Orlando Market	Private	Orange	Orlando	FL	DACS	7/31/2018	Office	4200470	32809	4,883	\$20.20	\$98,636.60
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2020	Office	4200317	32703	2,790	\$19.53	\$54,488.70
Orlando Market	Private	Orange	Orlando	FL	DCF	9/30/2019	Office	5902891	32805	800	\$25.22	\$20,176.00
Orlando Market	Private	Orange	Orlando	FL	DCF	6/30/2020	Office	5903105	32811	13,133	\$23.92	\$314,141.36
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	\$26.34	\$100,566.12
Orlando Market	Private	Orange	Winter Garden	FL	DOH	12/31/2018	Medical Care	6400388	34787	2,197	\$7.50	\$16,477.50
Orlando Market	Private	Orange	Orlando	FL	FDC	11/30/2018	Office	7000995	32808	5,193	\$20.08	\$104,275.44
Osceola County	Government (Others) - DMS	Osceola	St. Cloud	FL	DACS	10/10/2018	Office	4209034	34773	100	\$0.00	\$0.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	3/31/2019	Office	5903083	34741	5,886	\$27.00	\$158,922.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2020	Office	5903084	34741	7,735	\$22.00	\$170,170.00
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2019	Office	8000338	34741	7,600	\$21.22	\$161,272.00
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AG	4/30/2020	Office	1140072	33445	1,785	\$27.87	\$49,747.95
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2019	Office	4200457	33409	985	\$14.34	\$14,124.90
Palm Beach Market	Private	Palm Beach	Belle Glade	FL	DBPR	7/31/2019	Office	7900096	33430	430	\$20.94	\$9,004.20

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DCF	4/30/2019	Office	5903091	33445	800	\$22.57	\$18,056.00
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2019	Office	5903045	33404	21,047	\$23.09	\$485,975.23
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DEP	10/31/2019	Office	3700232	33406	17,318	\$19.67	\$340,645.08
Palm Beach Market	Private	Palm Beach	North Palm Beach	FL	DFS	6/30/2019	Office	4300168	33402	1,375	\$18.50	\$25,437.50
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DHSMV	11/30/2018	Office	7600478	33461	3,530	\$22.08	\$77,942.40
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2019	NOC	7600538	33431	1,003	\$7.76	\$7,783.28
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2019	Office	7600539	33426	3,928	\$16.74	\$65,754.72
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DJJ	1/31/2019	Office	8000273	33409	2,810	\$26.58	\$74,689.80
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DJJ	1/31/2019	Office	8000280	33406	4,999	\$24.00	\$119,976.00
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DJJ	3/31/2019	Office	8000346	33445	1,904	\$26.75	\$50,932.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809214	33460	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809212	33460	20	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809211	33460	20	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809216	33460	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Office	4809215	33460	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Food Services	4809209	33450	10	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	DOE	7/28/2018	Food Services	4809210	33460	20	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	9/30/2018	NOC	4800853	33460	921	\$17.52	\$16,135.92
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DOE	5/31/2019	Office	4800797	33487	3,451	\$21.93	\$75,680.43
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	\$26.52	\$111,463.56
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	11/30/2018	Medical Care	6400341	33463	10,857	\$20.37	\$221,157.09
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOH	3/31/2019	Office	6400335	33401	1,505	\$20.36	\$30,641.76

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOH	7/16/2019	Conference Center	6409010	33409	3,500	\$0.00	\$0.00
Palm Beach Market	Private	Palm Beach	Jupiter	FL	DOH	1/31/2020	Office	6400377	33477	3,686	\$24.19	\$89,164.34
Palm Beach Market	Government (Others) - DMS	Palm Beach	Belle Glade	FL	DOR	6/30/2018	Office	7300391	33430	540	\$17.18	\$9,277.20
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOR	5/31/2020	Office	7300381	33406	24,566	\$26.49	\$650,753.34
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2019	Office	7100254	33426	2,600	\$8.57	\$22,282.00
Palm Beach Market	Private	Palm Beach	Palm Beach Gardens	FL	FDOT	12/31/2019	Office	5500352	33418	1,962	\$27.81	\$54,563.22
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	Lottery	6/30/2019	Office	3600685	33411	5,997	\$24.36	\$146,086.92
Panama City Market	Private	Bay	Panama City Beach	FL	DBPR	7/31/2019	Office	7900101	32407	4,256	\$21.15	\$90,014.40
Panama City Market	Private	Bay	Panama City	FL	DJJ	11/30/2019	Office	8000203	32401	6,473	\$16.50	\$106,804.50
Panama City Market	Private	Bay	Panama City	FL	DOAH	7/31/2018	Office	7200113	32405	4,200	\$18.80	\$78,960.00
Panama City Market	Private	Bay	Callaway	FL	DOH	6/30/2019	Medical Care	6400280	32404	18,540	\$28.50	\$528,390.00
Panama City Market	Private	Bay	Panama City	FL	DOR	1/31/2019	Office	7300409	32405	10,877	\$23.94	\$260,395.38
Panama City Market	Private	Bay	Panama City	FL	DOR	2/28/2019	Office	7300402	32405	6,636	\$24.44	\$162,183.84
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2019	Office	7100238	32405	1,414	\$10.00	\$14,140.00
Panama City Market	Private	Bay	Southport	FL	FWCC	6/30/2019	Office	7700209	32409	1,200	\$15.00	\$18,000.00
Pasco County	Private	Pasco	Port Richey	FL	DCF	3/31/2019	Office	5902977	34668	5,879	\$21.16	\$124,399.64
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2020	Office	8000308	33523	2,269	\$19.63	\$44,540.47
Pasco County	Private	Pasco	Dade City	FL	DOE	5/31/2019	Office	4800850	33523	1,364	\$14.50	\$19,778.00
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020	Office	4800862	34652	2,805	\$19.35	\$54,276.75
Pasco County	Private	Pasco	New Port Richey	FL	FDC	6/30/2018	Office	7000810	34654	8,372	\$20.90	\$174,974.76
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	7/31/2019	Unconditioned Storage	5903090	32507	9,420	\$6.47	\$60,947.40
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	9/30/2019	Office	4300175	32504	9,703	\$19.06	\$184,939.18
Pensacola Market	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2020	Office	8000331	32502	30,355	\$10.69	\$324,494.95
Pensacola Market	Private	Escambia	Pensacola	FL	DLA	8/31/2018	Office	4100120	32502	3,476	\$18.00	\$62,568.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Pensacola Market	Private	Escambia	Pensacola	FL	DOE	11/14/2019	Office	4800808	32504	13,537	\$18.00	\$243,666.00
Pensacola Market	Private	Escambia	Pensacola	FL	DOH	12/15/2018	Office	6400195	32501	24,550	\$23.63	\$580,116.50
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	2/28/2019	Unconditioned Storage	7100259	32514	3,500	\$9.23	\$32,305.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2019	Office	7100146	32501	30,620	\$35.69	\$1,092,827.80
Polk County	Private	Polk	Lakeland	FL	AG	7/31/2018	Office	1140051	33813	1,552	\$18.50	\$28,712.00
Polk County	Government (Others) - DMS	Polk	Bartow	FL	DCF	1/31/2019	Unconditioned Storage	5903072	33831	1,795	\$4.62	\$8,292.90
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2019	Office	5902989	33830	16,000	\$25.50	\$408,000.00
Polk County	Private	Polk	Lake Wales	FL	DCF	6/30/2020	Office	5902539	33853	5,330	\$22.17	\$118,166.10
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2019	Office	4300158	33859	3,914	\$21.58	\$84,464.12
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2019	Office	8000381	33830	11,362	\$19.35	\$219,854.70
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2019	Office	8000409	33830	3,000	\$16.51	\$49,530.00
Polk County	Private	Polk	Lakeland	FL	DOH	2/29/2020	Medical Care	6400229	33803	2,580	\$13.48	\$34,778.40
Polk County	Private	Polk	Lakeland	FL	DOR	9/30/2019	Office	7300321	33801	37,050	\$22.73	\$842,146.50
Polk County	Private	Polk	Lake Wales	FL	FDC	6/30/2018	Office	7000897	33853	2,381	\$16.17	\$38,500.77
Polk County	Private	Polk	Bartow	FL	FDC	10/31/2018	Office	7000991	32644	7,960	\$17.47	\$139,061.20
Polk County	Private	Polk	Haines City	FL	FDC	10/31/2018	Office	7001064	33844	2,795	\$19.90	\$55,620.50
Polk County	Private	Polk	Winter Haven	FL	FDC	10/31/2018	Office	7000992	33880	4,870	\$22.50	\$109,575.00
Putnam County	Private	Putnam	Palatka	FL	FDC	2/28/2019	Office	7000889	32177	4,288	\$16.00	\$68,608.00
Putnam County	Government (Others) - DMS	Putnam	East Palatka	FL	FWCC	11/30/2018	Labs	7709018	32177	60	\$0.00	\$0.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2020	Office	5902971	32570	2,023	\$11.50	\$23,264.50
Sarasota County	Private	Sarasota	North Port	FL	DCF	6/30/2019	Office	5903079	34287	4,876	\$23.69	\$115,512.44
Sarasota County	Private	Sarasota	Venice	FL	DJJ	9/30/2019	Office	8000385	34285	2,300	\$18.36	\$42,228.00
Sarasota County	Government (Others) - DMS	Sarasota	Venice	FL	DOE	1/31/2019	Food Services	4809280	34293	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	1/31/2019	Food Services	4809279	34234	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Osprey	FL	DOE	2/28/2019	Food Services	4809270	34229	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4808283	34236	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4809274	34237	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4809282	34236	25	\$0.00	\$0.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	2/28/2019	Food Services	4809275	34237	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	4/12/2019	Food Services	4809281	34233	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	4/12/2019	Food Services	4809374	34236	25	\$0.00	\$0.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOH	10/31/2017 *	Medical Care	6400267	34239	5,838	\$26.27	\$153,364.26
Sarasota County	Private	Sarasota	Sarasota	FL	DOR	7/31/2019	Office	7300345	34236	18,310	\$20.82	\$381,214.20
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2020	Office	7100237	34243	2,258	\$13.56	\$30,618.48
Seminole County	Private	Seminole	Winter Springs	FL	DHSMV	5/31/2019	Office	7600542	32708	1,647	\$22.23	\$36,612.81
Seminole County	Private	Seminole	Sanford	FL	DOH	9/30/2019	Unconditioned Storage	6400369	32771	3,300	\$8.80	\$29,040.00
Seminole County	Government (Others) - DMS	Seminole	Sanford	FL	FDLE	11/30/2019	Office	7100236	32773	150	\$80.00	\$12,000.00
SouthWest Market	Private	Lee	Cape Coral	FL	DJJ	3/13/2019	Office	8000340	33904	2,648	\$21.00	\$55,608.00
SouthWest Market	Private	Lee	Fort Myers	FL	DLA	11/30/2019	Office	4100134	33901	1,969	\$19.43	\$38,257.67
SouthWest Market	Private	Lee	Fort Myers	FL	DOAH	8/31/2019	Office	7200154	33966	7,097	\$31.25	\$221,781.25
SouthWest Market	Private	Lee	Fort Myers	FL	DOH	6/30/2019	Medical Care	6400338	33908	12,875	\$24.82	\$319,557.50
SouthWest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2018	Office	7100170	33907	28,168	\$14.34	\$403,929.12
SouthWest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2018	Office	7100226	33907	17,256	\$10.17	\$175,493.52
SouthWest Market	Private	Lee	Fort Myers	FL	Lottery	12/31/2019	Office	3600686	33966	6,400	\$15.20	\$97,280.00
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DCF	1/31/2020	Office	5903106	32084	3,053	\$20.42	\$62,342.26
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2019	Office	4800782	32086	2,492	\$20.50	\$51,086.00
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DOR	9/30/2019	Office	7300318	32084	7,377	\$22.81	\$168,269.37
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	FDC	4/30/2019	Office	7000871	32084	4,754	\$18.22	\$86,617.88
St. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DEP	7/31/2018	NOC	3700229	34945	638	\$18.81	\$12,000.78
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOAH	11/30/2019	Office	7200155	34986	3,500	\$24.50	\$85,750.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	10/24/2018	Office	7001062	34950	6,351	\$21.00	\$133,371.00
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2020	Office	7001121	34982	5,920	\$15.92	\$94,246.40
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2019	Office	5903102	32064	2,761	\$21.20	\$58,533.20
Suwannee County	Government (Others) - DMS	Suwannee	Live Oak	FL	FWCC	9/30/2018	Office	7700236	32060	154	\$17.18	\$2,645.72
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	9/30/2018	Office	6800069	32399	14,041	\$19.80	\$278,011.80
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	10/31/2019	Unconditioned Storage	6800073	32308	2,000	\$6.79	\$13,580.00
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Office	680M141	32308	244,163	\$19.49	\$4,758,736.87
Tallahassee Market	Private	Leon	Tallahassee	FL	CPIC	9/30/2019	Conditioned Storage	9000017	32303	1,996	\$3.61	\$7,205.52
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	11/30/2018	Unconditioned Storage	4200467	32303	4,000	\$5.40	\$21,600.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DBPR	10/31/2018	Conditioned Storage	7900107	32305	1,999	\$10.20	\$20,389.80
Tallahassee Market	Private	Leon	Tallahassee	FL	DBPR	10/31/2018	Office	7900106	32399	20,754	\$16.00	\$332,064.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DBPR	10/31/2018	Office	7900105	32399	208,247	\$18.09	\$3,767,188.23
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	8/31/2019	Office	5903093	32308	1,303	\$18.57	\$24,196.71
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	12/31/2019	Office	590M140	32399	287,155	\$20.01	\$5,745,971.55
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2020	Conditioned Storage	5903135	32301	4,000	\$7.00	\$28,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2020	Office	5903104	32312	1,703	\$19.51	\$33,225.53
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	10/31/2019	Office	400M138	32399	9,847	\$24.71	\$243,319.37
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	1/31/2020	Office	4000070	32303	36,888	\$18.50	\$682,428.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	6/30/2020	Unconditioned Storage	4000034	32311	9,998	\$4.88	\$48,790.24
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2018	Office	4300173	32303	19,285	\$17.00	\$327,845.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2019	Office	4300177	32308	43,155	\$20.46	\$882,951.30
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	10/31/2019	Office	430M138	32399	133,414	\$24.71	\$3,296,659.94

