



2019

Master Leasing Report Five-Year Strategic Leasing Plan



Jonathan R. Satter, 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 by October 1.

The Master Leasing Report provides the following:

- An overview of leases within the State of Florida’s real estate portfolio that includes Fiscal Year 2018-19 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, 2019, provides the foundation data used for development of the 2019 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 19,962 facilities, including facilities owned by state agencies, the Florida College System, the State University System of Florida, and water management districts. DMS manages 112 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) equipment buildings. In total, DMS supervises 228 facilities. Statewide, DMS manages less than two

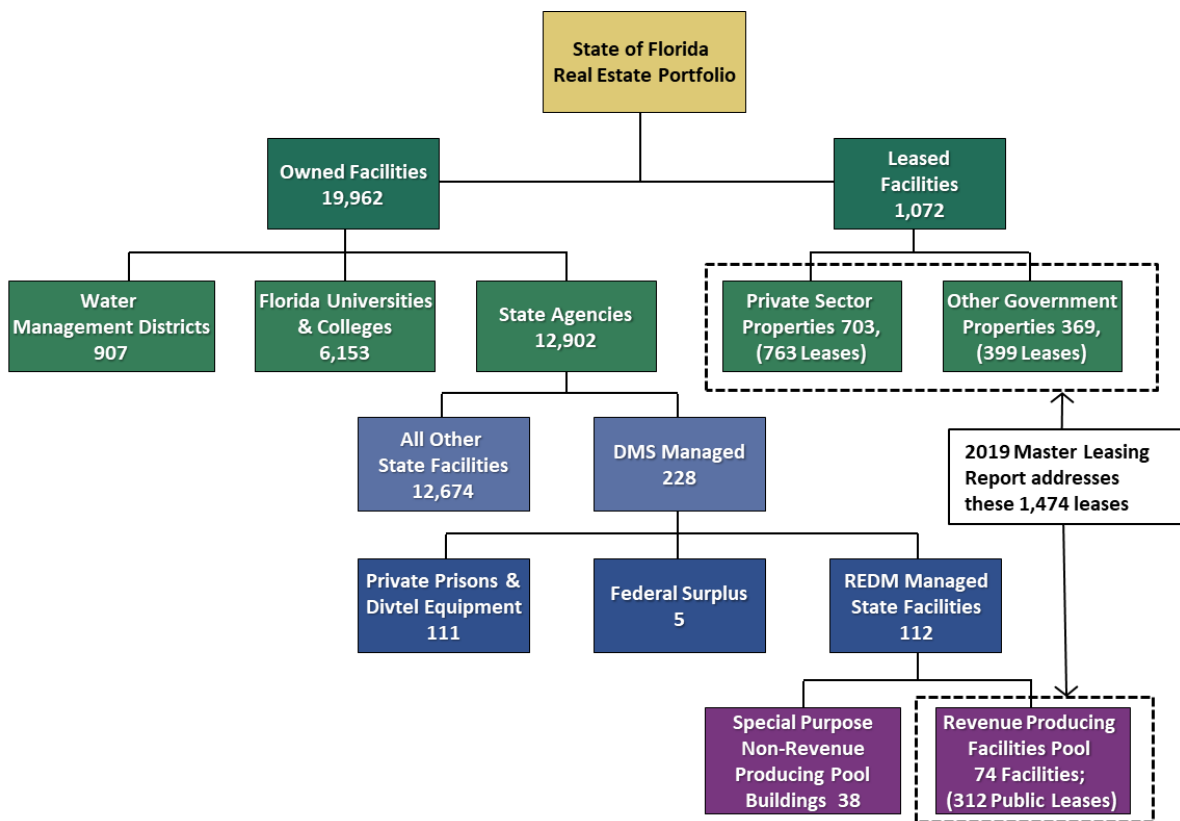
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percent of the total number of state-owned facilities. However, DMS manages the second largest portfolio in terms of square footage among state agencies.

DMS 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, 2019, agencies have entered into 312 leases for FFP space. Agencies have entered into an additional 1,162 leases with private landlords or other governmental entities. The scope of this report addresses the 1,474 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



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/>.

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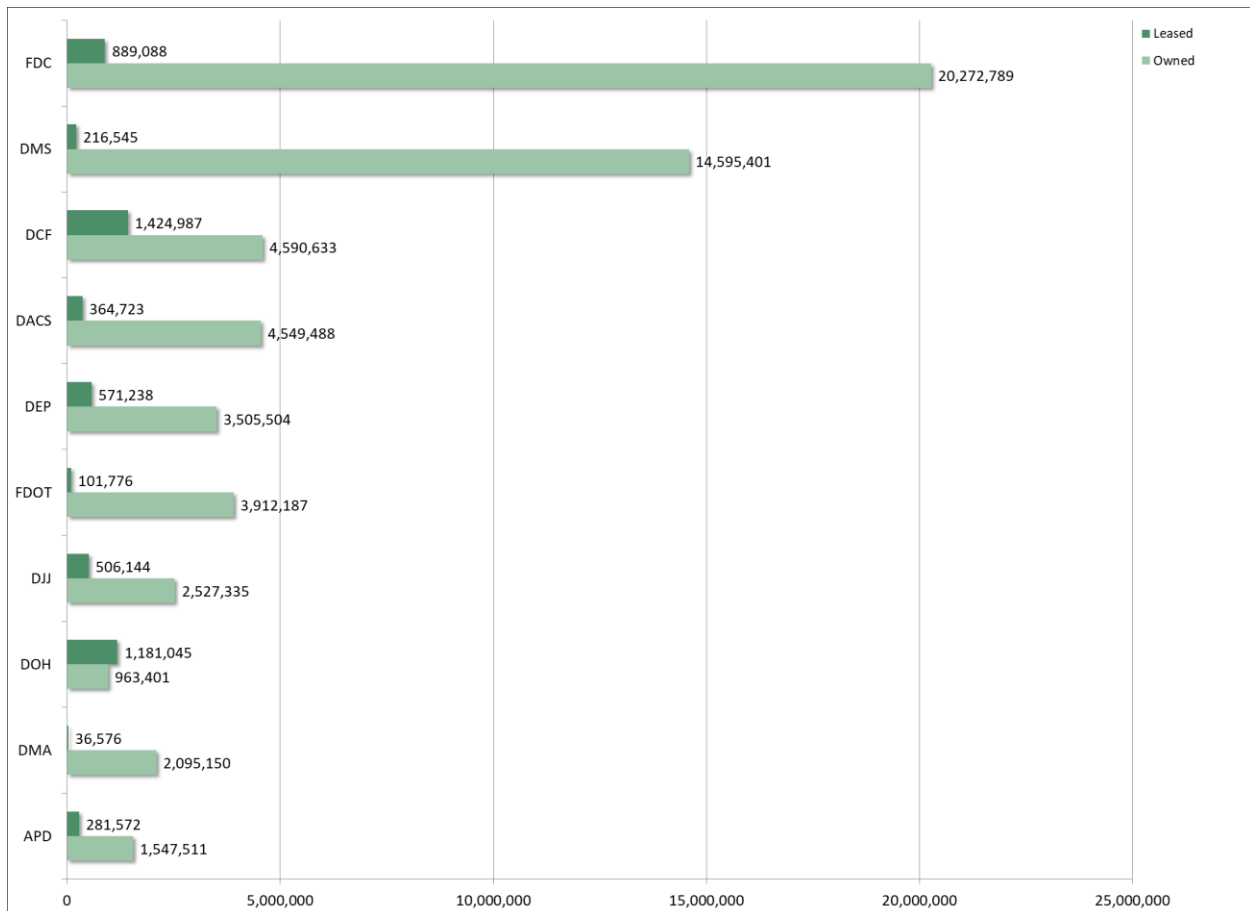
Table 1 – Summary of Public, Private, and Other Government Leases

Lease Type	Lease Count	Square Footage (SF)	Percentage of Total Leased Space (SF)	Annual Rent
Government	399	1,044,041	8%	\$ 5,251,289.81
Private	763	6,343,147	47%	\$ 137,873,727.85
Public	312	6,104,402	45%	\$ 99,568,706.09
Grand Total	1,474	13,491,590	100%	\$ 242,693,723.75

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



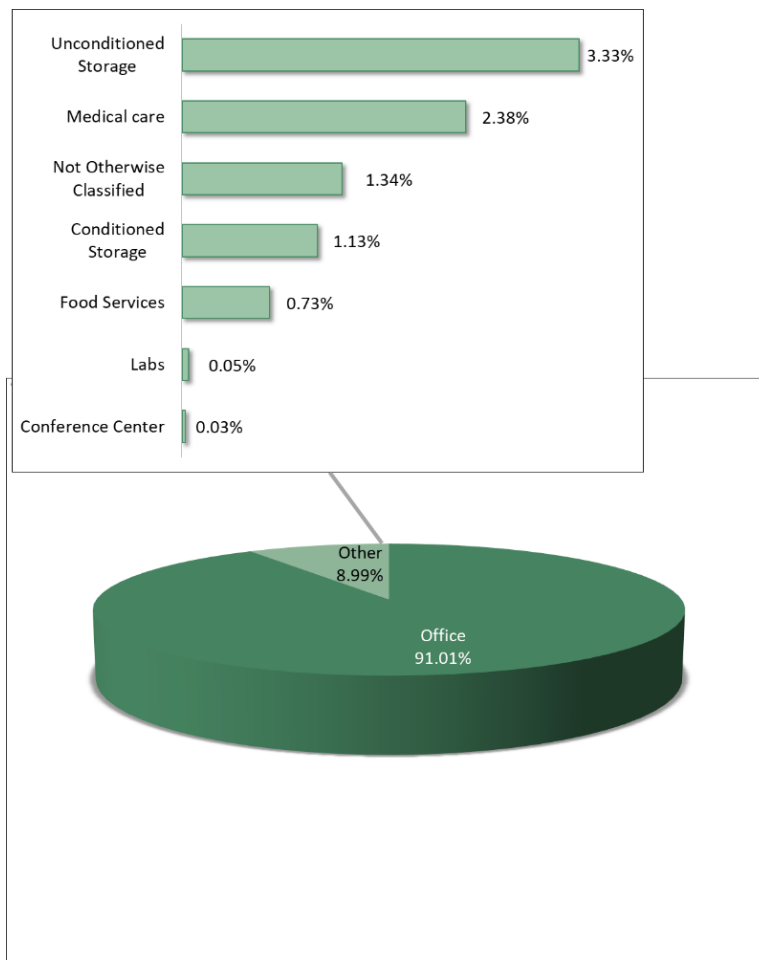
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Table 2 and Figure 3 provide summary information on the distribution of leased space by type and square footage.

Table 2 – Summary of Leased Space Type by Square Footage

Space Type	Square Footage
Office	12,278,252
Unconditioned Storage	448,767
Medical care	321,008
Not Otherwise Classified	181,132
Conditioned Storage	152,937
Food Services	98,574
Labs	7,420
Conference Center	3,500
Grand Total	13,491,590

Figure 3 – Distribution of Leased Space by Type



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Table 3 – Distribution of Total Leased Square Footage by Agency

Table 3 shows the leased space by agency and the distribution by the three lease agreement types.

Table 4 (on page 6) 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	233	311,206	96,866	408,305
APD	138,262	10,495	132,815	281,572
AST			61,077	61,077
Citrus	7,543			7,543
CPIC		344,433		344,433
DACS	91,672	182,936	90,115	364,723
DBPR	805	293,374	86,584	380,763
DCF	38,071	819,116	567,800	1,424,987
DEA		32,799	92,215	125,014
DEO	3,640	129,465	5,577	138,682
DEP	37,252	101,789	432,197	571,238
DFS	11,277	293,182	486,969	791,428
DHSMV	107,970	140,729	4,503	253,202
DJJ	53,667	365,277	87,200	506,144
DLA		233,168	173,426	406,594
DMA	23,440	12,434	702	36,576
DMS		43,835	172,710	216,545
DOAH	6,004	108,596	16,625	131,225
DOE	52,007	278,773	474,392	805,172
DOH	20,255	673,401	487,389	1,181,045
DOR	7,917	569,951	561,153	1,139,021
DOS		38,615	284,289	322,904
EOG	1,006	190,205	180,341	371,552
FCHR			12,383	12,383
FCOR	10,369	1,162	26,598	38,129
FDC	55,324	550,723	283,041	889,088
FDLE	76,078	112,999	502,832	691,909
FDOT	14,751	86,935	90	101,776
FDVA	16,026	547	21,693	38,266
FSCJ	195,033			195,033
FWCC	50,418	147,237	35,289	232,944
JUDICIAL		1	14,409	14,410
LEGIS			452,899	452,899
Lottery		213,061		213,061
MDC		890		890
NSA			14,708	14,708
OSCA	21	2	79,010	79,033
PERC		11,560		11,560
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	1,044,041	6,343,147	6,104,402	13,491,590



Executive Summary

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	\$450,692.95	57,452	\$901,844.44	79,064	\$1,352,537.39
AHCA	233	\$16,158.55	311,206	\$6,830,129.45	96,866	\$1,664,157.92	408,305	\$8,510,445.92
APD	138,262	\$0.00	10,495	\$211,160.88	132,815	\$2,281,761.70	281,572	\$2,492,922.58
AST					61,077	\$1,049,302.86	61,077	\$1,049,302.86
Citrus	7,543	\$113,939.00					7,543	\$113,939.00
CPIC			344,433	\$6,186,942.38			344,433	\$6,186,942.38
DACS	91,672	\$175,049.05	182,936	\$3,130,643.86	90,115	\$1,545,797.90	364,723	\$4,851,490.82
DBPR	805	\$12,125.25	293,374	\$6,492,068.80	86,584	\$1,459,150.81	380,763	\$7,963,344.86
DCF	38,071	\$489,308.53	819,116	\$17,310,159.84	567,800	\$9,722,305.06	1,424,987	\$27,521,773.44
DEA			32,799	\$695,113.25	92,215	\$1,577,687.62	125,014	\$2,272,800.87
DEO	3,640	\$0.00	129,465	\$2,044,517.43	5,577	\$95,812.88	138,682	\$2,140,330.31
DEP	37,252	\$384,848.59	101,789	\$2,006,284.87	432,197	\$7,266,789.13	571,238	\$9,657,922.58
DFS	11,277	\$159,861.64	293,182	\$6,446,750.06	486,969	\$8,366,127.44	791,428	\$14,972,739.14
DHSMV	107,970	\$21,277.44	140,729	\$4,189,097.42	4,503	\$72,340.42	253,202	\$4,282,715.28
DJJ	53,667	\$634,516.28	365,277	\$8,121,456.67	87,200	\$1,498,096.02	506,144	\$10,254,068.97
DLA			233,168	\$7,233,837.22	173,426	\$2,854,956.88	406,594	\$10,088,794.10
DMA	23,440	\$205,090.22	12,434	\$200,866.74	702	\$12,060.36	36,576	\$418,017.32
DMS			43,835	\$903,877.70	172,710	\$2,353,191.50	216,545	\$3,257,069.20
DOAH	6,004	\$112,575.00	108,596	\$2,375,295.09	16,625	\$285,617.50	131,225	\$2,773,487.59
DOE	52,007	\$657,620.30	278,773	\$6,317,905.73	474,392	\$6,809,536.69	805,172	\$13,785,062.72
DOH	20,255	\$390,264.00	673,401	\$14,365,673.74	487,389	\$8,371,508.44	1,181,045	\$23,127,446.18
DOR	7,917	\$177,546.57	569,951	\$14,107,590.78	561,153	\$9,638,194.54	1,139,021	\$23,923,331.89
DOS			38,615	\$945,602.78	284,289	\$3,612,178.31	322,904	\$4,557,781.09
EOG	1,006	\$0.00	190,205	\$2,653,029.48	180,341	\$2,807,416.54	371,552	\$5,460,446.02
FCHR					12,383	\$212,739.94	12,383	\$212,739.94
FCOR	10,369	\$0.00	1,162	\$19,463.50	26,598	\$456,953.64	38,129	\$476,417.14
FDC	55,324	\$355,690.70	550,723	\$12,710,000.70	283,041	\$4,800,426.99	889,088	\$17,866,118.38
FDLE	76,078	\$782,924.98	112,999	\$2,471,370.13	502,832	\$8,324,994.22	691,909	\$11,579,289.33
FDOT	14,751	\$128,576.97	86,935	\$2,189,777.05	90	\$0.00	101,776	\$2,318,354.02
FDVA	16,026	\$0.00	547	\$5,000.20	21,693	\$372,685.74	38,266	\$377,685.94
FSCJ	195,033	\$0.00					195,033	\$0.00
FWCC	50,418	\$208,916.75	147,237	\$2,856,243.21	35,289	\$528,442.74	232,944	\$3,593,602.70
JUDICIAL			1	\$0.00	14,409	\$240,087.38	14,410	\$240,087.38
LEGIS					452,899	\$7,131,915.09	452,899	\$7,131,915.09
Lottery			213,061	\$3,931,416.15			213,061	\$3,931,416.15
MDC			890	\$5,090.80			890	\$5,090.80
NSA					14,708	\$38,005.99	14,708	\$38,005.99
OSCA	21	\$0.00	2	\$0.00	79,010	\$1,343,088.86	79,033	\$1,343,088.86
PERC			11,560	\$157,447.20			11,560	\$157,447.20
POLKSC	25,000	\$225,000.00					25,000	\$225,000.00
PSC			2,779	\$76,589.24	105,901	\$1,819,379.18	108,680	\$1,895,968.42
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	1,044,041	\$5,251,289.81	6,343,147	\$137,873,727.85	6,104,402	\$99,568,706.09	13,491,590	\$242,693,723.75

Note: Final numbers may not equal 100% due to rounding.



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; and
- 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 2019 and will expire in 2024.

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 763 total private leases, 231 are set to expire on or before June 30, 2021.

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, 2021.

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 2018 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 112 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 2019-20. The department maintains the FFP facilities within the budget that the Legislature allocates by reducing operational costs and deferring capital maintenance.

For Fiscal Year 2019-20, DMS has been appropriated \$47,330,750 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 4 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.

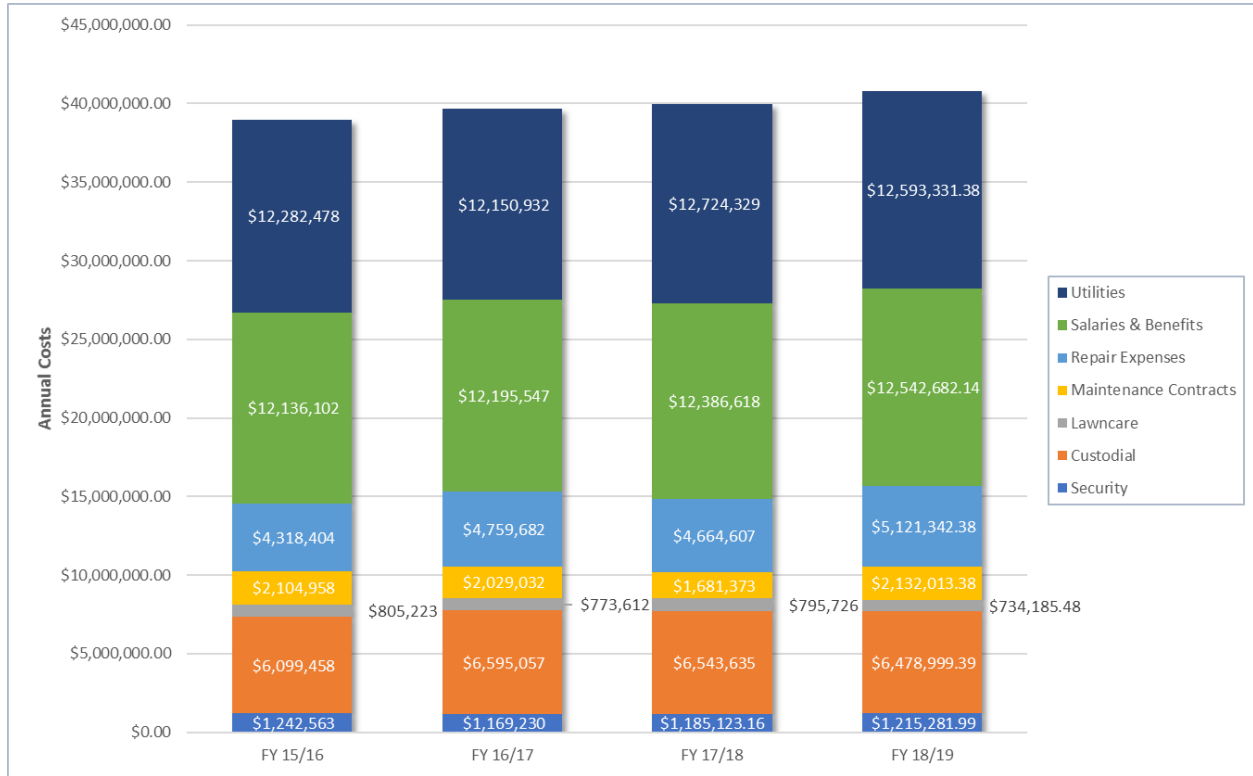
Reducing energy consumption and costs in the FFP remains a top priority for DMS because, as seen in Figure 4, energy consumption (utilities) represents the largest cost component of the FFP. The department continues to implement the energy conservation principles of the State Energy Management Plan (SEMP), 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 4 – FFP Operating Costs



Major Market Review

Analysis of Portfolio Supply and Demand

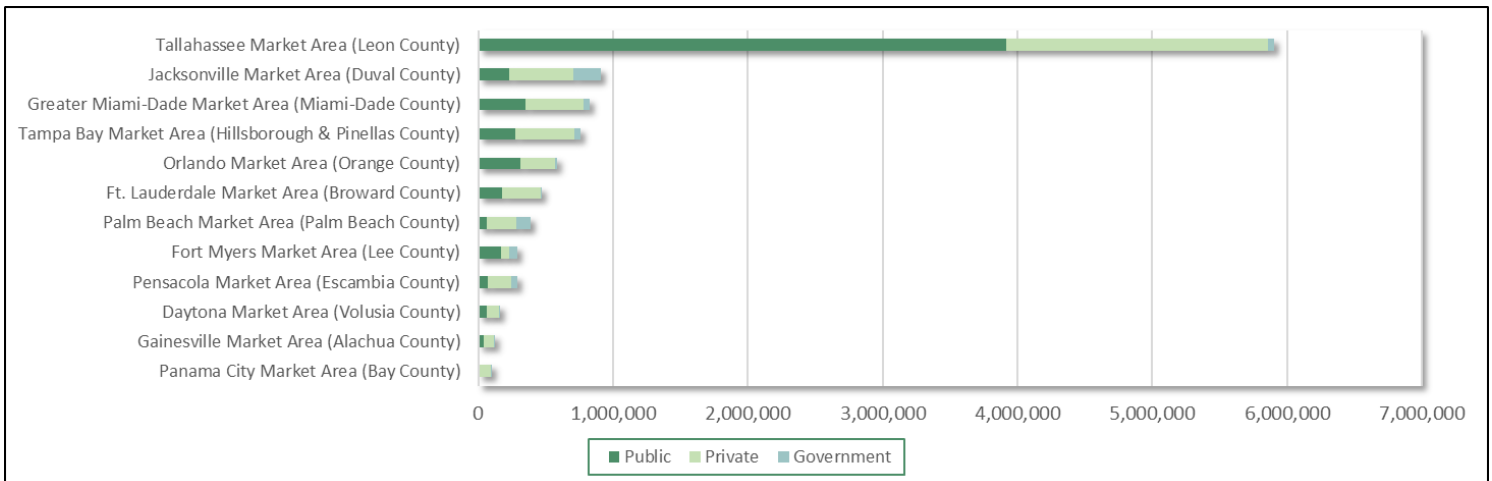
For analysis of the lease portfolio’s supply and demand, this report focuses on 12 major metropolitan real estate markets in Florida, most of which have large concentrations of FFP facilities. Local market dynamics directly influence the availability and cost of office space in each market. The supply and demand analysis for each of these major markets is summarized below. Figures 5 and 6 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.

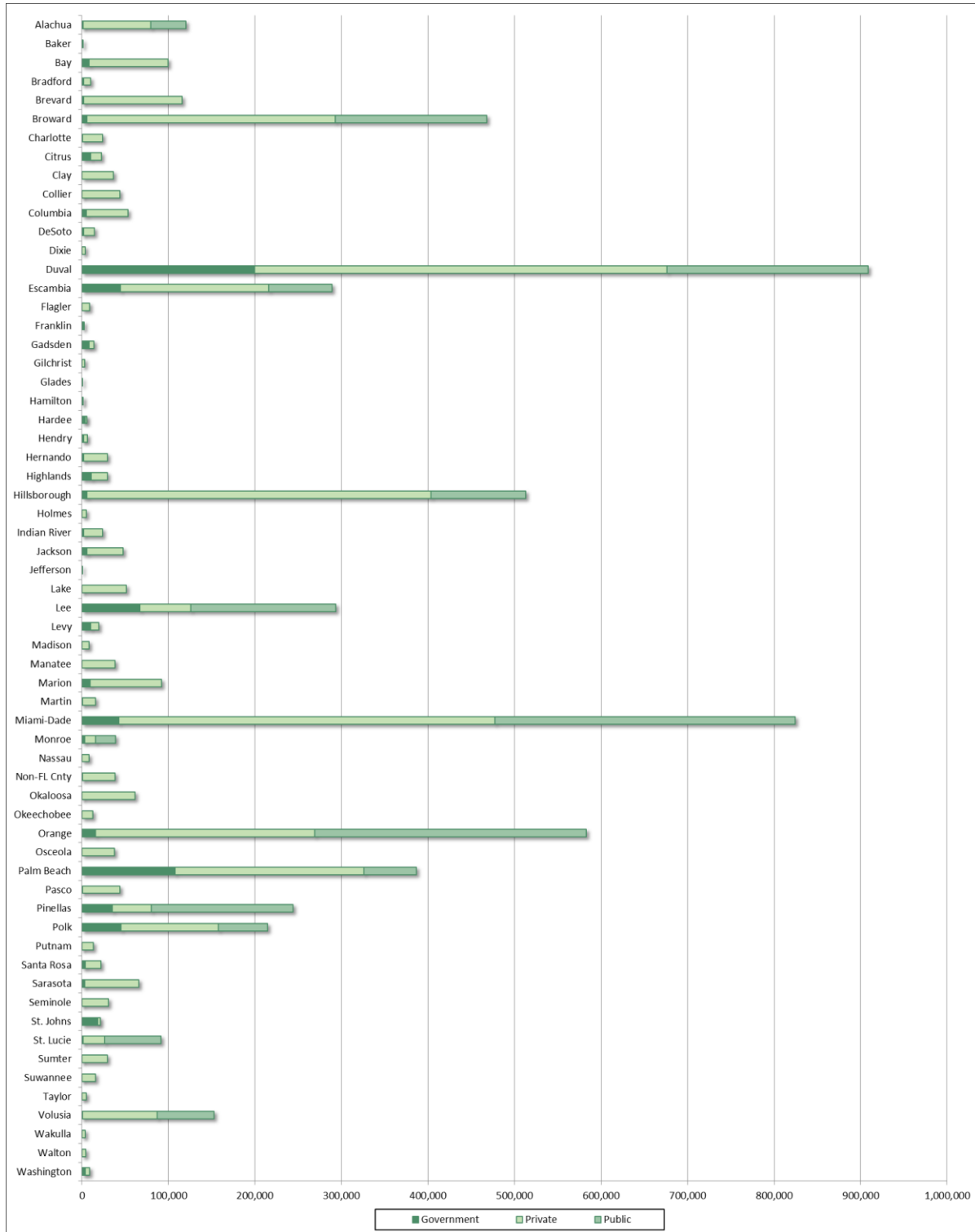
To accommodate the different services that agencies provide, the state needs space in nearly every county. As Figure 5 shows, the majority of the state’s lease portfolio is in Leon County. Duval, Miami-Dade, Orange, Broward, and those counties in the Tampa Bay area form the next largest concentrations of leased facilities.

Figure 5 – Square Footage of Leased Office Space, by Lease Type, for 12 Major Florida Markets



Major Market Review

Figure 6 – Square Footage of Leased Office Space by County



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

Major Market Review

Market Analysis

Savills Occupier Services (“SOS”), one of the state’s two tenant brokers, developed an analysis of Florida’s major markets and selected secondary cities from sources that include local SOS office market research teams and Costar. 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 \$100 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 estimated at \$6 to \$12 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 May 2019 full-service office rate in all markets.

When comparing the average agency rate by market with the average class B market rate, an additional \$6-12 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 asking 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				
	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	Average Class A Market Rate
Tallahassee Market Leon County	87	3,913,941	\$ 16.89	41	1,943,561	\$ 21.59	\$ 19.30	\$ 27.63
Greater Miami Market Miami - Dade County	13	347,109	\$ 17.18	62	434,825	\$ 30.70	\$ 34.43	\$ 46.18
Tampa Market Hillsborough and Pinellas Counties	27	272,888	\$ 17.18	52	442,996	\$ 22.23	\$ 23.15	\$ 32.12
Jacksonville Market Duval County	9	232,526	\$ 17.18	27	476,325	\$ 18.37	\$ 18.89	\$ 24.95
Orlando Market Orange County	13	313,854	\$ 17.18	25	253,236	\$ 21.15	\$ 21.92	\$ 27.69
Ft. Lauderdale Market Broward County	11	175,317	\$ 17.18	33	287,026	\$ 27.06	\$ 27.46	\$ 39.30
Palm Beach Market Palm Beach County	4	60,518	\$ 17.18	31	218,157	\$ 26.29	\$ 28.89	\$ 40.17
Southwest Market Lee County	12	167,299	\$ 17.18	15	58,868	\$ 21.50	\$ 17.92	\$ 21.29
Pensacola Market Escambia County	5	73,106	\$ 17.18	19	171,260	\$ 24.85	\$ 20.34	\$ 25.40
Daytona Market Volusia County	8	65,523	\$ 17.18	15	86,454	\$ 21.72	\$ 19.26	\$ 24.20
Gainesville Market Alachua County	8	40,793	\$ 17.18	11	77,826	\$ 21.45	\$ 18.57	\$ 23.65
Panama City Market Bay County	0	-	-	17	91,419	\$ 21.59	\$ 21.69	\$ 26.17

Source: FL-Solaris, Savills Occupier Services & CoStar

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
4.4%

Lease Rate
\$18.09 PSF

Net Absorption
30,264 SF

Under Construction
173,578 SF

*Arrows indicate change from previous year.