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Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2020	Unconditioned Storage	4300097	32301	2,955	\$5.46	\$16,134.30
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	10/31/2019	Office	800M138	32399	115,662	\$24.71	\$2,858,008.14
Tallahassee Market	Private	Leon	Tallahassee	FL	DMS	12/31/2019	Office	720M140	32399	43,835	\$20.02	\$877,576.70
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	7/14/2018	Office	4800830	32301	14,854	\$17.78	\$264,104.12
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	10/31/2019	Office	480M138	32399	14,345	\$24.71	\$354,464.95
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2020	Unconditioned Storage	4800600	32311	10,000	\$6.52	\$65,200.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	6/30/2018	Office	6400340	32303	4,990	\$11.68	\$58,283.20
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	9/30/2018	Office	6400119	32303	36,702	\$10.29	\$377,663.58
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	10/31/2019	Office	640M138	32399	135,815	\$24.71	\$3,355,988.65
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	10/31/2019	Office	450M138	32399	36,502	\$24.71	\$901,964.42
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2020	Conditioned Storage	4500114	32311	300	\$11.57	\$3,471.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	5/9/2020	Unconditioned Storage	4500107	32311	350	\$11.13	\$3,895.85
Tallahassee Market	Private	Leon	Tallahassee	FL	FDC	6/30/2020	Office	7001122	32301	5,633	\$17.00	\$95,761.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FDOT	10/31/2019	Office	550M138	32399	81,243	\$24.71	\$2,007,514.53
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	7/31/2018	Office	7700240	32317	8,804	\$19.85	\$174,759.40
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2019	Unconditioned Storage	7700188	32304	3,000	\$4.42	\$13,260.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	5/14/2019	Office	7700239	32399	9,587	\$20.00	\$191,740.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	10/31/2019	Office	7700219	32399	5,100	\$17.18	\$87,618.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	10/31/2019	Office	770M138	32399	53,821	\$24.71	\$1,329,916.91
Tallahassee Market	Private	Leon	Tallahassee	FL	Lottery	7/14/2018	Office	3600006	32301	157,653	\$17.28	\$2,724,243.84
Tampa Bay Market	Private	Hillsborough	Tampa	FL	AG	8/31/2019	Office	1140068	33607	4,000	\$25.36	\$101,439.96
Tampa Bay Market	Private	Hillsborough	Tampa	FL	CPIC	10/31/2019	Office	9000001AP	33619	60,000	\$18.70	\$1,122,000.00

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Tampa Bay Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2019	Office	4200320	34620	3,841	\$20.49	\$78,702.09
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2020	Office	4300157	33637	14,319	\$18.03	\$258,171.57
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DJJ	11/30/2019	Office	8000402	33619	4,323	\$23.25	\$100,509.75
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DLA	3/14/2020	Office	4100130	33607	41,177	\$24.05	\$990,306.85
Tampa Bay Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2019	Office	7200172	33701	6,004	\$18.75	\$112,575.00
Tampa Bay Market	Private	Hillsborough	Plant City	FL	DOE	7/31/2019	Office	4800829	33563	1,507	\$21.85	\$32,927.95
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DOH	4/30/2019	Office	6400374	33606	593	\$6.62	\$3,925.66
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DOR	8/31/2018	Office	7300372	33619	62,000	\$20.00	\$1,240,000.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	FDC	6/30/2018	Office	7001085	33609	4,413	\$18.00	\$79,434.00
Tampa Bay Market	Private	Pinellas	Tarpon Springs	FL	FDC	6/30/2018	Office	7000785	34689	3,453	\$22.00	\$75,966.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2019	Office	7000802	33614	4,228	\$21.66	\$91,578.48
Tampa Bay Market	Private	Hillsborough	Riverview	FL	FWCC	11/5/2018	Conditioned Storage	7700224	33579	200	\$12.90	\$2,580.00
Taylor County	Government (Others) - DMS	Taylor	Perry	FL	DACS	2/29/2020	Unconditioned Storage	4200479	32347	12,711	\$1.85	\$23,515.35
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2019	Office	8000365	32327	665	\$14.00	\$9,310.00