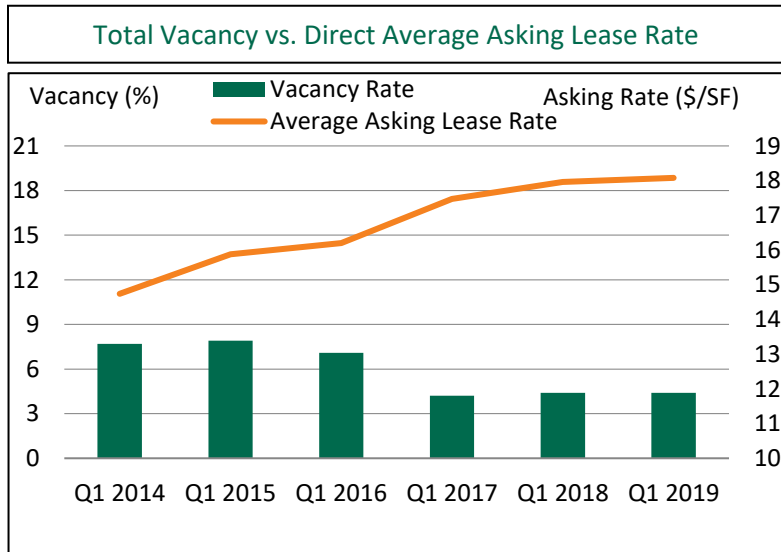
Market Highlights

The Tallahassee office market has 20.85 million square feet of office space consisting primarily of class B and C properties. The State of Florida leases approximately 1.9 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, Florida Agricultural and Mechanical University, and Tallahassee Community College

comprising of majority of the headcount. The Tallahassee unemployment rate dropped from 3.6 percent in Q1 2018 to 3.3 percent in Q1 2019. This compares with an overall state unemployment rate of 3.5 percent in Q1 2019.

Source: SOS & CoStar



The overall vacancy rate for Tallahassee has remained steady over the past year as market fundamentals improved. Total vacancy remained flat over the past year at 4.4 percent. Average asking lease rates increased from \$17.97 PSF in the first quarter of 2018 to \$18.09 in the first quarter of 2019. The suburban market accounts for approximately 81 percent of the office space and has asking lease rates of \$16.98 PSF (mostly comprised of Class B and C space), or just below the market average, while central business district (CBD) rates downtown average \$22.70 PSF.

Market Outlook

Due to the expiration of the State master lease agreements at the Tallahassee Corporate Center (Koger), Winewood, and Northwood, there is a major shift of private leases to new or different facilities at the end of 2019 and the first quarter of 2020. This will have a major impact on the commercial real estate industry in Tallahassee, as new buildings are being built for DMS, the Department of Financial Services (DFS), Department of Transportation (DOT), and the Florida Fish and Wildlife Conservation Commission (FWC). Additionally, the Department of Health (DOH), Department of Children and Families (DCF), and the Department of State (DOS) are moving their operations to the Centre of Tallahassee (formerly known as the Tallahassee Mall). While the Centre of Tallahassee has traditionally been maintained as a retail facility,



Major Market Review

it is under significant redevelopment to become a mixed-use facility which will now include more than 400,000 square feet of office space in addition to traditional and service-oriented retail users.

Overall, more than 500,000 square feet of office space in Tallahassee is being affected by these changes. With significant previously occupied commercial office space being vacated at the Tallahassee Corporate Center, Northwood, and Winewood, the effect on rental and vacancy rates will be felt for years. Additionally, there is nearly 90,000 square feet of office space that is being built at the Washington Square development in downtown Tallahassee that will add new supply to the market.

Northwood has already been impacted by these changes and has been bought by the City of Tallahassee and will most likely be repurposed for city operations, which may include a new police station. While the vacancy rate notated in the chart below is relatively low, given the redevelopment and relocations noted above, it is anticipated that the vacancy rate will increase in 2020 and asking rates will remain flat or be slightly lower in the near future until these vacant spaces are backfilled or repurposed for new uses besides commercial office space. Similar historical changes in the vacancy rate have occurred when agencies such as DOC, DOT, and DEP vacated its private leased space and relocated to state-owned space.

Tallahassee Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Quarter 1 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Tallahassee	20,853,662	4.3	4.4	30,374	173,578	\$18.09
CBD	4,066,736	3.9	4.1	(14,890)	0	\$22.70
Suburban	16,786,926	4.4	4.4	45,264	173,578	\$16.98

Source: SOS & Costar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Major Market Review

Tampa Bay Market

Total Vacancy
7.8%

Lease Rate
\$26.09 PSF

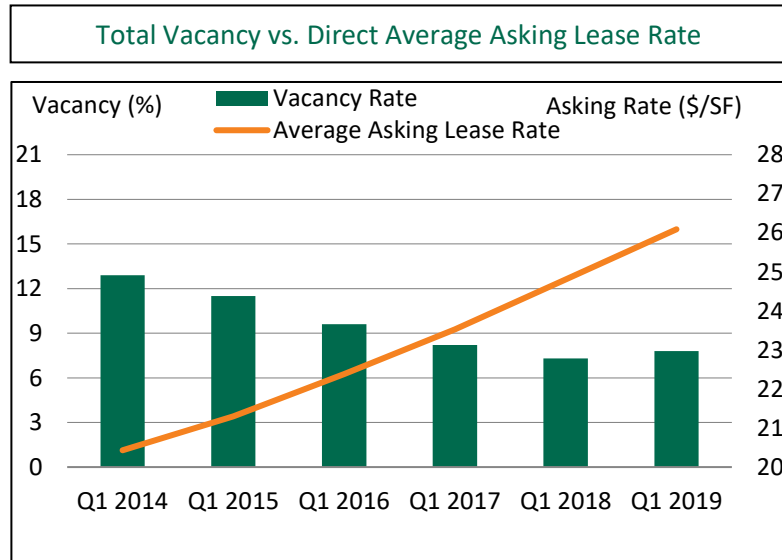
Net Absorption
(149,003) SF

Under Construction
683,803 SF

*Arrows indicate change from previous year.

Market Highlights

- Tampa employment is expected to grow by 1.5 percent per year over the next five years, resulting in an aggregate of 101,500 new jobs by year-end 2023.
- Tampa continues to see decreasing unemployment year-over-year, from 3.6 percent in Q1 2018 to 3.4 percent in Q1 2019.
- Asking rental rates continue to increase in quarter one of 2019.
- Total vacancy is at 7.8 percent, which continues to tighten quarter-over-quarter.



Source: SOS & CoStar

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 increase. The average asking lease rate in the first quarter was \$26.09 PSF, slightly up from the fourth quarter of 2018 rate of \$25.59 PSF.

Total vacancy in the first quarter was 7.8 percent, decreasing by 50 basis points (bps) quarter-over-quarter and year-over-year. Submarkets with the lowest vacancy included South Tampa at 3 percent, Westshore at 10 percent, and the St. Petersburg CBD at 6.6 percent.

Overall availabilities for Class A properties during the first quarter were 2.7 million square feet compared to 3.9 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 Westshore at \$30.82 PSF, Tampa CBD at \$29.17 PSF, and St. Petersburg CBD at 27.29.

As competition for available space heats up, lease rates are expected to rise in the most sought-after locations. In fact, the highest demand properties have reached asking rates of more than \$40 PSF, a record high in the Tampa Bay area. Due to the limited supply of quality Class A space in prime submarkets such



Major Market Review

as Tampa CBD, Westshore, and the St. Petersburg CBD, it is becoming more challenging for businesses to find quality space to expand. Additionally, the rising cost of construction continues to put increased pressure on lease rates.

Market Outlook

Higher average asking rates and the lack of quality space support the need for new construction, which is beginning to take place, especially in the Tampa CBD market. Coworking giant WeWork entered the Tampa market this quarter, committing to two new locations within the Tampa CBD and accounting for a large percentage of new growth in the market. WeWork committed to its first area location in January, taking 50,000 SF at 2002 N. Tampa St. at Tampa Heights. It followed up with an additional 60,000 SF at 501 E. Kennedy Drive which will be renamed WeWork Place once the location opens (this building is also home to a lease with the Office of the Attorney General). These two leases alone accounted for 26.1 percent of major transaction activity.

Additionally, Water Street Tampa, which has begun initial construction, will provide nearly two million square feet of new office space on 50 acres in downtown Tampa once completed. Included in this development is the new University of South Florida Morsani College of Medicine. Rental rates for this new project exceed \$45 PSF, which is the highest in the entire Tampa Bay market. This major development will completely transform the Tampa CBD commercial real estate market for generations.

Tampa Bay Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2019 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Tampa CBD	10,416,489	7	7.5	121,381	0	\$29.17
Total Suburban	98,502,491	7	7.8	(289,734)	672,803	\$25.83
Overall Tampa	111,031,507	7.1	7.8	(149,003)	683,803	\$26.09
Class A	33,002,573	8.3	9	156,378	606,991	\$30.96
Class B	46,238,482	8.2	9.3	(159,387)	76,812	\$24.61


Source: SOS & Costar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Major Market Review

Greater Miami Market

 **Total Vacancy**
9.0%

 **Lease Rate All Classes**
\$37.23 PSF

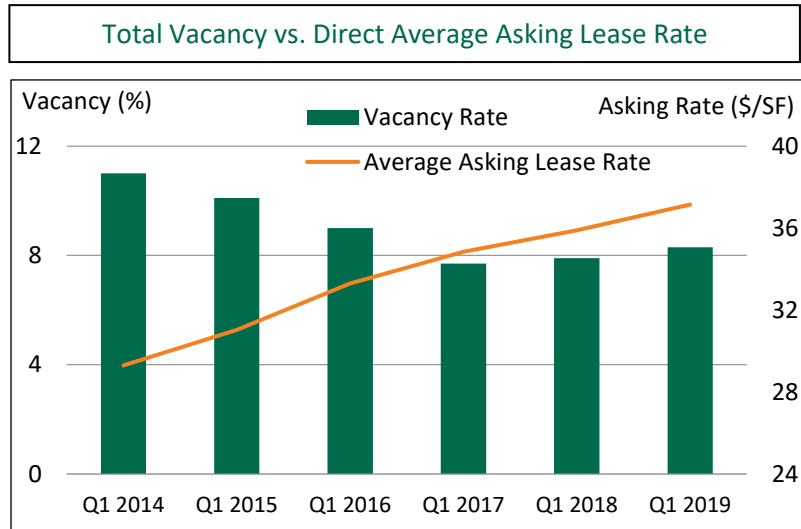
 **Net Absorption**
224,882 SF

 **Under Construction**
1,958,447 SF

*Arrows indicate change from previous year.

Market Highlights

- Total vacancy was 9 percent in quarter one of 2019, increasing 60 bps year-over-year.
- Net absorption during quarter one of 2019 was 224,882 square feet, which is a 207,794-square foot increase year-over-year.
- Miami experienced a decrease in the unemployment rate, from 4.3 percent last year to 3.4 percent in Q1 2019.
- On a year-over-year basis construction was up 41.7 percent in the office market, 226 percent in the industrial market, 9.5 percent for shopping centers, and 122 percent in stand-alone retail.



Source: SOS & CoStar

Leasing Activity

Overall, 93 percent of major transactions were new market entrants or relocations. Some major transactions include a 49,893 square foot office relocation in Downtown Miami for Carlton Fields. Additionally, a coworking company called Spaces leased 42,854 square feet at a new location in the Coral Gables/Grove submarket. All submarkets have seen increased activity, including a 26,261 relocation of Cable & Wireless Communications, Inc. in the West Miami/Airport submarket.

Miami Outlook

Overall, Miami is in a good position economically with increasing job, population, and wage growth. Coworking continues to expand across South Florida with Industrious signing one of the largest leases in the first quarter, taking 46,118 square feet at Sabadell Financial Center (1111 Brickell Ave.). Asking rents in Brickell increased 6.5 percent over the year to \$45.73 PSF, the highest within the South Florida market. With the ability to pay a premium for top-quality space, coworking's rapid growth may lead to additional inflation of asking rents. Taking brand-new space in the market, coworking giant WeWork committed to 30,000 square feet at 2660 NW Third Ave. in the NE Dade submarket. Coworking accounted for 34.3 percent of major transactions seen this quarter.



Major Market Review

Miami Submarkets	Class	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Direct Asking Lease Rate (\$/SF)
CBD Total		12,969,800	16.4	16.6	195,884	0	\$39.51
CBD Class	A	5,684,002	21.7	21.9	93,220	0	\$48.81
	B	6,219,760	14.4	14.5	102,664	0	\$32.60
Suburban Total		94,521,838	7.5	7.9	28,998	1,958,447	\$36.92
Suburban Class	A	25,545,376	12.3	13.3	52,687	1,540,994	\$44.71
	B	14,990,186	8.9	8.9	8,474	30,000	\$30.80
Miami-Dade Market		107,491,638	8.6	9.0	224,882	1,958,447	\$37.23

Source: SOS & Costar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Major Market Review

Jacksonville Market

Total Vacancy
8.8%

Lease Rate
\$20.60 PSF

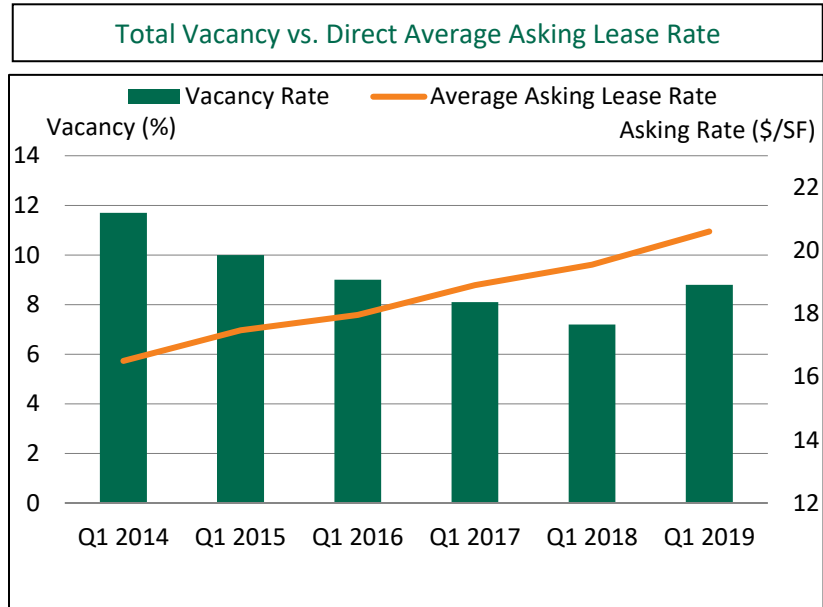
Net Absorption
(103,789) SF

Under Construction
859,810 SF

*Arrows indicate change from previous year.

Market Highlights

- Net absorption for quarter one of 2019 was negative 103,789 square feet.
- The vacancy rate in quarter one of 2019 increased 160 bps year-over-year.
- The average asking rate for quarter one 2019 was \$20.60 PSF, a gain of \$1.05 year-over-year.
- According to the Bureau of Labor and Statistics, the unemployment rate for Jacksonville was 3.4 percent, a 20 bps decrease year-over-year.



Source: SOS & CoStar

Leasing Activity

Demand for office-using space remains strong with continued job growth and business expansion. The average asking rate for Q1 2019 was \$20.60 PSF, which represents a gain of \$1.05 year-over-year. Vacancy should begin to fall and support rates tightening throughout the market in the near term.

Leases executed during Q1 2019 totaled approximately 360,305 square feet across 50 transactions. The majority of the transactions took place in the CBD and the I-95/East Beltway Corridor submarkets. Small to mid-sized transactions were the most active during Q1 2019, with an average size of 7,200 square feet.

Market Outlook

According to recently released U.S. Census Reports, in 2018, Jacksonville’s metro population grew 2 percent over the previous year, which made it the 6th fastest growing large metro (at least one million residents). During this same time, the U.S. growth rate was one percent. Adding nearly 30,700 people, the Metropolitan Statistical Area (“MSA”) welcomed approximately 84 new residents per day from 2017 to 2018. Over the same time period, Jacksonville city had the seventh largest increase in residents and was #1 in Florida in terms of growth.



Major Market Review

The population growth for Jacksonville MSA shows there is a healthy increase for residential growth. During 2018, the MSA had a natural increase of people (births over deaths) and net migration (newcomers over people leaving). Since 2010, our MSA grew 189,110 residents to 1.5 million, a percent change of 14.1 percent, the second fastest growth in the state.


Overall, the growth of key metrics in Jacksonville prove the market is currently in a healthy state and will continue on that track. Going forward it is anticipated that the economy will strengthen which should lead to a reduction in vacancy rates, higher rents, and eventually increase the net absorption rates.


Jacksonville Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
CBD	15,481,872	7.1	7.1	(93,227)	0	\$21.27
Suburban Total	48,585,763	7.9	8.8	(33,006)	859,810	\$20.58
Jacksonville Market	64,067,635	8.0	8.8	126,233	859,810	\$20.60
Class A	16,436,624	9.6	9.7	(63,480)	526,582	\$25.13
Class B	33,532,012	7.7	9.0	6,024	333,228	\$19.96


Source: SOS & CoStar

Major Market Review

Orlando Market

 Total Vacancy
6.8%

 Lease Rate
\$24.30 PSF

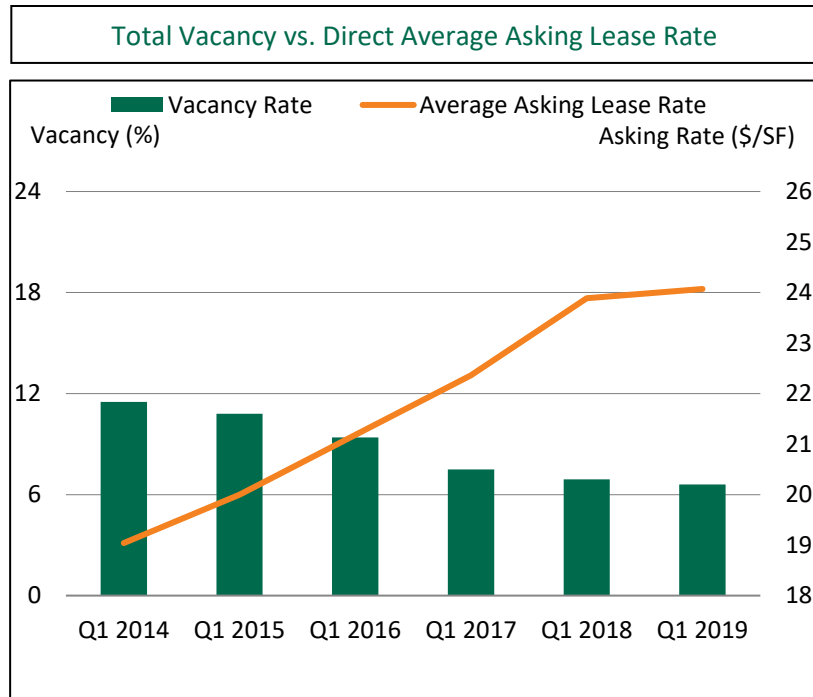
 Net Absorption
(49,110 SF)

 Under Construction
1,554,707 SF

*Arrows indicate change from previous year.

Market Highlights

- The overall vacancy rate in quarter one of 2019 was 6.8 percent, a decline of 30 bps from Q1 2018.
- The average asking lease rate increased to \$24.30 PSF, up from \$23.49 quarter one of 2018.
- Two large office buildings are under construction in the Orlando market, totaling 241,516 square feet.
- Metro Orlando has an unemployment rate of 3.2 percent, which is down 0.4 percentage points year-over-year.



Source: SOS & CoStar

Leasing Activity

Quarter one of 2019 finished with a 30 bps drop in vacancy over the past year. Improving vacancy helped push lease rates higher across the market, which saw a 2.7 percent jump year-over-year, with an asking rate of \$24.13 PSF.

The first quarter saw a number of significant deals in the Orlando market. The Entertainment Benefits Group signed a 75,200-square foot office lease at 8517 South Park Circle in the South Orlando market. Kronos Inc., an HR staffing and technology firm, signed a 37,904-square foot lease in the Maitland Center submarket. Additionally, Travelclick Inc. inked a 36,748-square foot lease in downtown Orlando at 501 W. Church St.

There is a major shift taking place in downtown Orlando as SunTrust Bank is leaving its current building, the 35-story SunTrust Center, which is the tallest office building downtown, to a new 28-story building across the street. This move unlocks up to 250,000 square feet of Class A space in the heart of downtown, which will provide additional opportunities for other firms to relocate or expand in downtown Orlando.



Major Market Review

Orlando Outlook

The office market in Orlando continues to show positive signs. The lease rates are rising, and vacancy rates are continuing to decline. According to the Department of Economic Opportunity, the Orlando market created an additional 49,800 jobs year-over-year. With a 3.2 percent unemployment rate and continued office using professional service jobs expansion, the Orlando market should see continued growth in lease rates and new construction.

Additionally, the mixed-use Creative Village is under construction downtown, which is a 68-acre major development taking place next to the Amway Arena that will eventually add up to 1.2 million square feet of office space, 750,000 square feet of higher education space with the University of Central Florida (“UCF”), and more than 150,000 square feet of retail/commercial space.

Orlando Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	2019 YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Downtown/CBD	10,441,116	8.4	8.6	(8,102)	221,000	\$26.38
Suburban Total	49,442,963	6.1	6.4	(41,008)	1,333,707	\$23.86
Total Orlando	59,884,079	6.5	6.8	(49,110)	1,554,707	\$24.30
Class A	20,110,156	6.2	6.7	(47,598)	1,294,000	\$27.48
Class B	26,963,334	7.5	7.8	16,179	260,707	\$23.04

Source: SOS & CoStar

Major Market Review

Fort Lauderdale/Broward County Market

 **Total Vacancy**
8.6%

 **Lease Rate**
\$29.95 PSF

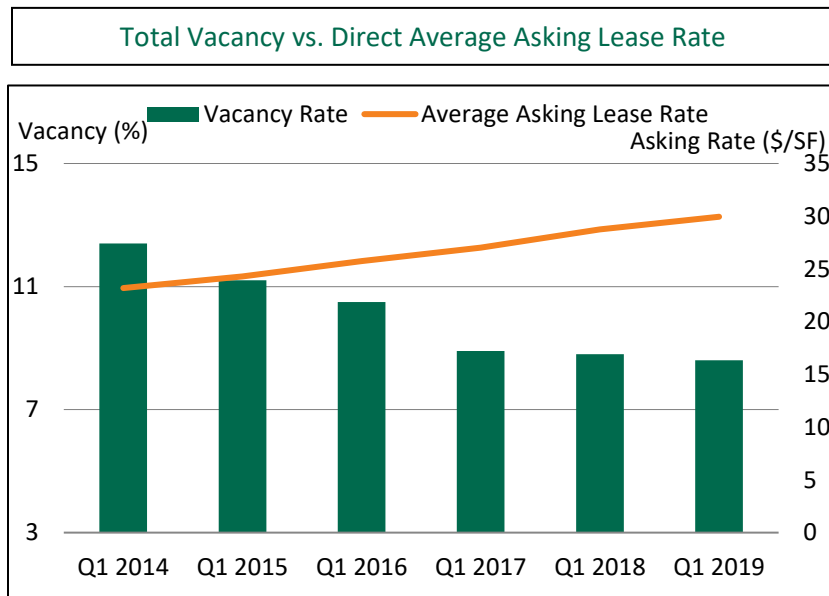
 **Net Absorption**
(287,464) SF

 **Under Construction**
1,277,146 SF

*Arrows indicate change from previous year.

Market Highlights

- Net absorption for quarter one of 2019 was negative 287,464 square feet.
- There was a vacancy rate of 8.6 percent at the close of Q1 2019.
- Broward County’s unemployment rate continues to decline as job growth continues its positive trend, from 3.7 percent in 2018 to 3.4 percent in 2019.
- The average asking lease rate was \$29.95 PSF.



Source: SOS & CoStar

Leasing Activity

Broward County’s leasing activity remained steady at the start of 2019. The Cypress Creek and Downtown Fort Lauderdale submarkets saw the largest lease deals last quarter. Universal Property & Casualty Insurance Company relocated to 5341 NW 33 Ave. with a 45,778-square foot lease in the Cypress Creek submarket. Motorola signed a new lease at 401 E. Las Olas Blvd. for 24,395 square feet. At the same location, BTI Partners, a real estate investment firm, also signed a 24,395-square foot lease.

Overall, the Broward County’s office vacancy finished Q1 2019 at 8.6 percent, a decrease of 20 bps year-over-year. The downtown vacancy remained low at 11.3 percent, attributable to the fact that companies continue to demand the most quality Class A space in the county. In the suburban submarkets, the Hollywood submarket had the tightest vacancy at 11.4 percent.

Overall asking lease rates stood at \$29.95 PSF, improving 4 percent year-over-year. The downtown submarket continues to command the highest rates, with an average rate of \$39.47. The lack of new deliveries, coupled with significant capital improvements in a 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 Q1 2019 at \$28.49 PSF.



Major Market Review

Market Outlook

Broward County remains attractive to small and mid-sized startups and professional service firms. Due to increasing rental rates and strong market fundamentals, more than 1.2 million square feet of construction is taking place in Broward County, with 484,000 square feet taking place in the CBD alone. Broward County’s large suburban office parks continue to see renewed interest and are expected for growth for the remainder of 2019.

Ft. Lauderdale Broward Submarket	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	2019 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Downtown/ CBD	9,204,201	11.2	11.8	(128,683)	484,652	\$39.47
Total Suburban	62,059,712	8	8.1	(158,781)	792,494	\$28.49
Total Broward	71,263,913	8.4	8.6	(287,464)	1,277,146	\$29.95
Class A	19,103,008	12.1	12.6	(132,523)	1,277,146	\$38.75
Class B	33,277,007	8.7	8.8	(89,917)	0	\$27.88

Source: SOS & CoStar

Major Market Review

Palm Beach Market



Total Vacancy
9.8%



Lease Rate
\$31.64 PSF



Net Absorption
133,294 SF

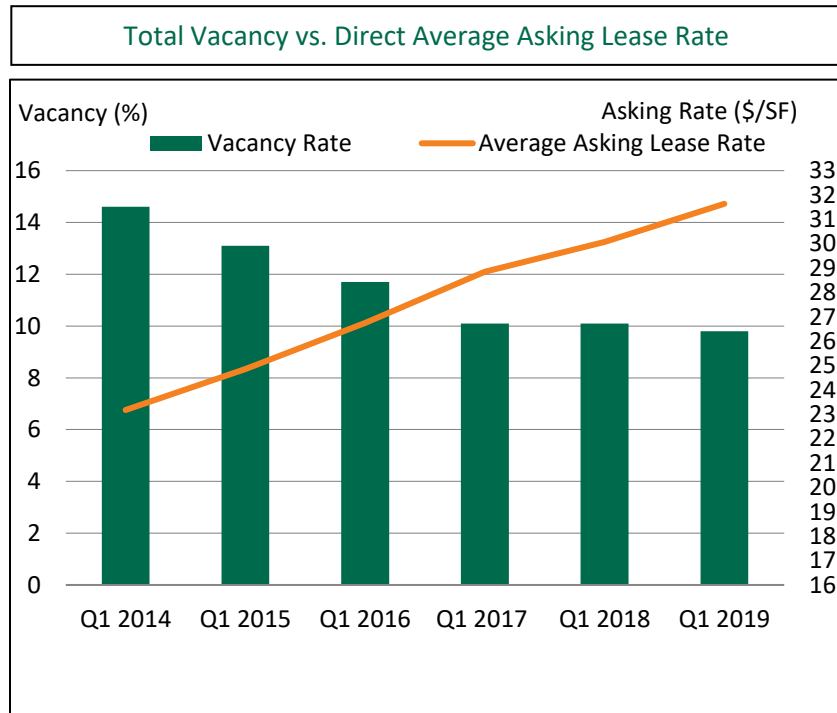


Under Construction
876,788 SF

*Arrows indicate change from previous year.

Market Highlights

- Of 3,100 counties nationwide, Palm Beach County is one of a select group of only 22 to earn the highest possible bond rating, AAA, by all three of the major rating agencies, Moody's Investors Services, Fitch, and Standard & Poor's. Palm Beach County is also the only county in Florida to have earned this designation.
- Fitch described Palm Beach County as one of the nation's wealthiest counties, with per capita personal income levels nearly 50 percent higher than state and national averages.
- The County remains well-positioned for future market growth, provided that area developers remain conservative in their estimates for new office product.



Source: SOS & CoStar

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 9.8 percent, down 30 bps year-over-year. Class B actually saw a 60 bps increase from Q1 2018 rate of 10.8 percent. Class A saw a decrease from 13.2 percent in 2018 to 11.6 percent in Q1 2019.