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Columbia County	Private	Columbia	AG	6/30/2018	Office	1140070	2,283	\$16.64	\$37,989.12	No	NA - DMS Space Not Available
Polk County	Private	Polk	AG	7/31/2018	Office	1140051	1,552	\$18.50	\$28,712.00	Yes	DMS Space is available
Orlando Market	Private	Orange	AG	8/31/2019	Office	1140066	2,292	\$21.50	\$49,278.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	AG	8/31/2019	Office	1140068	4,000	\$25.36	\$101,439.96	Yes	DMS Space is available
Palm Beach Market	Private	Palm Beach	AG	4/30/2020	Office	1140072	1,785	\$27.87	\$49,747.95	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	AG	5/31/2020	Office	1140048	2,001	\$16.39	\$32,796.39	Yes	DMS Space is available
Jackson County	Private	Jackson	AG	6/30/2020	Office	1140062	2,657	\$16.24	\$43,149.72	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	AHCA	9/30/2018	Office	6800069	14,041	\$19.80	\$278,011.80	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	AHCA	2/28/2019	Office	6800070	37,539	\$49.37	\$1,853,300.43	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	AHCA	10/31/2019	Unconditioned Storage	6800073	2,000	\$6.79	\$13,580.00	Yes	DMS Space is available
Tallahassee Market	Private	Leon	AHCA	2/29/2020	Office	680M141	244,163	\$19.49	\$4,758,736.87	Yes	NA - DMS Space Not Available
Gadsden County	Government	Gadsden	APD	12/23/2018	Medical care	6709001	13,204	\$0.00	\$0.00	No	NA - Nominal Lease
Gadsden County	Government	Gadsden	APD	12/23/2018	Medical care	6709002	54,396	\$0.00	\$0.00	No	NA - Nominal Lease
Gadsden County	Government	Gadsden	APD	12/23/2018	Medical care	6709000	70,662	\$0.00	\$0.00	No	NA - Nominal Lease
Tallahassee Market	Private	Leon	CPIC	9/30/2019	Conditioned Storage	9000017	1,996	\$3.61	\$7,205.52	Yes	DMS Space is available
Tampa Market	Private	Hillsborough	CPIC	10/31/2019	Office	9000001AP	60,000	\$18.70	\$1,122,000.00	Yes	NA - DMS Space Not Available
Brevard County	Government	Brevard	DACS	7/14/2018	Office	4200413	324	\$19.76	\$6,402.24	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	DACS	7/31/2018	Office	4200470	4,883	\$20.20	\$98,636.60	Yes	NA - DMS Space Not Available
Osceola County	Government	Osceola	DACS	10/10/2018	Office	4209034	100	\$0.00	\$0.00	No	NA - Nominal Lease
Collier County	Private	Collier	DACS	10/31/2018	Office	4200389	855	\$22.92	\$19,596.60	No	NA - DMS Space Not Available
Hardee County	Government	Hardee	DACS	10/31/2018	Office	4200498	700	\$10.00	\$7,000.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DACS	11/30/2018	Unconditioned Storage	4200467	4,000	\$5.40	\$21,600.00	Yes	NA - DMS Space Not Available
Charlotte County	Government	Charlotte	DACS	2/28/2019	Office	4200465	411	\$12.50	\$5,137.50	No	NA - DMS Space Not Available
Citrus County	Government	Citrus	DACS	2/28/2019	Office	4200392	432	\$16.00	\$6,912.00	No	NA - DMS Space Not Available
Hendry County	Government	Hendry	DACS	2/28/2019	Office	4200469	120	\$17.73	\$2,127.60	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DACS	2/28/2019	Office	4200474	2,047	\$16.88	\$34,553.36	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DACS	2/28/2019	Office	4200457	985	\$14.34	\$14,124.90	Yes	NA - DMS Space Not Available
Hernando County	Government	Hernando	DACS	3/31/2019	Office	4209009	60	\$0.00	\$0.00	No	NA - Nominal Lease
Liberty County	Government	Liberty	DACS	4/30/2019	Office	4200492	432	\$12.50	\$5,400.00	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DACS	8/31/2019	Office	4200379	837	\$19.10	\$15,986.76	Yes	NA - DMS Space Not Available
Tampa Market	Private	Pinellas	DACS	10/14/2019	Office	4200320	3,841	\$20.49	\$78,702.09	Yes	DMS Space is available
Highlands County	Government	Highlands	DACS	10/31/2019	Office	4200390	320	\$17.82	\$5,702.40	No	NA - DMS Space Not Available
Hernando County	Government	Hernando	DACS	12/31/2019	NOC	4200426	1,237	\$3.06	\$3,785.22	No	NA - DMS Space Not Available

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Jacksonville Market	Private	Duval	DACS	1/31/2020	Office	4200487	600	\$12.00	\$7,200.00	Yes	DMS Space is available
Taylor County	Government	Taylor	DACS	2/29/2020	Unconditioned Storage	4200479	12,711	\$1.85	\$23,515.35	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	DACS	4/9/2020	Office	4200317	2,790	\$19.53	\$54,488.70	Yes	NA - DMS Space Not Available
DeSoto County	Government	DeSoto	DACS	4/30/2020	Office	4200446	648	\$16.50	\$10,692.00	No	NA - DMS Space Not Available
Jefferson County	Government	Jefferson	DACS	6/14/2020	Office	4200335	96	\$15.63	\$1,500.48	No	NA - DMS Space Not Available
Okaloosa County	Government	Okaloosa	DACS	6/28/2020	Office	4209032	100	\$0.00	\$0.00	No	NA - Nominal Lease
Tallahassee Market	Private	Leon	DBPR	10/31/2018	Conditioned Storage	7900107	1,999	\$10.20	\$20,389.80	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DBPR	10/31/2018	Office	7900106	20,754	\$16.00	\$332,064.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DBPR	10/31/2018	Office	7900105	208,247	\$18.09	\$3,767,188.23	Yes	NA - DMS Space Not Available
Greater Miami Market	Government	Miami-Dade	DBPR	6/30/2019	Office	7909033	75	\$15.67	\$1,175.25	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DBPR	7/31/2019	Office	7900096	430	\$20.94	\$9,004.20	Yes	NA - DMS Space Not Available
Panama City Market	Private	Bay	DBPR	7/31/2019	Office	7900101	4,256	\$21.15	\$90,014.40	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DBPR	10/31/2019	Office	7900102	16,827	\$19.08	\$321,059.16	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DBPR	10/31/2019	Unconditioned Storage	7900103	3,045	\$9.29	\$28,288.05	Yes	NA - DMS Space Not Available
Hardee County	Government	Hardee	DBPR	12/31/2019	Office	7900092	730	\$15.00	\$10,950.00	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DBPR	6/30/2020	Office	7909034	120	\$0.00	\$0.00	No	NA - Nominal Lease
Greater Miami Market	Government	Miami-Dade	DCF	12/31/2017 *	Office	5903066	1,230	\$4.13	\$5,079.90	Yes	NA - DMS Space Not Available
Greater Miami Market	Government	Miami-Dade	DCF	12/31/2017 *	Office	5903110	4,633	\$28.75	\$133,198.75	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DCF	7/31/2018	Office	5902993	4,418	\$28.14	\$124,322.52	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DCF	7/31/2018	Office	5902973	5,020	\$33.76	\$169,475.20	Yes	NA - DMS Space Not Available
Monroe County	Private	Monroe	DCF	8/31/2018	Office	5903074	4,937	\$31.20	\$154,034.40	No	NA - DMS Space Not Available
Citrus County	Private	Citrus	DCF	11/30/2018	Office	5903070	1,630	\$24.13	\$39,331.90	No	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DCF	12/31/2018	Office	5903071	4,339	\$32.64	\$141,624.96	Yes	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DCF	1/31/2019	Office	5903082	7,700	\$19.20	\$147,840.00	Yes	NA - DMS Space Not Available
Non-FL County	Government	Non-FL Cnty	DCF	1/31/2019	Office	5902704	233	\$66.68	\$15,536.44	No	NA - DMS Space Not Available
Polk County	Government	Polk	DCF	1/31/2019	Unconditioned Storage	5903072	1,795	\$4.62	\$8,292.90	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	DCF	3/31/2019	Office	5902860	19,502	\$21.18	\$413,052.36	Yes	NA - DMS Space Not Available
Lake County	Private	Lake	DCF	3/31/2019	Office	5903049	13,334	\$17.77	\$236,945.18	No	NA - DMS Space Not Available
Levy County	Private	Levy	DCF	3/31/2019	Office	5903085	4,756	\$15.75	\$74,907.00	No	NA - DMS Space Not Available
Osceola County	Private	Osceola	DCF	3/31/2019	Office	5903083	5,886	\$27.00	\$158,922.00	No	NA - DMS Space Not Available
Pasco County	Private	Pasco	DCF	3/31/2019	Office	5902977	5,879	\$21.16	\$124,399.64	No	NA - DMS Space Not Available