The overall average asking lease rate grew to \$31.64 PSF. Year-over-year lease rate comparisons by class show that average asking lease rates for available Class B properties experienced an increase from \$26.80 PSF in Q1 2018 to \$27.36 PSF in Q1 2019. Class A properties increased from \$34.83 PSF in Q1 2018 to \$36.10 PSF in Q1 2019.



Major Market Review

The largest lease in Palm Beach County in the first quarter was FlexShopper’s 21,622 square foot lease at the Park at Broken Sound in Boca Raton. Additionally, new Class A development is nearing delivery. The DiVosta Towers, a 223,943-square foot office building in Palm Beach Gardens, will deliver its first 111,972 square foot office tower in November 2019.

Market Outlook

Palm Beach County continues to rely on strong tourism and the influx of high net worth individuals from high-tax states like New York. Overall, employment increased by 11,300 in non-farm payroll since Q1 2018. Overall, Palm Beach County saw 8.02 million visitors in 2018, which is a 1.7 percent increase from 2017 and marks the tenth straight year of tourism growth. Tourism had \$7.4 billion in economic impact in the area, supporting more than 70,000 jobs in Palm Beach County.

Unemployment in Palm Beach County dropped from 3.7 percent in Q1 2018 to 3.4 percent in Q1 2019. This continued economic growth is leading to new development in office buildings. The 30-story One West Palm broke ground during Q1 2019 and will add 200,000 square feet of Class A space to the market. Additionally, the \$250 million mixed use development call Town Square is underway in Boynton Beach through a public private partnership.

Palm Beach County should also benefit from the Tri-Rail connection to MiamiCentral Station which is scheduled to be completed by the end of 2019.

Palm Beach County & Selected Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
West Palm Beach CBD	5,309,081	12	12.5	(73,919)	371,880	\$38.98
Suburban	50,536,905	9.2	9.5	207,213	504,908	\$30.82
Total Palm Beach	55,845,986	9.5	9.8	133,294	876,788	\$31.64
Class A	15,144,625	11.4	11.6	120,113	855,788	\$36.10
Class B	29,881,990	10.3	10.8	(2,628)	21,000	\$27.36

Source: SOS & CoStar

Major Market Review

Southwest Florida / Lee and Collier County Markets

Total Vacancy
7.5%

Lease Rate
\$20.29 PSF

Net Absorption
(131,385 SF)

Under Construction
567,234 SF

*Arrows indicate change from previous year.

Market Overview

The Southwest Florida office market of Fort Myers and Naples (Lee and Collier Counties) has 30 million square feet of office space. Tourism and retirement services drive the economy.

Economically, public schools, county government, and healthcare organizations are among the largest employers by headcount. The Lee County unemployment rate dropped from 3.6 percent in Q1 2018 to 3.4 percent by Q1 2019. This compares with an overall state unemployment rate of 3.5 percent as of March 2019.

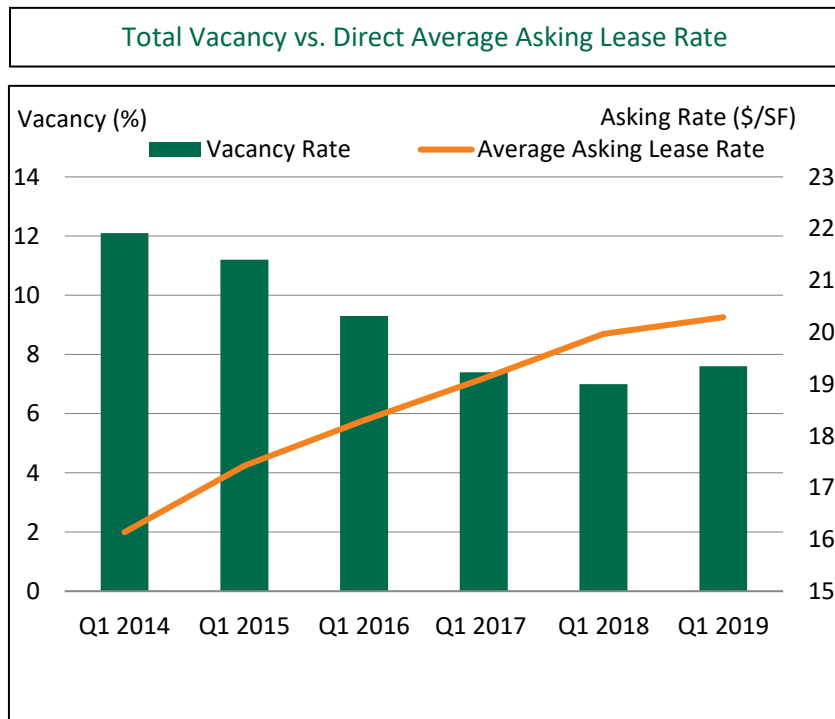
The overall office vacancy rate for Fort Myers (Lee County) has increased over the past year.

Total vacancy increased from 6.8 percent in Q1 2018 to 7.6 percent in Q1 2019, and average asking full-service lease rates remained relatively flat, from \$12.90 PSF in Q1 2018 to \$12.91 PSF in Q1 2019.

The overall office vacancy rate for Naples (Collier County) has increased over the past year due to higher supply. Total vacancy increased from 7.2 percent to 7.8 percent. Average asking full-service lease rates increased slightly from \$20.73 PSF in Q1 2018 to \$21.51 PSF in Q1 2019.

In Fort Myers, the News Press signed a 19,550-square foot lease at 4415 Metro Parkway. Also, FieldEdge, a home service technology firm, signed a 14,584-square foot lease at 1525 Hendry St. in downtown. In Naples, Adaptive Computing Enterprises, Inc. leased 8,400 square feet of office space at 1100 5 Ave. S., which was the largest lease of the quarter.

Overall, limited new speculative construction may help to bring the vacancy rates down. Additionally, with stronger office occupancy and leasing activity, rental increases should increase in the near future.



Source: SOS & CoStar



Major Market Review

Southwest Florida Market Lee & Collier Counties	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2019 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Lee County/ Ft. Myers	20,529,267	7.3	7.6	(40,724)	247,966	\$12.91
Collier County/ Naples	9,487,919	7.7	7.8	(90,661)	319,268	\$21.51

Source: SOS & CoStar



Major Market Review

Daytona – Volusia County Market

Total Vacancy
4.8%

Lease Rate
\$18.14 PSF

Net Absorption
(16,715) SF

Under Construction
19,297 SF

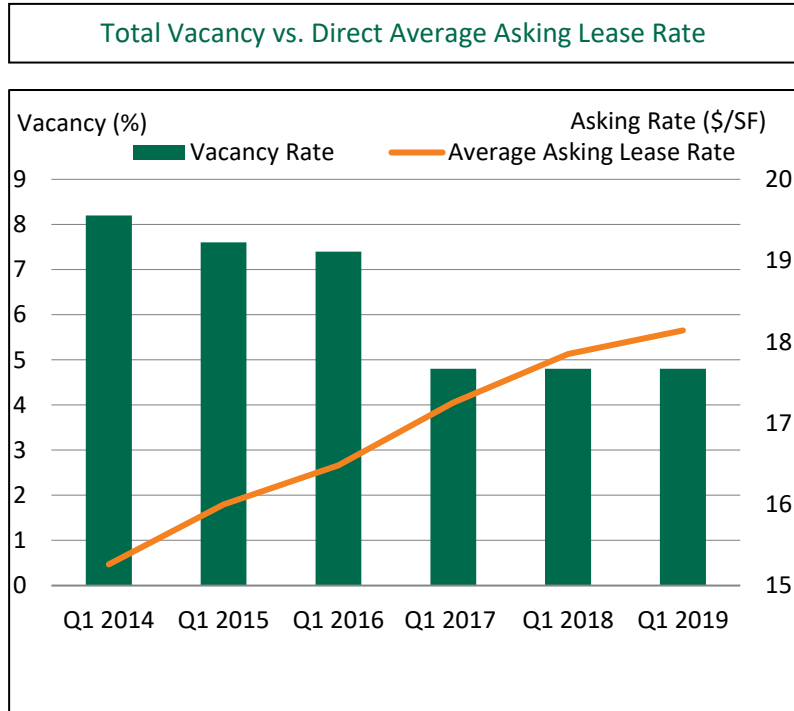
*Arrows indicate change from previous year.

Market Overview

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 4.1 percent in Q1 2018 to 3.8 percent Q1 2019. Average asking lease rates increased from approximately \$17.85 PSF in Q1 2018 to \$18.14 PSF in Q1 2019.

Overall, Daytona and Volusia County continue to rely on tourism as the main driver of the economy. In March, there were 34,800 leisure and hospitality jobs, which was a 600-job increase, or 1.8 percent year-over-year. Daytona Beach continues to improve its airport and has added new flights from Silver Airways and American Airlines in the past year.



Source: SOS & CoStar

With its low cost of living and lease rental rates, Daytona Beach continues to be an affordable market for businesses that don't need to be in a major metropolitan area.

Daytona/ Volusia County Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	12 Month Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Daytona/ Volusia County	11,655,438	4.8	4.8	(16,715)	19,297	\$18.14

Source: SOS & CoStar



Major Market Review

Gainesville Market

Total Vacancy
7.4%

Lease Rate
\$17.73 PSF

Net Absorption
35,976 SF

Under Construction
20,000 SF

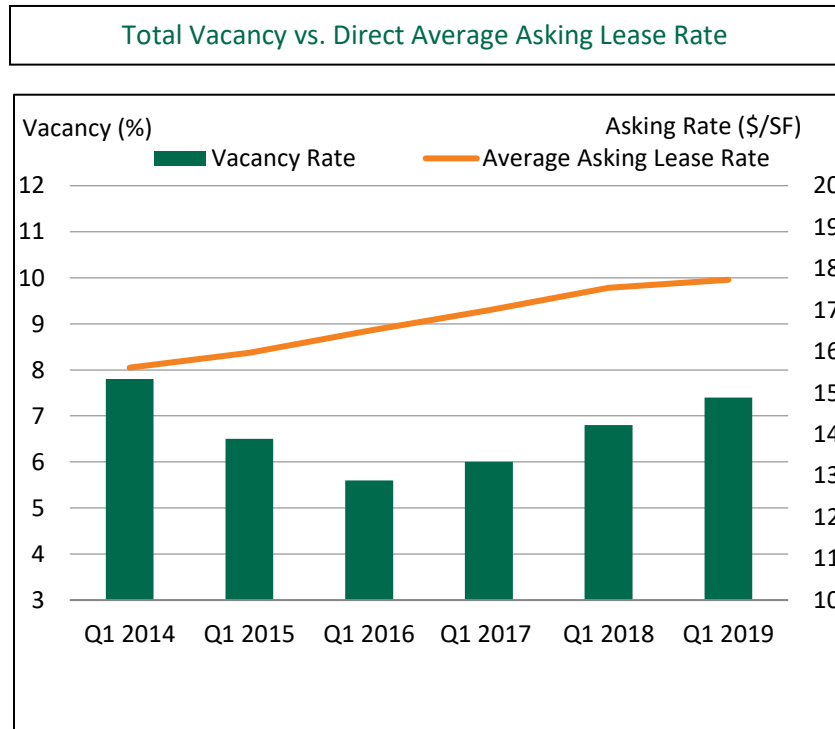
*Arrows indicate change from previous year.

Market Overview

The Gainesville market (Alachua County) has 10 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 is 3 percent in Q1 2019, which is flat year-over-year.

Average asking lease rates increased over the past year, from approximately \$17.54 PSF in Q1 2018 to \$17.73 PSF in Q1 2019. Although the vacancy rate went up slightly, the asking rents continue to rise as the economy improves and limited new office space is available.



Source: SOS & CoStar

According to the Florida Chamber Foundation, the Gainesville area has the least diverse economy of the 22 metropolitan statistical areas in Florida. Nearly 17 percent of the jobs in Alachua County are in state government, which is six times the statewide average. However, the 3 percent unemployment rate shows how steady the market has become.

Gainesville continues to focus on local startups for its growth that are tied to the University of Florida. Overall, the Florida Chamber expects Alachua County's population to continue to grow, from about 260,000 people today to 312,000 by 2030. This continued population growth will increase the demand for new office space in the Gainesville market.

Gainesville Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Gainesville	10,130,395	7.2	7.4	35,976	20,000	\$17.73

Source: SOS & CoStar



Major Market Review

Panama City Market



Total Vacancy
1.2%



Lease Rate
\$17.57 PSF



Net Absorption
59,163 SF



Under Construction
2,137 SF

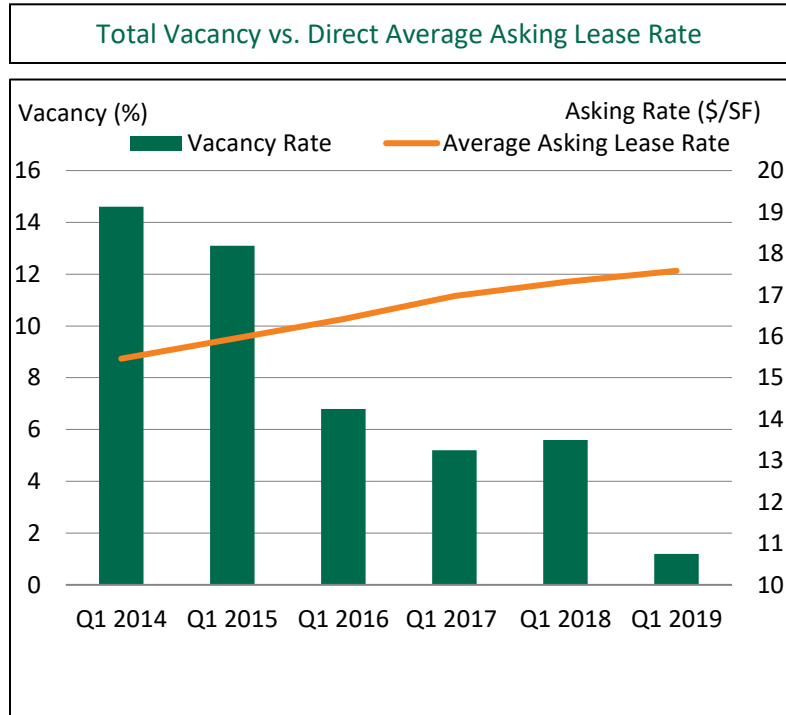
*Arrows indicate change from previous year.

Market Overview

The Panama City market (Bay County) has approximately 7.7 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 increased from 4.1 percent in Q1 2018 to 5.1 percent in Q1 2019, primarily due to Hurricane Michael.

The overall office asking rent increased from \$17.31 in Q1 2018 to \$17.57 in Q1 2019.



Source: SOS & CoStar

Hurricane Michael has had a devastating effect on Panama City and the surrounding areas. Many of the office buildings, especially on the eastern side of the city were damaged or destroyed from the hurricane. As noted in the 1.2 percent vacancy rate, there are almost no availabilities within the Panama City market. Any building that had available space and was either not damaged or slightly damaged leased up their space immediately after the hurricane. As area residents and commercial property owners continue to work through the devastation incurred, there will be a high level of uncertainty for the office space market for the foreseeable future.