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Brevard County	Private	Brevard	DCF	4/30/2019	Office	5903068	7,931	\$16.75	\$132,844.25	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DCF	4/30/2019	Office	5903091	800	\$22.57	\$18,056.00	Yes	NA - DMS Space Not Available
Manatee County	Private	Manatee	DCF	5/31/2019	Office	5903065	3,500	\$23.36	\$81,760.00	No	NA - DMS Space Not Available
Suwanee County	Private	Suwanee	DCF	5/31/2019	Office	5903102	2,761	\$21.20	\$58,533.20	No	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DCF	6/30/2019	Office	5902736	1,986	\$25.88	\$51,397.68	Yes	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	DCF	6/30/2019	Office	5903079	4,876	\$23.69	\$115,512.44	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	DCF	7/31/2019	Office	5903016	3,276	\$22.67	\$74,266.92	No	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DCF	7/31/2019	Unconditioned Storage	5903090	9,420	\$6.47	\$60,947.40	Yes	NA - DMS Space Not Available
Hendry County	Private	Hendry	DCF	8/16/2019	Office	5903035	1,100	\$20.87	\$22,957.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DCF	8/31/2019	Office	5903093	1,303	\$18.57	\$24,196.71	Yes	DMS Space is available
Orlando Market	Private	Orange	DCF	9/30/2019	Office	5902891	800	\$25.22	\$20,176.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DCF	10/31/2019	Office	5902989	16,000	\$25.50	\$408,000.00	Yes	NA - DMS Space Not Available
Collier County	Private	Collier	DCF	11/30/2019	Office	5903077	3,870	\$27.27	\$105,534.90	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DCF	11/30/2019	Office	5903045	21,047	\$23.09	\$485,975.23	Yes	NA - DMS Space Not Available
Highlands County	Government	Highlands	DCF	12/31/2019	Office	5903022	4,050	\$19.02	\$77,031.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DCF	12/31/2019	Office	590M140	287,155	\$20.01	\$5,745,971.55	Yes	NA - DMS Space Not Available
St. Johns County	Government	St. Johns	DCF	1/31/2020	Office	5903106	3,053	\$20.42	\$62,342.26	No	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DCF	3/31/2020	Office	5902847	16,199	\$17.12	\$277,326.88	Yes	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DCF	3/31/2020	Office	5903107	4,753	\$23.58	\$112,075.80	No	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DCF	4/9/2020	Office	5903136	7,910	\$16.75	\$132,492.50	Yes	NA - DMS Space Not Available
Osceola County	Private	Osceola	DCF	5/31/2020	Office	5903084	7,735	\$22.00	\$170,170.00	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DCF	5/31/2020	Office	5902971	2,023	\$11.50	\$23,264.50	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DCF	5/31/2020	Conditioned Storage	5903135	4,000	\$7.00	\$28,000.00	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DCF	6/30/2020	Office	5903098	1,989	\$23.31	\$46,363.59	No	NA - DMS Space Not Available
Okeechobee County	Private	Okeechobee	DCF	6/30/2020	Office	5903057	2,800	\$22.50	\$63,000.00	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	DCF	6/30/2020	Office	5903105	13,133	\$23.92	\$314,141.36	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DCF	6/30/2020	Office	5902539	5,330	\$22.17	\$118,166.10	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DCF	6/30/2020	Office	5903104	1,703	\$19.51	\$33,225.53	Yes	DMS Space is available
Greater Miami Market	Private	Miami-Dade	DEA	5/31/2018 *	Office	6500071	10,856	\$20.00	\$217,120.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DEO	10/31/2019	Office	400M138	9,847	\$24.71	\$243,319.37	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DEO	1/31/2020	Office	4000070	36,888	\$18.50	\$682,428.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DEO	6/30/2020	Unconditioned Storage	4000034	9,998	\$4.88	\$48,790.24	Yes	NA - DMS Space Not Available

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
St. Lucie County	Government	St. Lucie	DEP	7/31/2018	NOC	3700229	638	\$18.81	\$12,000.78	Yes	NA - DMS Space Not Available
Palm Beach Market	Government	Palm Beach	DEP	10/31/2019	Office	3700232	17,318	\$19.67	\$340,645.08	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	12/31/2018	Office	4300173	19,285	\$17.00	\$327,845.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DFS	1/31/2019	Office	4300158	3,914	\$21.58	\$84,464.12	Yes	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DFS	2/14/2019	Office	4300176	2,339	\$17.72	\$41,447.08	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	4/30/2019	Office	4300177	43,155	\$20.46	\$882,951.30	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DFS	6/30/2019	Office	4300179	7,891	\$17.00	\$134,147.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DFS	6/30/2019	Office	4300168	1,375	\$18.50	\$25,437.50	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DFS	9/30/2019	Office	4300175	9,703	\$19.06	\$184,939.18	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	10/31/2019	Office	430M138	133,414	\$24.71	\$3,296,659.94	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DFS	4/30/2020	Office	4300157	14,319	\$18.03	\$258,171.57	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	6/30/2020	Unconditioned Storage	4300097	2,955	\$5.46	\$16,134.30	Yes	DMS Space is available
Ft. Lauderdale Market	Private	Broward	DHSMV	6/30/2018	Office	7600451	3,676	\$39.95	\$146,856.20	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DHSMV	6/30/2018	Office	7600511	3,825	\$19.45	\$74,396.25	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DHSMV	11/30/2018	Office	7600478	3,530	\$22.08	\$77,942.40	Yes	NA - DMS Space Not Available
Hernando County	Private	Hernando	DHSMV	12/31/2018	Office	7600529	2,437	\$11.72	\$28,561.64	No	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DHSMV	12/31/2018	Office	7600515	3,398	\$22.77	\$77,372.46	Yes	NA - DMS Space Not Available
Seminole County	Private	Seminole	DHSMV	5/31/2019	Office	7600542	1,647	\$22.23	\$36,612.81	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DHSMV	6/30/2019	NOC	7600538	1,003	\$7.76	\$7,783.28	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DHSMV	10/23/2019	Office	7600539	3,928	\$16.74	\$65,754.72	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DHSMV	2/29/2020	Office	7600547	1,560	\$20.65	\$32,214.00	No	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DHSMV	3/31/2020	Office	7600545	4,801	\$29.22	\$140,285.22	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DJJ	1/31/2019	Office	8000273	2,810	\$26.58	\$74,689.80	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DJJ	1/31/2019	Office	8000280	4,999	\$24.00	\$119,976.00	Yes	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DJJ	2/28/2019	Office	8000102	4,758	\$18.96	\$90,211.68	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DJJ	3/13/2019	Office	8000340	2,648	\$21.00	\$55,608.00	Yes	DMS Space is available
Palm Beach Market	Private	Palm Beach	DJJ	3/31/2019	Office	8000346	1,904	\$26.75	\$50,932.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DJJ	5/31/2019	Office	8000409	3,000	\$16.51	\$49,530.00	Yes	NA - DMS Space Not Available

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Polk County	Private	Polk	DJJ	5/31/2019	Office	8000381	11,362	\$19.35	\$219,854.70	Yes	NA - DMS Space Not Available
Wakulla County	Private	Wakulla	DJJ	7/31/2019	Office	8000365	665	\$14.00	\$9,310.00	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	DJJ	9/30/2019	Office	8000385	2,300	\$18.36	\$42,228.00	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DJJ	10/31/2019	Office	8000383	5,904	\$14.50	\$85,608.00	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	DJJ	10/31/2019	Office	8000349	2,200	\$24.67	\$54,274.00	No	NA - DMS Space Not Available
Osceola County	Private	Osceola	DJJ	10/31/2019	Office	8000338	7,600	\$21.22	\$161,272.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DJJ	10/31/2019	Office	800M138	115,662	\$24.71	\$2,858,008.14	Yes	NA - DMS Space Not Available
Panama City Market	Private	Bay	DJJ	11/30/2019	Office	8000203	6,473	\$16.50	\$106,804.50	No	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DJJ	11/30/2019	Office	8000402	4,323	\$23.25	\$100,509.75	Yes	DMS Space is available
Pasco County	Private	Pasco	DJJ	3/31/2020	Office	8000308	2,269	\$19.63	\$44,540.47	No	NA - DMS Space Not Available
Flagler County	Private	Flagler	DJJ	4/30/2020	Office	8000391	1,031	\$12.67	\$13,062.77	No	NA - DMS Space Not Available
Pensacola Market	Government	Escambia	DJJ	6/30/2020	Office	8000331	30,355	\$10.69	\$324,494.95	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DLA	8/31/2018	Office	4100120	3,476	\$18.00	\$62,568.00	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DLA	11/30/2019	Office	4100134	1,969	\$19.43	\$38,257.67	Yes	DMS Space is available
Tampa Market	Private	Hillsborough	DLA	3/14/2020	Office	4100130	41,177	\$24.05	\$990,306.85	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DMA	7/31/2018	Office	6200058	7,088	\$7.46	\$52,876.48	No	NA - DMS Space Not Available
Clay County	Private	Clay	DMA	12/31/2018	Office	6200061	1,200	\$26.25	\$31,500.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DMS	12/31/2019	Office	720M140	43,835	\$20.02	\$877,576.70	Yes	NA - DMS Space Not Available
Panama City Market	Private	Bay	DOAH	7/31/2018	Office	7200113	4,200	\$18.80	\$78,960.00	No	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DOAH	11/30/2018	Office	7200173	4,999	\$14.61	\$73,035.39	Yes	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DOAH	3/31/2019	Office	7200122	2,909	\$17.48	\$50,849.32	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DOAH	8/31/2019	Office	7200154	7,097	\$31.25	\$221,781.25	Yes	DMS Space is available
Tampa Market	Government	Pinellas	DOAH	10/31/2019	Office	7200172	6,004	\$18.75	\$112,575.00	Yes	DMS Space is available
Gainesville Market	Private	Alachua	DOAH	11/30/2019	Office	7200109	3,919	\$19.00	\$74,461.00	Yes	NA - DMS Space Not Available
St. Lucie County	Private	St. Lucie	DOAH	11/30/2019	Office	7200155	3,500	\$24.50	\$85,750.00	Yes	DMS Space is available
Manatee County	Private	Manatee	DOAH	3/31/2020	Office	7200132	3,827	\$18.49	\$70,761.23	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOE	7/14/2018	Office	4800830	14,854	\$17.78	\$264,104.12	Yes	NA - DMS Space Not Available
Indian River County	Government	Indian River	DOE	7/28/2018	Office	4809213	10	\$0.00	\$0.00	No	NA - DMS Space Not Available
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Food Services	4809209	10	\$0.00	\$0.00	Yes	NA - Nominal Lease
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Office	4809214	10	\$0.00	\$0.00	Yes	NA - Nominal Lease
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Office	4809215	10	\$0.00	\$0.00	Yes	NA - Nominal Lease
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Office	4809216	10	\$0.00	\$0.00	Yes	NA - Nominal Lease

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Food Services	4809210	20	\$0.00	\$0.00	Yes	NA - Nominal Lease
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Office	4809211	20	\$0.00	\$0.00	Yes	NA - Nominal Lease
Palm Beach Market	Government	Palm Beach	DOE	7/28/2018	Office	4809212	20	\$0.00	\$0.00	Yes	NA - Nominal Lease
Gainesville Market	Private	Alachua	DOE	7/31/2018	Office	4800677	3,718	\$18.25	\$67,853.52	Yes	NA - DMS Space Not Available
Marion County	Private	Marion	DOE	8/18/2018	Office	4809086	250	\$0.00	\$0.00	No	NA - Nominal Lease
Palm Beach Market	Government	Palm Beach	DOE	9/30/2018	NOC	4800853	921	\$17.52	\$16,135.92	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	10/31/2018	Office	4800665	7,154	\$24.39	\$174,486.06	Yes	NA - DMS Space Not Available
Hendry County	Private	Hendry	DOE	10/31/2018	Office	4800826	816	\$28.82	\$23,517.12	No	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	11/30/2018	Office	4800784	3,000	\$30.90	\$92,700.00	Yes	NA - DMS Space Not Available
Hernando County	Government	Hernando	DOE	12/31/2018	Office	4800776	2,180	\$17.70	\$38,586.00	No	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	1/31/2019	Office	4800786	8,629	\$30.68	\$264,737.72	Yes	NA - DMS Space Not Available
Sarasota County	Government	Sarasota	DOE	1/31/2019	Food Services	4809279	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	1/31/2019	Food Services	4809280	25	\$0.00	\$0.00	No	NA - Nominal Lease
Brevard County	Private	Brevard	DOE	2/28/2019	Office	4800794	3,420	\$22.08	\$75,513.60	No	NA - DMS Space Not Available
Charlotte County	Government	Charlotte	DOE	2/28/2019	Food Services	4809278	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	2/28/2019	Food Services	4808283	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	2/28/2019	Food Services	4809270	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	2/28/2019	Food Services	4809274	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	2/28/2019	Food Services	4809275	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	2/28/2019	Food Services	4809282	25	\$0.00	\$0.00	No	NA - Nominal Lease
Brevard County	Private	Brevard	DOE	3/31/2019	Office	4800774	3,402	\$28.29	\$96,242.58	No	NA - DMS Space Not Available
Citrus County	Private	Citrus	DOE	3/31/2019	Office	4800848	1,271	\$25.11	\$31,914.81	No	NA - DMS Space Not Available
Sarasota County	Government	Sarasota	DOE	4/12/2019	Food Services	4809281	25	\$0.00	\$0.00	No	NA - Nominal Lease
Sarasota County	Government	Sarasota	DOE	4/12/2019	Food Services	4809374	25	\$0.00	\$0.00	No	NA - Nominal Lease
Jackson County	Government	Jackson	DOE	4/25/2019	Food Services	4809394	100	\$0.00	\$0.00	No	NA - Nominal Lease
Jackson County	Private	Jackson	DOE	5/31/2019	Office	4800822	2,816	\$19.57	\$55,109.12	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOE	5/31/2019	Office	4800797	3,451	\$21.93	\$75,680.43	Yes	NA - DMS Space Not Available
Pasco County	Private	Pasco	DOE	5/31/2019	Office	4800850	1,364	\$14.50	\$19,778.00	No	NA - DMS Space Not Available
Collier County	Private	Collier	DOE	6/30/2019	Office	4800785	3,397	\$29.56	\$100,415.32	No	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DOE	6/30/2019	Office	4809205	90	\$0.00	\$0.00	Yes	NA - Nominal Lease
St. Johns County	Private	St. Johns	DOE	6/30/2019	Office	4800782	2,492	\$20.50	\$51,086.00	No	NA - DMS Space Not Available
Charlotte County	Private	Charlotte	DOE	7/31/2019	Office	4800844	2,549	\$26.89	\$68,542.56	No	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DOE	7/31/2019	Office	4800829	1,507	\$21.85	\$32,927.95	Yes	DMS Space is available
Okaloosa County	Private	Okaloosa	DOE	8/31/2019	Office	4800845	3,214	\$24.60	\$79,064.40	No	NA - DMS Space Not Available
Hernando County	Private	Hernando	DOE	10/19/2019	NOC	4809103	600	\$0.00	\$0.00	No	NA - Nominal Lease

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Tallahassee Market	Private	Leon	DOE	10/31/2019	Office	480M138	14,345	\$24.71	\$354,464.95	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DOE	11/14/2019	Office	4800808	13,537	\$18.00	\$243,666.00	Yes	NA - DMS Space Not Available
Monroe County	Private	Monroe	DOE	11/30/2019	Office	4800669	905	\$20.57	\$18,615.85	No	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	12/31/2019	Office	4800544	3,942	\$25.03	\$98,668.26	Yes	NA - DMS Space Not Available
Martin County	Private	Martin	DOE	12/31/2019	Office	4800841	1,500	\$25.10	\$37,650.00	No	NA - DMS Space Not Available
Marion County	Government	Marion	DOE	1/31/2020	Food Services	4809383	363	\$2.48	\$900.24	No	NA - DMS Space Not Available
Marion County	Private	Marion	DOE	3/31/2020	Office	4800678	8,750	\$18.74	\$163,975.00	No	NA - DMS Space Not Available
Okaloosa County	Government	Okaloosa	DOE	5/7/2020	Food Services	4809169	80	\$0.00	\$0.00	No	NA - Nominal Lease
Pasco County	Private	Pasco	DOE	5/31/2020	Office	4800862	2,805	\$19.35	\$54,276.75	No	NA - DMS Space Not Available
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809203	10	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809197	20	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809200	20	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809204	20	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809195	30	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809202	30	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809201	80	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809199	100	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/29/2020	Food Services	4809198	70	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Government	Duval	DOE	6/29/2020	Food Services	4809193	1,290	\$0.00	\$0.00	Yes	NA - Nominal Lease
Collier County	Private	Collier	DOE	6/30/2020	Office	4800647	618	\$31.84	\$19,677.12	No	NA - DMS Space Not Available
Columbia County	Private	Columbia	DOE	6/30/2020	Office	4800751	3,500	\$16.50	\$57,750.00	No	NA - DMS Space Not Available
DeSoto County	Private	Dixie	DOE	6/30/2020	Office	4800860	1,400	\$16.00	\$22,400.00	No	NA - DMS Space Not Available
Indian River County	Private	Indian River	DOE	6/30/2020	Office	4800837	1,968	\$23.43	\$46,110.24	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOE	6/30/2020	Office	4800852	3,818	\$26.34	\$100,566.12	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOE	6/30/2020	Office	4800856	4,203	\$26.52	\$111,463.56	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOE	6/30/2020	Unconditioned Storage	4800600	10,000	\$6.52	\$65,200.00	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DOH	12/31/2016 *	Medical care	6400281	1,400	\$16.00	\$22,400.00	Yes	NA - DMS Space Not Available
Sarasota County	Government	Sarasota	DOH	10/31/2017 *	Medical care	6400267	5,838	\$26.27	\$153,364.26	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOH	6/30/2018	Office	6400340	4,990	\$11.68	\$58,283.20	Yes	DMS Space is available

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Tallahassee Market	Private	Leon	DOH	9/30/2018	Office	6400119	36,702	\$10.29	\$377,663.58	Yes	NA - DMS Space Not Available
Palm Beach Market	Government	Palm Beach	DOH	11/30/2018	Medical care	6400341	10,857	\$20.37	\$221,157.09	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DOH	12/15/2018	Office	6400195	24,550	\$23.63	\$580,116.50	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOH	12/31/2018	Medical care	6400388	2,197	\$7.50	\$16,477.50	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DOH	2/28/2019	Medical care	6400351	16,105	\$27.59	\$444,336.95	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOH	2/28/2019	Office	6400336	4,862	\$32.36	\$157,334.32	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DOH	3/31/2019	Medical care	6400305	10,503	\$13.24	\$139,059.72	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOH	3/31/2019	Office	6400335	1,505	\$20.36	\$30,641.76	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DOH	4/30/2019	Medical care	6400297	4,950	\$14.00	\$69,300.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DOH	4/30/2019	Office	6400374	593	\$6.62	\$3,925.66	Yes	DMS Space is available
Ft. Lauderdale Market	Private	Broward	DOH	5/31/2019	Medical care	6400343	9,250	\$14.00	\$129,500.00	Yes	NA - DMS Space Not Available
Marion County	Private	Marion	DOH	6/30/2019	Medical care	6400328	13,113	\$31.20	\$409,125.60	No	NA - DMS Space Not Available
Panama City Market	Private	Bay	DOH	6/30/2019	Medical care	6400280	18,540	\$28.50	\$528,390.00	No	NA - DMS Space Not Available
Southwest Market	Private	Lee	DOH	6/30/2019	Medical care	6400338	12,875	\$24.82	\$319,557.50	Yes	NA - DMS Space Not Available
Palm Beach Market	Government	Palm Beach	DOH	7/16/2019	Conference Center	6409010	3,500	\$0.00	\$0.00	Yes	NA - Nominal Lease
Jacksonville Market	Private	Duval	DOH	7/31/2019	Medical care	6400181	25,777	\$15.75	\$405,987.75	Yes	NA - DMS Space Not Available
Seminole County	Private	Seminole	DOH	9/30/2019	Unconditioned Storage	6400369	3,300	\$8.80	\$29,040.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOH	10/31/2019	Office	640M138	135,815	\$24.71	\$3,355,988.65	Yes	NA - DMS Space Not Available
Baker County	Private	Baker	DOH	1/31/2020	Medical care	6400337	1,112	\$21.37	\$23,763.44	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOH	1/31/2020	Office	6400377	3,686	\$24.19	\$89,164.34	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DOH	2/29/2020	Medical care	6400229	2,580	\$13.48	\$34,778.40	Yes	NA - DMS Space Not Available
Citrus County	Private	Citrus	DOR	3/31/2018 *	Office	7300340	4,173	\$23.50	\$98,065.50	No	NA - DMS Space Not Available
Marion County	Private	Marion	DOR	3/31/2018 *	Office	7300261	11,227	\$25.38	\$284,941.26	No	NA - DMS Space Not Available
Palm Beach Market	Government	Palm Beach	DOR	6/30/2018	Office	7300391	540	\$17.18	\$9,277.20	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DOR	8/31/2018	Office	7300372	62,000	\$20.00	\$1,240,000.00	Yes	NA - DMS Space Not Available
Panama City Market	Private	Bay	DOR	1/31/2019	Office	7300409	10,877	\$23.94	\$260,395.38	No	NA - DMS Space Not Available
Panama City Market	Private	Bay	DOR	2/28/2019	Office	7300402	6,636	\$24.44	\$162,183.84	No	NA - DMS Space Not Available
Non-FL County	Private	Non-FL Cnty	DOR	5/31/2019	Office	7300376	6,492	\$28.00	\$181,776.00	No	NA - DMS Space Not Available
Non-FL County	Private	Non-FL Cnty	DOR	7/31/2019	Office	7300367	1,547	\$17.50	\$27,072.50	No	NA - DMS Space Not Available
Non-FL County	Private	Non-FL Cnty	DOR	7/31/2019	Office	7300364	4,702	\$29.45	\$138,473.90	No	NA - DMS Space Not Available