Panama City Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Panama City	7,690,871	1.2	1.2	59,163	2,137	\$17.57

Source: SOS & CoStar



Major Market Review

Pensacola Market



Total Vacancy
4.9%



Lease Rate
\$18.55 PSF



Net Absorption
158,796 SF



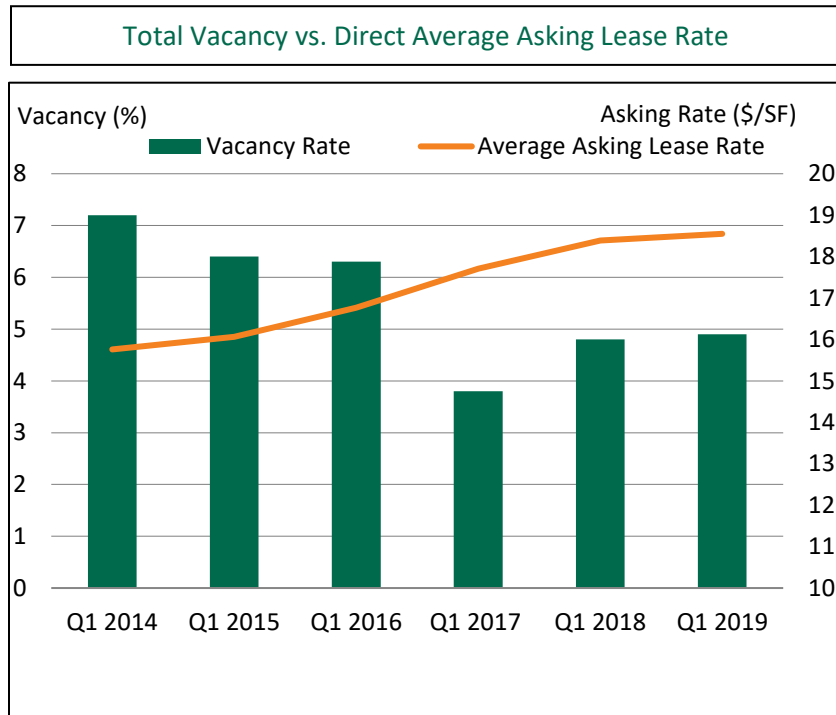
Under Construction
36,437 SF

*Arrows indicate change from previous year.

Market Overview

The Pensacola market (Escambia County) has more than 13 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 Escambia County unemployment rate dropped from 4 percent in Q1 2018 to 3.6 percent in Q1 2019. This compares with a state unemployment rate of 3.5 percent in Q1 2019.



Source: SOS & CoStar

The CBD's 3.19 million square feet of office space accounts for roughly 25 percent of the space in Pensacola's market. As of Q1 2019, the overall office vacancy rate for the CBD sits at 5.3 percent while the average asking rent is at \$21.82.

Suburban Pensacola accounts for roughly 75 percent, with just 9.81 million square feet of the office space in the market. The overall office vacancy rate for the suburbs has decreased over the past year, from approximately 5 percent to 4.9 percent, while the average asking rent has increased from \$18.39 to \$18.55.

Pensacola Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF)
Pensacola	13,060,657	4.9	4.9	158,796	36,437	\$18.55

Source: SOS & CoStar

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 98.49 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 94,780 square feet. This consists of 69,789 square feet of full-service office space, 20,560 square feet of unconditioned storage space, and 4,431 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

2019 Strategic Leasing Plan and Update to Five-Year Plan

The department has developed the 2019 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.

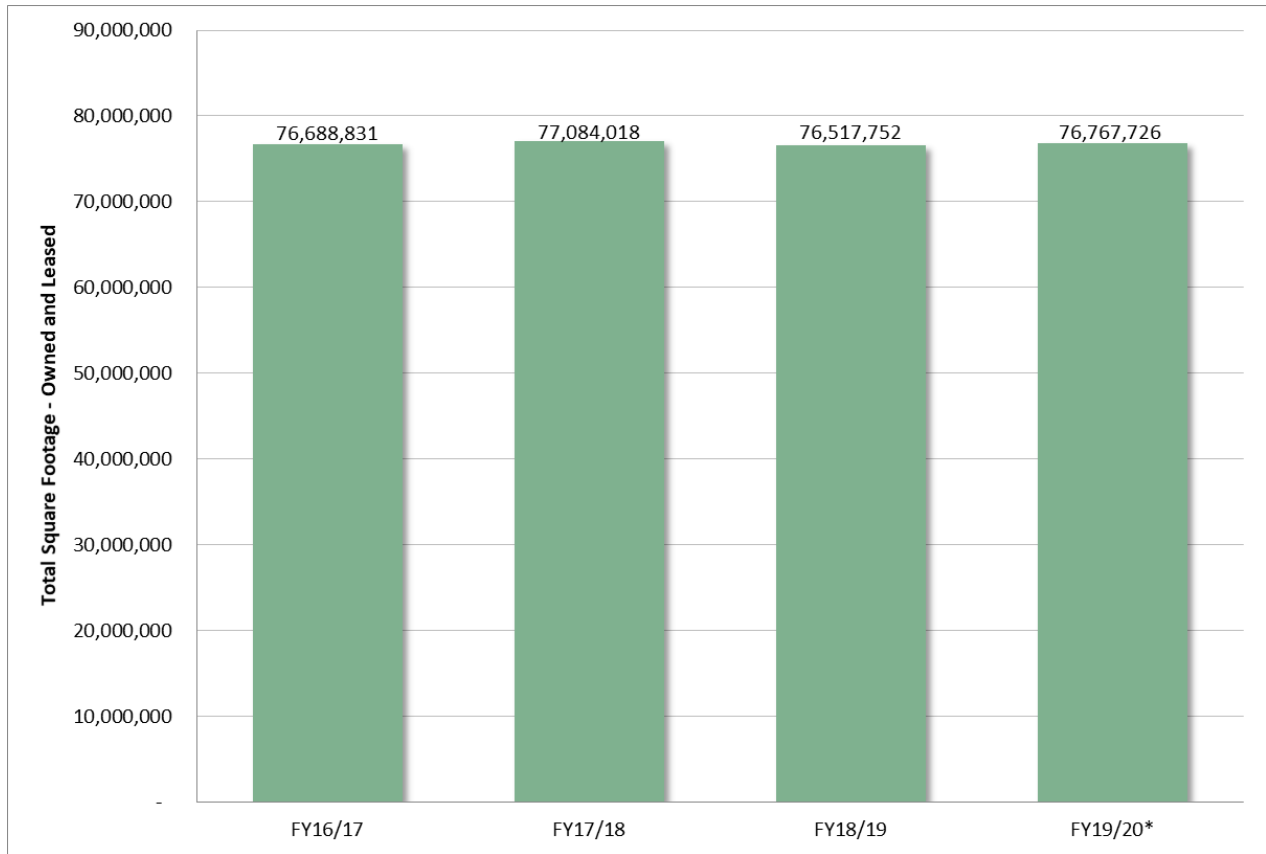
Fiscal Year 2018-19 was the eighth year that agencies submitted facility information to the FITS component of FL-SOLARIS. For trending purposes, the department used the data from the past four fiscal years to benchmark fluctuations in agency needs to better forecast changes in space needs and occupancy 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 7 illustrates the change in space needs for all agencies between fiscal years 2016-2017, 2017-2018, 2018-2019, and forecasts the space needs for all agencies for fiscal year 2019-2020. This forecast suggests that, should the recent trend continue, space needs for all agencies may increase by 0.33 percent in fiscal year 2019-2020.

Strategic Plan Update to Five-Year Plan

Figure 7 – Space Needs for All Agencies



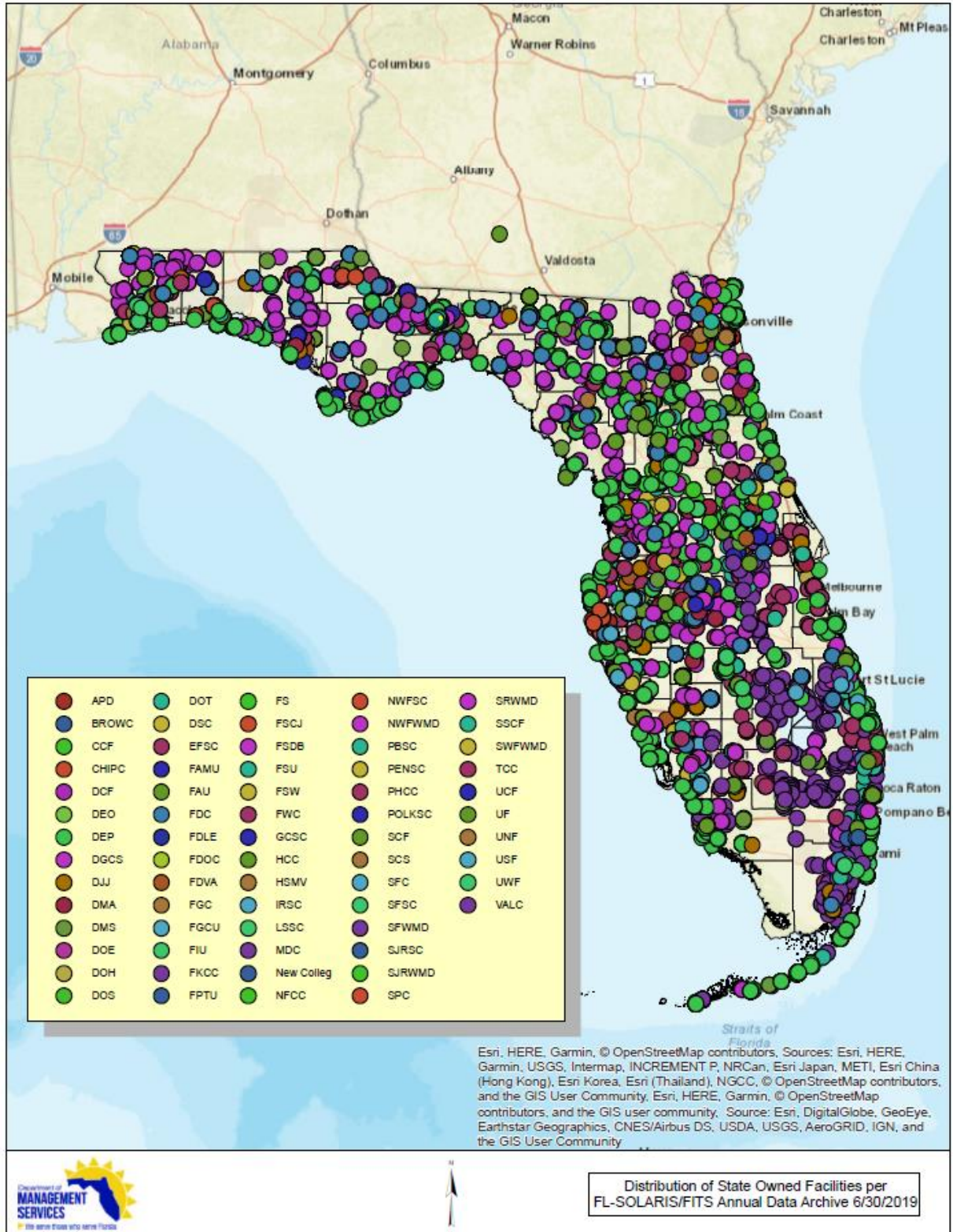
* Note: Space requirement for FY 19/20 is a projection based on recent trends.

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 8 and 9.

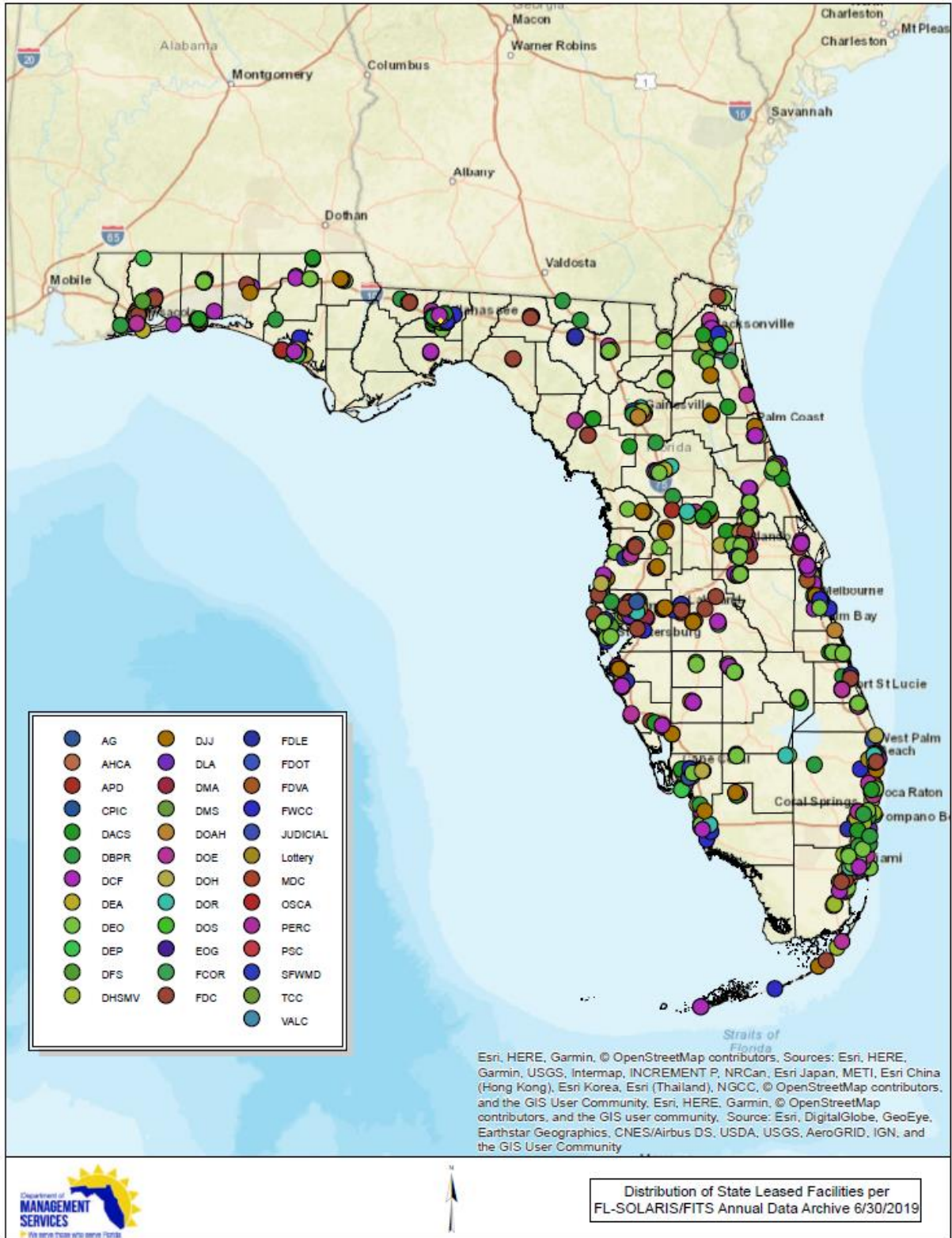
Strategic Plan Update to Five-Year Plan

Figure 8 – Distribution of State-Owned Facilities



Strategic Plan Update to Five-Year Plan

Figure 9 – 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 study.

Figure 10 delineates the four opportunities described in the next section.

Figure 10 – Overview of Five-Year Leasing Plan Strategies

2019 Strategic Leasing Plan Initiatives & Strategies					
2019	2020	2021	2022	2023	
1. Lease Renegotiation Effort					
As required in Chapter 2019-116, Section 65					
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

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, 2020, and June 30, 2022, with the goal of achieving cost savings in future years, as directed by section 65 of Chapter 2019-116, 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 2017-2018 and 2018-2019. As depicted in Table 6, total square footage decreased from Fiscal Year 2017-2018 to Fiscal Year 2018-2019 by 0.41 percent, and overall leasing costs increased over the same time period by 1.72 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 65 of Chapter 2019-116, Laws of Florida:

Section 65. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 square feet in the 2019-2020 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, 2020, and June 30, 2022, in order to reduce costs in future years. The department shall incorporate this initiative into its 2019 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, 2019, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2020.



Strategic Leasing Plan Strategies

Table 6 – Agencies’ Lease Portfolio Snapshot*

Agency	Gross Square Footage Change			Agency Lease Cost Change		
	6/30/2018	6/30/2019	% Change	6/30/2018	6/30/2019	% Change
AG	79,064	79,064	0.00%	\$ 1,345,199.97	\$ 1,352,537.39	0.55%
AHCA	419,779	408,305	-2.73%	\$ 9,154,818.83	\$ 8,510,445.92	-7.04%
APD	280,966	281,572	0.22%	\$ 2,469,157.14	\$ 2,492,922.58	0.96%
AST	61,371	61,077	-0.48%	\$ 1,050,805.20	\$ 1,049,302.86	-0.14%
CPIC	344,433	344,433	0.00%	\$ 6,069,913.15	\$ 6,186,942.38	1.93%
DACS	357,533	364,723	2.01%	\$ 4,605,859.17	\$ 4,851,490.82	5.33%
DBPR	398,763	380,763	-4.51%	\$ 7,035,193.19	\$ 7,963,344.86	13.19%
DCF	1,399,099	1,424,987	1.85%	\$ 26,665,132.23	\$ 27,521,773.44	3.21%
DEA	126,086	125,014	-0.85%	\$ 2,269,157.62	\$ 2,272,800.87	0.16%
DEO	131,410	138,682	5.53%	\$ 1,939,499.21	\$ 2,140,330.31	10.35%
DEP	570,884	571,238	0.06%	\$ 9,604,235.36	\$ 9,657,922.58	0.56%
DFS	789,749	791,428	0.21%	\$ 14,753,280.31	\$ 14,972,739.14	1.49%
DHSMV	244,005	253,202	3.77%	\$ 3,838,128.08	\$ 4,282,715.28	11.58%
DJJ	501,366	506,144	0.95%	\$ 10,032,268.29	\$ 10,254,068.97	2.21%
DLA	413,005	406,594	-1.55%	\$ 9,931,109.26	\$ 10,088,794.10	1.59%
DMA	34,880	36,576	4.86%	\$ 374,003.53	\$ 418,017.32	11.77%
DMS	226,179	216,545	-4.26%	\$ 3,359,954.75	\$ 3,257,069.20	-3.06%
DOAH	131,330	131,225	-0.08%	\$ 2,626,767.15	\$ 2,773,487.59	5.59%
DOE	801,036	805,172	0.52%	\$ 13,442,639.45	\$ 13,785,062.72	2.55%
DOH	1,217,853	1,181,045	-3.02%	\$ 23,387,740.20	\$ 23,127,446.18	-1.11%
DOR	1,167,043	1,139,021	-2.40%	\$ 24,120,962.22	\$ 23,923,331.89	-0.82%
DOS	322,904	322,904	0.00%	\$ 4,529,309.58	\$ 4,557,781.09	0.63%
EOG	369,529	371,552	0.55%	\$ 5,268,991.60	\$ 5,460,446.02	3.63%
FCHR	12,111	12,383	2.25%	\$ 208,066.98	\$ 212,739.94	2.25%
FCOR	38,129	38,129	0.00%	\$ 475,836.14	\$ 476,417.14	0.12%
FDC	890,746	889,088	-0.19%	\$ 17,343,312.17	\$ 17,866,118.38	3.01%
FDLE	691,081	691,909	0.12%	\$ 11,545,285.83	\$ 11,579,289.33	0.29%
FDOC	7,543	7,543	0.00%	\$ 113,939.00	\$ 113,939.00	0.00%
FDOT	104,749	101,776	-2.84%	\$ 2,289,166.50	\$ 2,318,354.02	1.28%
FDVA	36,413	38,266	5.09%	\$ 342,826.90	\$ 377,685.94	10.17%
FSCJ	195,033	195,033	0.00%	\$ -	\$ -	0.00%
FWCC	201,947	232,944	15.35%	\$ 3,180,397.59	\$ 3,593,602.70	12.99%
JUDICIAL	14,017	14,410	2.80%	\$ 238,079.13	\$ 240,087.38	0.84%
LEGIS	452,251	452,899	0.14%	\$ 7,118,894.98	\$ 7,131,915.09	0.18%
Lottery	213,061	213,061	0.00%	\$ 3,891,565.42	\$ 3,931,416.15	1.02%
MDC	46,065	890	-98.07%	\$ 82,527.25	\$ 5,090.80	-93.83%
NSA	15,728	14,708	-6.49%	\$ 55,529.59	\$ 38,005.99	-31.56%
NWFWM	4,600	0	-100.00%	\$ 88,550.00	\$ -	-100.00%
OSCA	79,033	79,033	0.00%	\$ 1,343,088.86	\$ 1,343,088.86	0.00%
PERC	0	11,560	100.00%	\$ -	\$ 157,447.20	100.00%
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	\$ 1,895,968.42	0.12%
SFWMD	8,689	8,689	0.00%	\$ 135,287.73	\$ 135,287.73	0.00%
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	13,547,466	13,491,590	-0.41%	\$ 238,596,720.98	\$ 242,693,723.75	1.72%

* Includes all reported agency leases as of 6/30/2019.

Note: This is a snapshot illustrating lease obligations as of 6/30/2019 and is not meant to represent or track actual lease payments made by agencies.

Note: Final numbers may not equal 100% due to rounding.



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.

3. Real Estate Optimization

Currently, 21 different state agencies own or manage 12,902 facilities totaling 63,284,805 square feet. State agencies have also entered into 1,162 private-sector or other governmental leases for a total of 7,387,188 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.

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

Strategic Leasing Plan Strategies

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.

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



Strategic Leasing Plan Strategies

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.

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

Strategic Leasing Plan Strategies

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.

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

Office	Square Footage	Medical Care	Square Footage	Conditioned Storage	Square Footage
Leon	1,943,561	Duval	47,629	Leon	33,170
Duval	476,325	Orange	25,355	Orange	4,988
Miami-Dade	434,825	Broward	22,459	Santa Rosa	4,000
Hillsborough	397,423	Lee	19,260	Lee	1,604
Broward	287,026	Bay	18,540	Hillsborough	200
Orange	253,236	Pinellas	16,182		

Unconditioned Storage	Square Footage	Not Otherwise Classified	Square Footage
Orange	214,196	Leon	48,341
Leon	43,241	Osceola	6,683
Palm Beach	28,910	Gadsden	4,200
Escambia	12,920	Broward	4,134
Pinellas	7,077	Orange	2,000
Miami-Dade	6,065	Brevard	1,965

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 Tallahassee 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

Per the Leon County Property Portfolio Study completed by Savills Studley in 2017, the report summary provided the following recommendation:

“Given that the State potentially faces \$1.5 billion in building deficiency and avoidable lease costs in the next 30 years, the State should:



Strategic Leasing Plan Strategies

- Transform more than 750,000 rentable square feet of the owned portfolio through major modernizations, renovations and new facilities, housing more than 20% of the State’s Leon County workforce;
- Strategically address facility and ADA deficiencies in those buildings of long-term strategic value to the State;
- Consolidate State-owned facilities into a more compact, efficient footprint downtown, at the CCOC, and in other areas of Leon County;
- Create a new corridor in downtown for private-sector or higher education development through the disposition of inefficient, aged, but valuable properties, some currently accommodating State functions without a need to be downtown; and
- Reduce private leased space by more than 350,000 SF, currently costing the State more than \$6.8 million annually, which will avoid more than \$200 million in private lease payments over 30 years.”



Appendix – Definitions

Appendix – 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 112 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

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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 Embargo)
NWFWMD	Norht West Florida Water Management District
OSCA	Office of the State Courts Administrator
PERC	Public Employees Relations Commission
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
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2019	Office	1140066	32751	2,292	\$22.15	\$50,767.80
Tampa 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	\$28.71	\$51,247.35
Gainesville Market	Private	Alachua	Gainesville	FL	AG	5/31/2020	Office	1140048	32606	2,001	\$16.88	\$33,776.88
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	\$16.49	\$43,813.92
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Unconditioned Storage	6800073	32308	2,000	\$6.93	\$13,860.00
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Office	680M141	32308	244,163	\$19.69	\$4,807,569.47
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	7/31/2020	Office	6800069	32399	14,041	\$21.00	\$294,861.00
Non-FL County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	AHCA	1/31/2021	Office	6800077	20000	233	\$69.35	\$16,158.55
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AHCA	3/31/2021	Office	6800074	33486	9,700	\$25.73	\$249,581.00
Panama City Market	Private	Bay	Panama City	FL	APD	1/12/2020	Office	6700017	32407	2,901	\$23.00	\$66,723.00
Gadsen County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021	Medical care	6709001	32324	13,204	\$0.00	0.00
Gadsen County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021	Medical care	6709002	32324	54,396	\$0.00	0.00
Gadsen County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021	Medical care	6709000	32324	70,662	\$0.00	0.00
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2021	Office	6700016	34785	7,594	\$19.02	144,437.88
Polk County	Government (Others) - DMS	Polk	Lake Alfred	FL	Citrus	12/15/2020	Office	5702590	33850	6,503	\$17.52	\$113,939.00
Tallahassee Market	Private	Leon	Tallahassee	FL	CPIC	9/30/2019	Conditioned Storage	9000017	32303	1,996	\$3.61	\$7,205.52
Tampa Market	Private	Hillsborough	Tampa	FL	CPIC	10/31/2019	Office	9000001AP	33619	60,000	\$18.70	\$1,122,000.00
Ft. Lauderdale Market	Private	Broward	Pompano Beach	FL	DACS	8/31/2019	Office	4200379	33060	837	\$19.86	\$16,621.68
Tampa Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2019	Office	4200320	34620	3,841	\$21.10	\$81,045.10
Highlands County	Government (Others) - DMS	Highlands	Avon Park	FL	DACS	10/31/2019	Office	4200390	33382	320	\$17.82	\$5,702.40
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	11/30/2019	Unconditioned Storage	4200467	32303	4,000	\$5.40	\$21,600.00
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
Charlotte County	Government (Others) - DMS	Charlotte	Port Charlotte	FL	DACS	2/29/2020	Office	4200465	33980	411	\$12.00	\$4,932.00
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	\$19.82	\$55,297.80
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
Orlando Market	Private	Orange	Orlando	FL	DACS	7/31/2020	Office	4200470	32809	4,883	\$20.20	\$98,636.60
Tampa Market	Government (Others) - DMS	Hillsborough	Tampa	FL	DACS	8/14/2020	Conditioned Storage	4209030	33619	1,400	\$0.00	\$0.00
Lake County	Private	Lake	Eustis	FL	DACS	8/31/2020	Office	4200444	32726	536	\$13.43	\$7,198.48