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Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Sarasota County	Private	Sarasota	DOR	7/31/2019	Office	7300345	18,310	\$20.82	\$381,214.20	No	NA - DMS Space Not Available
Polk County	Private	Polk	DOR	9/30/2019	Office	7300321	37,050	\$22.73	\$842,146.50	Yes	NA - DMS Space Not Available
St. Johns County	Government	St. Johns	DOR	9/30/2019	Office	7300318	7,377	\$22.81	\$168,269.37	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DOR	10/31/2019	Office	7300377	35,320	\$33.62	\$1,187,458.40	Yes	NA - DMS Space Not Available
Clay County	Private	Clay	DOR	11/30/2019	Office	7300306	3,861	\$27.00	\$104,247.00	No	NA - DMS Space Not Available
Lake County	Private	Lake	DOR	12/31/2019	Office	7300347	15,336	\$23.06	\$353,648.16	No	NA - DMS Space Not Available
Hendry County	Private	Hendry	DOR	4/30/2020	Office	7300285	1,177	\$23.44	\$27,588.88	No	NA - DMS Space Not Available
Madison County	Private	Madison	DOR	4/30/2020	Office	7300368	1,500	\$21.20	\$31,800.00	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOR	5/31/2020	Office	7300381	24,566	\$26.49	\$650,753.34	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOS	10/31/2019	Office	450M138	36,502	\$24.71	\$901,964.42	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOS	1/8/2020	Conditioned Storage	4500114	300	\$11.57	\$3,471.00	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DOS	5/9/2020	Unconditioned Storage	4500107	350	\$11.13	\$3,895.85	Yes	DMS Space is available
Jacksonville Market	Private	Duval	FCOR	3/31/2020	Office	7800188	1,162	\$16.25	\$18,882.50	Yes	DMS Space is available
Daytona Market	Private	Volusia	FDC	8/31/2017 *	Office	7000854	5,796	\$14.76	\$85,548.96	Yes	NA - DMS Space Not Available
Pasco County	Private	Pasco	FDC	6/30/2018	Office	7000810	8,372	\$20.90	\$174,974.76	No	NA - DMS Space Not Available
Polk County	Private	Polk	FDC	6/30/2018	Office	7000897	2,381	\$16.17	\$38,500.77	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	6/30/2018	Office	7001085	4,413	\$18.00	\$79,434.00	Yes	DMS Space is available
Tampa Market	Private	Pinellas	FDC	6/30/2018	Office	7000785	3,453	\$22.00	\$75,966.00	Yes	DMS Space is available
Bradford County	Private	Bradford	FDC	8/31/2018	Office	7000896	2,651	\$18.50	\$49,043.50	No	NA - DMS Space Not Available
Highlands County	Private	Highlands	FDC	8/31/2018	Office	7000605	3,263	\$18.30	\$59,712.90	No	NA - DMS Space Not Available
St. Lucie County	Private	St. Lucie	FDC	10/24/2018	Office	7001062	6,351	\$21.00	\$133,371.00	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	FDC	10/31/2018	Office	7001075	6,012	\$21.35	\$128,356.20	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	FDC	10/31/2018	Office	7001064	2,795	\$19.90	\$55,620.50	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	FDC	10/31/2018	Office	7000992	4,870	\$22.50	\$109,575.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	FDC	10/31/2018	Office	7000991	7,960	\$17.47	\$139,061.20	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	FDC	11/30/2018	Office	7000995	5,193	\$20.08	\$104,275.44	Yes	NA - DMS Space Not Available
Putnam County	Private	Putnam	FDC	2/28/2019	Office	7000889	4,288	\$16.00	\$68,608.00	No	NA - DMS Space Not Available
Daytona Market	Private	Volusia	FDC	4/30/2019	Office	7001173	9,998	\$19.75	\$197,460.50	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	FDC	4/30/2019	Office	7000911	6,683	\$21.00	\$140,343.00	Yes	NA - DMS Space Not Available
Marion County	Private	Marion	FDC	4/30/2019	Office	7000808	7,305	\$19.29	\$140,913.45	No	NA - DMS Space Not Available
St. Johns County	Government	St. Johns	FDC	4/30/2019	Office	7000871	4,754	\$18.22	\$86,617.88	No	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	4/30/2019	Office	7000802	4,228	\$21.66	\$91,578.48	Yes	DMS Space is available
Brevard County	Private	Brevard	FDC	6/9/2019	Office	7000980	4,708	\$21.63	\$101,834.04	No	NA - DMS Space Not Available
Marion County	Private	Marion	FDC	9/30/2019	Office	7000813	5,797	\$19.50	\$113,041.56	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2019	Office	7001055	8,251	\$25.75	\$212,463.25	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2019	Office	7001176	12,703	\$16.27	\$206,677.81	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	FDC	1/14/2020	Office	7000985	23,643	\$20.38	\$481,746.13	Yes	NA - DMS Space Not Available

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
St. Lucie County	Private	St. Lucie	FDC	3/31/2020	Office	7001121	5,920	\$15.92	\$94,246.40	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	FDC	4/30/2020	Office	7001077	26,150	\$23.00	\$601,449.95	Yes	NA - DMS Space Not Available
Citrus County	Private	Citrus	FDC	5/31/2020	Office	7000951	4,764	\$19.00	\$90,516.00	No	NA - DMS Space Not Available
Hardee County	Government	Hardee	FDC	5/31/2020	Office	7001012	1,600	\$20.15	\$32,240.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FDC	6/30/2020	Office	7001122	5,633	\$17.00	\$95,761.00	Yes	NA - DMS Space Not Available
Southwest Market	Government	Lee	FDLE	10/31/2018	Office	7100226	17,256	\$10.17	\$175,493.52	Yes	NA - DMS Space Not Available
Southwest Market	Government	Lee	FDLE	10/31/2018	Office	7100170	28,168	\$14.34	\$403,929.12	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDLE	12/15/2018	NOC	7100246	1,122	\$7.67	\$8,605.74	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	FDLE	2/28/2019	Unconditioned Storage	7100259	3,500	\$9.23	\$32,305.00	Yes	NA - DMS Space Not Available
Panama City Market	Government	Bay	FDLE	5/31/2019	Office	7100238	1,414	\$10.00	\$14,140.00	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Government	Broward	FDLE	6/30/2019	Office	7109021	968	\$0.00	\$0.00	Yes	NA - Nominal Lease
Pensacola Market	Private	Escambia	FDLE	9/30/2019	Office	7100146	30,620	\$35.69	\$1,092,827.80	Yes	NA - DMS Space Not Available
Seminole County	Government	Seminole	FDLE	11/30/2019	Office	7100236	150	\$80.00	\$12,000.00	No	NA - DMS Space Not Available
Palm Beach Market	Government	Palm Beach	FDLE	12/31/2019	Office	7100254	2,600	\$8.57	\$22,282.00	Yes	NA - DMS Space Not Available
Monroe County	Private	Monroe	FDLE	1/31/2020	Office	7100253	1,229	\$27.53	\$33,834.37	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	FDLE	3/31/2020	Office	7100248	1,645	\$15.32	\$25,201.40	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	FDLE	6/30/2020	Office	7100237	2,258	\$13.56	\$30,618.48	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDOT	12/31/2018	Unconditioned Storage	5500334	2,973	\$12.66	\$37,638.18	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FDOT	10/31/2019	Office	550M138	81,243	\$24.71	\$2,007,514.53	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FDOT	12/31/2019	Office	5500352	1,962	\$27.81	\$54,563.22	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FWCC	7/31/2018	Office	7700240	8,804	\$19.85	\$174,759.40	Yes	NA - DMS Space Not Available
Suwanee County	Government	Suwanee	FWCC	9/30/2018	Office	7700236	154	\$17.18	\$2,645.72	No	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FWCC	11/5/2018	Conditioned Storage	7700224	200	\$12.90	\$2,580.00	Yes	NA - DMS Space Not Available
Putnam County	Government	Putnam	FWCC	11/30/2018	Labs	7709018	60	\$0.00	\$0.00	No	NA - Nominal Lease
Tallahassee Market	Private	Leon	FWCC	3/31/2019	Unconditioned Storage	7700188	3,000	\$4.42	\$13,260.00	Yes	DMS Space is available
Tallahassee Market	Private	Leon	FWCC	5/14/2019	Office	7700239	9,587	\$20.00	\$191,740.00	Yes	NA - DMS Space Not Available
Panama City Market	Private	Bay	FWCC	6/30/2019	Office	7700209	1,200	\$15.00	\$18,000.00	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Government	Broward	FWCC	8/14/2019	Office	7700228	457	\$21.01	\$9,600.00	Yes	NA - DMS Space Not Available

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Tallahassee Market	Private	Leon	FWCC	10/31/2019	Office	7700219	5,100	\$17.18	\$87,618.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FWCC	10/31/2019	Office	770M138	53,821	\$24.71	\$1,329,916.91	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	FWCC	2/29/2020	Office	7700182	2,906	\$20.00	\$58,120.00	No	NA - DMS Space Not Available
Collier County	Private	Collier	FWCC	3/31/2020	Office	7700221	3,093	\$1.94	\$6,000.42	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	Lottery	7/14/2018	Office	3600006	157,653	\$17.28	\$2,724,243.84	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	Lottery	6/30/2019	Office	3600685	5,997	\$24.36	\$146,086.92	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	Lottery	12/31/2019	Office	3600686	6,400	\$15.20	\$97,280.00	Yes	DMS Space is available
Gainesville Market	Private	Alachua	Lottery	3/29/2020	Office	3600684	5,150	\$27.80	\$143,170.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Government	Miami-Dade	MDC	7/31/2018	Office	C140007	9,840	\$6.90	\$67,896.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Government	Miami-Dade	MDC	7/31/2018	NOC	C140008	35,335	\$0.27	\$9,540.45	Yes	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	NWFWMD	10/31/2018	Office	W050001	4,600	\$19.25	\$88,550.00	No	NA - DMS Space Not Available

* Indicates leases whose contract has expired prior to 6/30/2018 but remain on a month-to-month basis.

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2019 and 6/30/2021

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2019	Office	1140066	32751	2,292	\$21.50	\$49,278.00
Tampa Market	Private	Hillsborough	Tampa	FL	AG	8/31/2019	Office	1140068	33607	4,000	\$25.36	\$101,439.96
Gainesville Market	Private	Alachua	Gainesville	FL	AG	5/31/2020	Office	1140048	32606	2,001	\$16.39	\$32,796.39
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	\$16.24	\$43,149.72
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Office	680M141	32308	244,163	\$19.49	\$4,758,736.87
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AHCA	3/31/2021	Office	6800074	33486	9,700	\$25.23	\$244,731.00
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2021	Office	6700016	34785	7,594	\$18.56	\$140,944.64
Tampa Market	Private	Hillsborough	Tampa	FL	CPIC	10/31/2019	Office	9000001AP	33619	60,000	\$18.70	\$1,122,000.00
Tampa Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2019	Office	4200320	34620	3,841	\$20.49	\$78,702.09
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2020	Office	4200317	32703	2,790	\$19.53	\$54,488.70
Lake County	Private	Lake	Tavares	FL	DACS	9/30/2020	Office	4200484	32778	4,260	\$19.68	\$83,836.80
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	10/14/2020	Office	4200478	32301	49,164	\$16.60	\$816,122.40
Panama City Market	Private	Bay	Panama City Beach	FL	DBPR	7/31/2019	Office	7900101	32407	4,256	\$21.15	\$90,014.40
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2019	Office	7900102	33063	16,827	\$19.08	\$321,059.16
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2019	Unconditioned Storage	7900103	33145	3,045	\$9.29	\$28,288.05
Nassau County	Private	Nassau	Yulee	FL	DCF	7/31/2019	Office	5903016	32097	3,276	\$22.67	\$74,266.92
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	7/31/2019	Unconditioned Storage	5903090	32507	9,420	\$6.47	\$60,947.40
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2019	Office	5902989	33830	16,000	\$25.50	\$408,000.00
Collier County	Private	Collier	Naples	FL	DCF	11/30/2019	Office	5903077	34144	3,870	\$27.27	\$105,534.90
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2019	Office	5903045	33404	21,047	\$23.09	\$485,975.23
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	12/31/2019	Office	590M140	32399	287,155	\$20.01	\$5,745,971.55
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2020	Office	5902847	32207	16,199	\$17.12	\$277,326.88
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2020	Office	5903107	32586	4,753	\$23.58	\$112,075.80
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	4/9/2020	Office	5903136	32208	7,910	\$16.75	\$132,492.50
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2020	Office	5903084	34741	7,735	\$22.00	\$170,170.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2020	Office	5902971	32570	2,023	\$11.50	\$23,264.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2020	Conditioned Storage	5903135	32301	4,000	\$7.00	\$28,000.00
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2020	Office	5903057	34972	2,800	\$22.50	\$63,000.00
Orlando Market	Private	Orange	Orlando	FL	DCF	6/30/2020	Office	5903105	32811	13,133	\$23.92	\$314,141.36
Polk County	Private	Polk	Lake Wales	FL	DCF	6/30/2020	Office	5902539	33853	5,330	\$22.17	\$118,166.10
Sarasota County	Private	Sarasota	Sarasota	FL	DCF	7/31/2020	Office	5903073	34234	17,500	\$18.50	\$323,750.00
Manatee County	Private	Manatee	Bradenton	FL	DCF	8/31/2020	Office	5903087	34208	2,032	\$26.54	\$53,929.28
Orlando Market	Private	Orange	Orlando	FL	DCF	2/28/2021	Office	5903018	32818	9,789	\$25.04	\$245,116.56
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	2/28/2021	Office	5903036	32570	4,289	\$14.75	\$63,262.75
Flagler County	Private	Flagler	Bunnell	FL	DCF	3/31/2021	Office	5903115	32110	4,614	\$15.50	\$71,517.00
Highlands County	Private	Highlands	Sebring	FL	DCF	4/30/2021	Office	5903111	33870	3,502	\$24.05	\$84,223.10
Hernando County	Private	Hernando	Brooksville	FL	DCF	6/30/2021	Office	5903095	34601	10,300	\$22.75	\$234,325.00
Sumter County	Private	Sumter	Wildwood	FL	DCF	6/30/2021	Office	5903112	34785	17,000	\$17.34	\$294,780.00
Panama City Market	Private	Bay	Panama City	FL	DEA	2/28/2021	Office	6500065	32402	2,460	\$22.00	\$54,120.00

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2019 and 6/30/2021

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	10/31/2019	Office	400M138	32399	9,847	\$24.71	\$243,319.37
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	1/31/2020	Office	4000070	32303	36,888	\$18.50	\$682,428.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	6/30/2020	Unconditioned Storage	4000034	32311	9,998	\$4.88	\$48,790.24
Orlando Market	Private	Orange	Orlando	FL	DEO	1/31/2021	Office	4000067	32809	46,886	\$20.16	\$945,221.76
Tampa Market	Private	Hillsborough	Temple Terrace	FL	DEP	9/14/2020	Office	3700177	33637	28,415	\$20.60	\$585,348.97
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	9/30/2019	Office	4300175	32504	9,703	\$19.06	\$184,939.18
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	10/31/2019	Office	430M138	32399	133,414	\$24.71	\$3,296,659.94
Tampa Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2020	Office	4300157	33637	14,319	\$18.03	\$258,171.57
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2020	Unconditioned Storage	4300097	32301	2,955	\$5.46	\$16,134.30
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2021	Conditioned Storage	4300183	32303	6,874	\$10.61	\$72,933.12
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2019	Office	7600539	33426	3,928	\$16.74	\$65,754.72
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DHSMV	3/31/2020	Office	7600545	33034	4,801	\$29.22	\$140,285.22
Gainesville Market	Private	Alachua	Gainesville	FL	DHSMV	4/16/2021	Office	7600490	32609	3,754	\$21.36	\$80,185.44
Sarasota County	Private	Sarasota	Venice	FL	DJJ	9/30/2019	Office	8000385	34285	2,300	\$18.36	\$42,228.00
Brevard County	Private	Brevard	Titusville	FL	DJJ	10/31/2019	Office	8000383	32780	5,904	\$14.50	\$85,608.00
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2019	Office	8000349	32097	2,200	\$24.67	\$54,274.00
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2019	Office	8000338	34741	7,600	\$21.22	\$161,272.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	10/31/2019	Office	800M138	32399	115,662	\$24.71	\$2,858,008.14
Panama City Market	Private	Bay	Panama City	FL	DJJ	11/30/2019	Office	8000203	32401	6,473	\$16.50	\$106,804.50
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	11/30/2019	Office	8000402	33619	4,323	\$23.25	\$100,509.75
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2020	Office	8000308	33523	2,269	\$19.63	\$44,540.47
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DJJ	9/10/2020	Office	8000387	33311	9,493	\$20.90	\$198,403.70
Columbia County	Private	Columbia	Lake City	FL	DJJ	3/31/2021	Office	8000400	32025	3,830	\$16.50	\$63,195.00
Tampa Market	Private	Hillsborough	Plant City	FL	DJJ	3/31/2021	Office	8000408	33563	2,265	\$23.98	\$54,314.76
Martin County	Private	Martin	Stuart	FL	DJJ	4/30/2021	Office	8000382	34994	2,512	\$21.00	\$52,752.00
Indian River County	Private	Indian River	Vero Beach	FL	DJJ	6/11/2021	Office	8000341	32960	2,858	\$25.71	\$73,479.18
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/14/2020	Office	4100130	33607	41,177	\$24.05	\$990,306.85
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DLA	9/30/2020	Office	4100123	33301	42,027	\$34.53	\$1,451,192.31
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2021	Office	4100135	33602	22,283	\$27.33	\$608,994.39
Tallahassee Market	Private	Leon	Tallahassee	FL	DMS	12/31/2019	Office	720M140	32399	43,835	\$20.02	\$877,576.70
SouthWest Market	Private	Lee	Fort Myers	FL	DOAH	8/31/2019	Office	7200154	33966	7,097	\$31.25	\$221,781.25
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2019	Office	7200109	32608	3,919	\$19.00	\$74,461.00
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOAH	11/30/2019	Office	7200155	34986	3,500	\$24.50	\$85,750.00
Manatee County	Private	Manatee	Sarasota	FL	DOAH	3/31/2020	Office	7200132	34243	3,827	\$18.49	\$70,761.23
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOAH	1/31/2021	Office	7200170	33319	9,270	\$21.50	\$199,305.00
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2019	Office	4800844	33948	2,549	\$26.89	\$68,542.56
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DOE	8/31/2019	Office	4800845	32548	3,214	\$24.60	\$79,064.40

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2019 and 6/30/2021

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Greater Miami Market	Private	Leon	Tallahassee	FL	DOE	10/31/2019	Office	480M138	32399	14,345	\$24.71	\$354,464.95
Pensacola Market	Private	Escambia	Pensacola	FL	DOE	11/14/2019	Office	4800808	32504	13,537	\$18.00	\$243,666.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2019	Office	4800544	33145	3,942	\$25.03	\$98,668.26
Marion County	Private	Marion	Ocala	FL	DOE	3/31/2020	Office	4800678	34478	8,750	\$18.74	\$163,975.00
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020	Office	4800862	34652	2,805	\$19.35	\$54,276.75
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	\$16.50	\$57,750.00
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	\$26.34	\$100,566.12
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	\$26.52	\$111,463.56
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2020	Unconditioned Storage	4800600	32311	10,000	\$6.52	\$65,200.00
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2020	Office	4800851	33065	4,413	\$27.85	\$122,902.05
Gainesville Market	Private	Alachua	Gainesville	FL	DOE	7/31/2020	Office	4800806	32606	2,744	\$16.00	\$43,904.00
Tampa Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020	Office	4800743	33702	5,488	\$18.50	\$101,528.00
Highlands County	Private	Highlands	Sebring	FL	DOE	1/31/2021	Office	4800767	33870	2,080	\$27.69	\$57,595.20
SouthWest Market	Private	Lee	Fort Myers	FL	DOE	1/31/2021	Office	4800799	33907	11,355	\$19.50	\$221,422.50
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	2/28/2021	Office	4800789	33174	6,304	\$28.39	\$178,970.56
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	DOE	2/28/2021	Office	4800779	33016	8,194	\$29.61	\$242,624.34
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOE	3/31/2021	Office	4800815	34986	4,014	\$27.67	\$111,067.44
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	6/30/2021	Office	4800805	32218	3,374	\$19.00	\$64,106.00
Orlando Market	Private	Orange	Orlando	FL	DOE	6/30/2021	Office	4800835	32803	14,685	\$16.94	\$248,763.90
Osceola County	Private	Osceola	Kissimmee	FL	DOE	6/30/2021	Office	4800855	34741	3,929	\$28.00	\$110,012.00
Panama City Market	Private	Bay	Panama City	FL	DOE	6/30/2021	Office	4800838	32401	4,951	\$21.75	\$107,684.25
Seminole County	Private	Seminole	Sanford	FL	DOH	9/30/2019	Unconditioned Storage	6400369	32771	3,300	\$8.80	\$29,040.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	10/31/2019	Office	640M138	32399	135,815	\$24.71	\$3,355,988.65
Palm Beach Market	Private	Palm Beach	Jupiter	FL	DOH	1/31/2020	Office	6400377	33477	3,686	\$24.19	\$89,164.34
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DOH	9/30/2020	Unconditioned Storage	6400402	33404	27,490	\$9.97	\$274,075.30
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020	Office	6400395	32207	2,864	\$15.12	\$43,303.68
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	2/28/2021	Office	6400347	32210	3,375	\$26.16	\$88,290.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2021	Office	6400399	32607	2,500	\$24.22	\$60,550.00
Non-FL Cnty County	Private	Non-FL Cnty	Wexford	PA	DOR	7/31/2019	Office	7300364	15090	4,702	\$29.45	\$138,473.90
Sarasota County	Private	Sarasota	Sarasota	FL	DOR	7/31/2019	Office	7300345	34236	18,310	\$20.82	\$381,214.20
Polk County	Private	Polk	Lakeland	FL	DOR	9/30/2019	Office	7300321	33801	37,050	\$22.73	\$842,146.50
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2019	Office	7300377	33309	35,320	\$33.62	\$1,187,458.40
Clay County	Private	Clay	Orange Park	FL	DOR	11/30/2019	Office	7300306	32303	3,861	\$27.00	\$104,247.00
Lake County	Private	Lake	Leesburg	FL	DOR	12/31/2019	Office	7300347	34748	15,336	\$23.06	\$353,648.16
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOR	5/31/2020	Office	7300381	33406	24,566	\$26.49	\$650,753.34

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2019 and 6/30/2021

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
DeSoto County	Private	DeSoto	Arcadia	FL	DOR	7/31/2020	Office	7300282	34266	3,129	\$12.87	\$40,270.23
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOR	9/30/2020	Office	7300339	33948	3,913	\$25.19	\$98,568.47
Non-FL Cnty County	Private	Non-FL Cnty	Hillside	IL	DOR	11/30/2020	Office	7300385	60162	8,228	\$16.00	\$131,648.00
Non-FL Cnty County	Private	Non-FL Cnty	Irving	TX	DOR	3/31/2021	Office	7300344	75062	4,478	\$17.50	\$78,365.04
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	4/30/2021	Office	7300341	32303	26,744	\$24.00	\$641,856.00
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2021	Office	7300369	32935	11,855	\$22.06	\$261,521.30
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	10/31/2019	Office	450M138	32399	36,502	\$24.71	\$901,964.42
Non-FL Cnty County	Private	Non-FL Cnty	Washington	DC	EOG	1/31/2021	Office	3100050	20000	2,544	\$66.68	\$169,633.92
Marion County	Private	Marion	Ocala	FL	FDC	9/30/2019	Office	7000813	34470	5,797	\$19.50	\$113,041.56
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	10/31/2019	Office	7001055	33311	8,251	\$25.75	\$212,463.25
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	10/31/2019	Office	7001176	33311	12,703	\$16.27	\$206,677.81
Greater Miami Market	Private	Miami-Dade	Miami	FL	FDC	1/14/2020	Office	7000985	33147	23,643	\$20.38	\$481,746.13
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2020	Office	7001121	34982	5,920	\$15.92	\$94,246.40
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	FDC	4/30/2020	Office	7001077	33056	26,150	\$23.00	\$601,449.95
Citrus County	Private	Citrus	Inverness	FL	FDC	5/31/2020	Office	7000951	34450	4,764	\$19.00	\$90,516.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FDC	6/30/2020	Office	7001122	32301	5,633	\$17.00	\$95,761.00
Hernando County	Private	Hernando	Brooksville	FL	FDC	7/31/2020	Office	7000922	34601	4,734	\$19.00	\$89,946.00
Osceola County	Private	Osceola	Kissimmee	FL	FDC	7/31/2020	Office	7001031	34741	8,944	\$22.75	\$203,476.00
Lake County	Private	Lake	Tavares	FL	FDC	8/31/2020	Office	7001079	32778	7,323	\$16.78	\$122,879.94
Manatee County	Private	Manatee	Bradenton	FL	FDC	8/31/2020	Office	7000788	34205	4,999	\$18.76	\$93,781.24
Indian River County	Private	Indian River	Vero Beach	FL	FDC	11/30/2020	Office	7001016	32980	4,133	\$20.12	\$83,155.96
Palm Beach Market	Private	Palm Beach	Boynton Beach	FL	FDC	11/30/2020	Office	7001095	33426	7,554	\$24.99	\$188,774.52
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	1/31/2021	Office	7001083	33313	5,855	\$22.50	\$131,737.56
Greater Miami Market	Private	Miami-Dade	Miami	FL	FDC	2/28/2021	Office	7001094	33186	6,557	\$28.98	\$190,021.86
Panama City Market	Private	Bay	Panama City	FL	FDC	4/30/2021	Office	7001092	32401	14,134	\$21.55	\$304,587.70
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021	Office	7001103	33040	3,861	\$31.00	\$119,691.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2019	Office	7100146	32501	30,620	\$35.69	\$1,092,827.80
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2020	Office	7100237	34243	2,258	\$13.56	\$30,618.48
Tallahassee Market	Private	Leon	Tallahassee	FL	FDOT	10/31/2019	Office	550M138	32399	81,243	\$24.71	\$2,007,514.53
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	10/31/2019	Office	7700219	32399	5,100	\$17.18	\$87,618.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	10/31/2019	Office	770M138	32399	53,821	\$24.71	\$1,329,916.91
Brevard County	Private	Brevard	Melbourne	FL	FWCC	2/29/2020	Office	7700182	32901	2,906	\$20.00	\$58,120.00
Collier County	Private	Collier	Naples	FL	FWCC	3/31/2020	Office	7700221	34113	3,093	\$1.94	\$6,000.42
SouthWest Market	Private	Lee	Fort Myers	FL	Lottery	12/31/2019	Office	3600686	33966	6,400	\$15.20	\$97,280.00
Gainesville Market	Private	Alachua	Gainesville	FL	Lottery	3/29/2020	Office	3600684	32608	5,150	\$27.80	\$143,170.00

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2019 and 6/30/2021

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tampa Market	Private	Hillsborough	Tampa	FL	Lottery	9/30/2020	Office	3600692	33619	7,830	\$15.78	\$123,557.40
Orlando Market	Private	Orange	Orlando	FL	SFWMD	9/30/2020	Office	_431019	32809	8,689	\$15.57	\$135,287.73