* Indicates leases whose contract has expired prior to 6/30/2019 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
Southwest Market	Private	Lee	Fort Myers	FL	DACS	8/31/2020	Conditioned Storage	4200481	33908	1,604	\$8.81	\$14,127.04
Lake County	Private	Lake	Tavares	FL	DACS	9/30/2020	Office	4200484	32778	2,658	\$20.27	\$53,869.44
Levy County	Government (Others) - DMS	Levy	Bronson	FL	DACS	9/30/2020	Office	4200483	32621	168	\$10.71	\$1,799.28
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	10/14/2020	Office	4200478	32301	49,164	\$16.60	\$816,122.40
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2020	Office	4200498	33873	700	\$10.00	\$7,000.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	1/31/2021	Office	4200365	32210	700	\$13.12	\$9,184.00
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/28/2021	Office	4200469	33935	120	\$17.73	\$2,127.60
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2021	Office	4200457	33409	985	\$14.34	\$14,124.90
Gilchrist County	Private	Gilchrist	Trenton	FL	DACS	6/30/2021	Office	4200490	32693	1,400	\$18.84	26,376.00
Panama City Market Area	Private	Bay	Panama City Beach	FL	DACS	6/30/2021	Office	4200430	32408	813	\$18.27	14,853.51
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Florida City	FL	DBPR	6/30/2019	Office	7909033	33034	75	\$15.67	\$1,175.25
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2019	Office	7900102	33063	16,827	\$19.65	\$330,650.55
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2019	Unconditioned Storage	7900103	33145	3,045	\$9.57	\$29,140.65
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	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	\$4.13	\$5,079.90
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	12/31/2017 *	Office	5903110	33147	4,633	\$28.75	\$133,198.75
Pasco County	Private	Pasco	Port Richey	FL	DCF	3/31/2019 *	Office	5902977	34668	5,879	\$21.16	\$124,399.64
Greater Miami Market	Private	Miami-Dade	Miami Beach	FL	DCF	6/30/2019	Office	5902736	33139	1,986	\$25.88	\$51,397.68
Nassau County	Private	Nassau	Yulee	FL	DCF	7/31/2019	Office	5903016	32097	3,276	\$23.35	\$76,494.60
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	8/31/2019	Office	5903093	32308	1,303	\$19.13	\$24,926.39
Orlando Market	Private	Orange	Orlando	FL	DCF	9/30/2019	Office	5902891	32805	800	\$25.85	\$20,680.00
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2019	Office	5902989	33830	16,000	\$25.75	\$412,000.00
Collier County	Private	Collier	Naples	FL	DCF	11/30/2019	Office	5903077	34144	3,870	\$28.06	\$108,592.20
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2019	Office	5903045	33404	21,047	\$23.55	\$495,656.85
Greater Miami Market	Private	Miami-Dade	Hialeah	FL	DCF	12/31/2019	Office	5903071	33012	4,339	\$32.64	\$141,624.96
Highlands County	Government (Others) - DMS	Highlands	Sebring	FL	DCF	12/31/2019	Office	5903022	33870	4,050	\$19.02	\$77,031.00
Non-FL County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	DCF	1/31/2020	Office	5902704	20000	233	\$69.35	\$16,158.60
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DCF	1/31/2020	Office	5903106	32084	3,053	\$21.03	\$64,204.59
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2020	Office	5902847	32207	16,199	\$17.62	\$285,426.38
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2020	Office	5903107	32536	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	\$11.85	\$23,972.55
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2020	Conditioned Storage	5903135	32301	4,000	\$7.00	\$28,000.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
Brevard County	Private	Brevard	Cocoa	FL	DCF	6/30/2020	Office	5903098	32922	1,989	\$24.01	\$47,755.89
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2020	Office	5903057	34972	2,800	\$22.50	\$63,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2020	Office	590M140	32399	287,155	\$20.61	\$5,918,264.55
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2020	Office	5903104	32312	1,703	\$20.09	\$34,213.27
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	\$27.21	\$55,290.72
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2020	Office	5903096	33873	1,750	\$19.91	\$34,842.50
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DCF	10/31/2020	Office	5903058	33873	798	\$19.71	\$15,728.58
Seminole County	Private	Seminole	Sanford	FL	DCF	10/31/2020	Office	5903097	32771	1,505	\$24.00	\$36,120.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	11/30/2020	Office	5903114	33125	1,798	\$25.53	\$45,902.94
Brevard County	Private	Brevard	Melbourne	FL	DCF	12/31/2020	Office	5903054	32940	1,370	\$20.19	\$27,660.30
Collier County	Private	Collier	Naples	FL	DCF	12/31/2020	Office	5903116	34104	1,253	\$22.95	\$28,756.35
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DCF	1/31/2021	Office	5903081	34450	5,089	\$21.94	\$111,652.66
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	\$15.25	\$65,407.25
Flagler County	Private	Flagler	Bunnell	FL	DCF	3/31/2021	Office	5903115	32110	4,614	\$15.50	\$71,517.00
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2021	Office	5903068	32907	8,372	\$16.75	\$140,231.00
Highlands County	Private	Highlands	Sebring	FL	DCF	4/30/2021	Office	5903111	33870	3,502	\$24.05	\$84,223.10
Walton County	Private	Walton	Defuniak Springs	FL	DCF	4/30/2021	Office	5903123	32433	414	\$8.27	\$3,423.84
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2021	Office	5903037	32958	1,242	\$18.48	22,952.16
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
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	10/31/2019	Office	400M138	32399	9,847	\$25.49	\$251,000.03
Greater Miami Market	Private	Miami-Dade	Miami	FL	DEO	12/14/2019	Office	4000074	33166	2,732	\$20.00	\$54,639.96
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	1/31/2020	Office	4000070	32303	36,888	\$19.43	\$716,733.84
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	\$20.76	\$973,353.36
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DEP	10/31/2019	Office	3700232	33406	17,318	\$20.26	\$350,862.72
Tampa Market	Private	Hillsborough	Temple Terrace	FL	DEP	9/14/2020	Office	3700177	33637	28,415	\$20.81	\$591,316.21
Non-FL County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	DEP	1/31/2021	Office	3700166	20001	221	\$69.35	\$15,326.35
Santa Rosa County	Private	Santa Rosa	Jay	FL	DEP	6/30/2021	Office	3700225	32565	713	\$4.63	3,301.19
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2019	Office	4300179	33313	7,891	\$17.00	\$134,147.00
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	9/30/2019	Office	4300175	32504	9,703	\$19.42	\$188,432.26
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	10/31/2019	Office	430M138	32399	133,414	\$25.49	\$3,400,722.86
Tampa Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2020	Office	4300157	33637	14,319	\$18.57	\$265,903.83
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2020	Unconditioned Storage	4300097	32301	2,955	\$5.62	\$16,607.10
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2021	Conditioned Storage	4300183	32303	6,874	\$10.93	\$75,132.84
Ft. Lauderdale Market	Private	Broward	Lauderhill	FL	DHSMV	6/30/2018 *	Office	7600511	33319	3,825	\$19.47	\$74,472.75
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2019	Office	7600539	33426	3,928	\$17.24	\$67,718.72
Hernando County	Private	Hernando	Brooksville	FL	DHSMV	12/31/2019	Office	7600529	34604	2,437	\$11.72	\$28,561.64
Brevard County	Private	Brevard	Melbourne	FL	DHSMV	2/29/2020	Office	7600547	32901	1,560	\$21.27	\$33,181.20

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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
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DHSMV	3/31/2020	Office	7600545	33034	4,801	\$30.10	\$144,510.10
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2020	NOC	7600538	33431	1,003	\$7.76	\$7,783.28
Pasco County	Government (Others) - DMS	Pasco	Zephyrhills	FL	DHSMV	11/30/2020	NOC	7600531	33542	970	\$2.48	\$2,405.60
Monroe County	Private	Monroe	Key Largo	FL	DHSMV	12/31/2020	Office	7609038	33037	264	\$0.00	\$0.00
Gainesville Market	Private	Alachua	Gainesville	FL	DHSMV	4/16/2021	Office	7600490	32609	3,754	\$22.22	\$83,413.88
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DJJ	6/30/2019	Office	8000346	33445	1,904	\$26.75	\$50,932.00
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2019	Office	8000338	34741	5,137	\$21.85	\$112,243.45
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	10/31/2019	Office	800M138	32399	115,662	\$25.49	\$2,948,224.50
Daytona Market	Private	Volusia	Deland	FL	DJJ	2/29/2020	Office	8000102	32724	4,758	\$20.00	\$95,160.00
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2020	Office	8000308	33523	2,269	\$20.02	\$45,425.38
Flagler County	Private	Flagler	Palm Coast	FL	DJJ	4/30/2020	Office	8000391	32137	1,031	\$13.25	\$13,660.75
Pensacola Market	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2020	Office	8000331	32502	30,355	\$10.98	\$333,297.90
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2020	Office	8000365	32327	665	\$14.77	\$9,822.05
Walton County	Private	Walton	Defuniak Springs	FL	DJJ	7/31/2020	Office	8000393	32435	1,000	\$19.99	\$19,990.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DJJ	9/10/2020	Office	8000387	33311	9,493	\$20.90	\$198,403.70
Panama City Market	Private	Bay	Panama City	FL	DJJ	10/31/2020	Office	8000203	32401	8,758	\$16.50	\$144,507.00
Sumter County	Private	Sumter	Bushnell	FL	DJJ	2/28/2021	Office	8000407	33513	1,163	\$24.00	\$27,912.00
Columbia County	Private	Columbia	Lake City	FL	DJJ	3/31/2021	Office	8000400	32025	3,830	\$17.00	\$65,110.00
Hernando County	Private	Hernando	Brooksville	FL	DJJ	3/31/2021	Office	8000363	34604	2,000	\$20.50	\$41,000.00
Tampa Market	Private	Hillsborough	Plant City	FL	DJJ	3/31/2021	Office	8000408	33563	2,265	\$24.79	\$56,149.32
Martin County	Private	Martin	Stuart	FL	DJJ	4/30/2021	Office	8000382	34994	2,512	\$21.50	\$54,008.00
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2021	Office	8000369	33935	826	\$19.68	\$16,255.68
Indian River County	Private	Indian River	Vero Beach	FL	DJJ	6/11/2021	Office	8000341	32960	2,858	\$26.19	\$74,851.02
Pensacola Market Area	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2021	Office	8000366	32501	12,036	\$13.22	\$159,115.92
Southwest Market	Private	Lee	Fort Myers	FL	DLA	11/30/2019	Office	4100134	33901	1,969	\$20.02	\$39,419.38
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/14/2020	Office	4100130	33607	44,954	\$24.88	\$1,118,455.52
Pensacola Market	Private	Escambia	Pensacola	FL	DLA	8/31/2020	Office	4100120	32502	3,476	\$22.00	\$76,472.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DLA	9/30/2020	Office	4100123	33301	42,027	\$35.73	\$1,501,624.71
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2021	Office	4100135	33602	22,283	\$28.15	\$627,266.45
Tampa Market	Private	Pinellas	Brandon	FL	DMA	9/30/2020	Office	6200059	33511	1,250	\$30.03	\$37,537.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DMS	12/31/2019	Office	720M140	32399	43,835	\$20.62	\$903,877.70
Tampa Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2019	Office	7200172	33701	6,004	\$18.75	\$112,575.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOAH	1/31/2021	Office	7200170	33319	9,270	\$21.50	\$199,305.00
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	\$25.49	\$365,654.05
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	11/30/2019	Office	4800784	33186	3,000	\$29.95	\$89,850.00
Monroe County	Private	Monroe	Key Largo	FL	DOE	11/30/2019	Office	4800669	33037	905	\$20.98	\$18,986.90
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2019	Office	4800544	33145	3,942	\$25.78	\$101,624.76
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	\$19.30	\$168,875.00

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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
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DOE	5/7/2020	Food Services	4809169	32536	80	\$0.00	\$0.00
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020	Office	4800862	34652	2,805	\$19.60	\$54,978.00
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	6/28/2020	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	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	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	6/29/2020	Food Services	4809198	32226	70	\$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
Collier County	Private	Collier	Naples	FL	DOE	6/30/2020	Office	4800785	34109	3,397	\$30.45	\$103,438.65
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2020	Office	4800647	34142	618	\$32.49	\$20,078.76
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	\$17.00	\$59,500.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOE	6/30/2020	Office	4809205	32114	90	\$0.00	\$0.00
Dixie County	Private	Dixie	Old Town	FL	DOE	6/30/2020	Office	4800860	32680	1,400	\$16.25	\$22,750.00
Indian River County	Private	Indian River	Vero Beach	FL	DOE	6/30/2020	Office	4800837	32966	1,968	\$24.13	\$47,487.84
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	\$24.04	\$91,784.72
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	\$27.32	\$114,825.96
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2020	Unconditioned Storage	4800600	32311	10,000	\$6.72	\$67,200.00
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2020	Office	4800844	33948	2,549	\$26.36	\$67,191.60
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2020	Office	4800851	33065	4,413	\$28.68	\$126,564.84
Gainesville Market	Private	Alachua	Gainesville	FL	DOE	7/31/2020	Office	4800806	32606	2,744	\$16.00	\$43,904.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	7/31/2020	Food Services	4809273	34237	25	\$0.00	\$0.00
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DOE	8/11/2020	Food Services	4809238	32539	100	\$0.00	\$0.00
Gadsden County	Private	Gadsden	Quincy	FL	DOE	8/31/2020	Office	4800813	32351	1,000	\$16.25	\$16,250.00
Collier County	Government (Others) - DMS	Collier	Naples	FL	DOE	9/30/2020	Food Services	4809249	34112	30	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	9/30/2020	NOC	4800853	33460	921	\$17.52	\$16,135.92
Tampa Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020	Office	4800743	33702	5,488	\$19.00	\$104,272.00

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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
Tampa Market	Government (Others) - DMS	Hillsborough	Tampa	FL	DOE	9/30/2020	Food Services	4809248	33614	30	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Belle Glade	FL	DOE	10/4/2020	Office	4800867	33430	836	\$27.91	\$23,332.76
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DOE	12/31/2020	Food Services	4809061	33125	750	\$0.00	\$0.00
Tampa Market	Government (Others) - DMS	Hillsborough	Tampa	FL	DOE	1/1/2021	Food Services	4809268	33612	50	\$0.00	\$0.00
Highlands County	Private	Highlands	Sebring	FL	DOE	1/31/2021	Office	4800767	33870	2,080	\$28.38	\$59,030.40
Southwest Market	Private	Lee	Fort Myers	FL	DOE	1/31/2021	Office	4800799	33907	11,355	\$20.00	\$227,100.00
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DOE	1/31/2021	Food Services	4809262	33905	30	\$0.00	\$0.00
Daytona Market	Government (Others) - DMS	Volusia	Daytona Beach	FL	DOE	2/14/2021	Food Services	4809263	32124	30	\$0.00	\$0.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Fort Lauderdale	FL	DOE	2/14/2021	Food Services	4809246	33311	30	\$0.00	\$0.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DOE	2/14/2021	Food Services	4809252	33142	30	\$0.00	\$0.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DOE	2/14/2021	Food Services	4809250	32206	30	\$0.00	\$0.00
Manatee County	Government (Others) - DMS	Manatee	Bradenton	FL	DOE	2/14/2021	Food Services	4809251	34205	30	\$0.00	\$0.00
Monroe County	Government (Others) - DMS	Monroe	Key West	FL	DOE	2/14/2021	Food Services	4809255	33040	30	\$0.00	\$0.00
Orlando Market	Government (Others) - DMS	Orange	Orlando	FL	DOE	2/14/2021	Food Services	4809254	32806	30	\$0.00	\$0.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	2/14/2021	Food Services	4809257	33407	30	\$0.00	\$0.00
Tampa Market	Government (Others) - DMS	Pinellas	Clearwater	FL	DOE	2/14/2021	Food Services	4809259	33760	30	\$0.00	\$0.00
Brevard County	Government (Others) - DMS	Brevard	Cocoa	FL	DOE	2/15/2021	Food Services	4809245	32927	30	\$0.00	\$0.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	DOE	2/15/2021	Food Services	4809243	32310	30	\$0.00	\$0.00
St. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DOE	2/16/2021	Food Services	4809261	34982	30	\$0.00	\$0.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	2/28/2021	Office	4800789	33174	6,304	\$29.38	\$185,211.52
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	DOE	2/28/2021	Office	4800779	33016	8,194	\$30.35	\$248,687.90
Southwest Market	Private	Lee	Cape Coral	FL	DOE	2/28/2021	Office	4800814	33990	2,000	\$22.50	\$45,000.00
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOE	3/31/2021	Office	4800815	34986	4,014	\$28.50	\$114,399.00
Ft. Lauderdale Market Area	Private	Broward	Sunrise	FL	DOE	6/30/2021	Unconditioned Storage	4800825	33351	332	\$12.10	4,017.20
Jacksonville Market Area	Private	Duval	Jacksonville	FL	DOE	6/30/2021	Office	4800805	32218	3,374	\$19.25	64,949.50
Orlando Market Area	Private	Orange	Orlando	FL	DOE	6/30/2021	Office	4800835	32803	14,685	\$17.45	256,253.25
Osceola County	Private	Osceola	Kissimmee	FL	DOE	6/30/2021	Office	4800855	34741	3,929	\$28.00	110,012.00

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Panama City Market Area	Private	Bay	Panama City	FL	DOE	6/30/2021	Office	4800838	32401	4,951	\$22.40	110,902.40
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOH	10/31/2017 *	Medical care	6400267	34239	5,838	\$26.27	\$153,364.26
Marion County	Private	Marion	Ocala	FL	DOH	6/30/2019	Medical care	6400328	34470	13,113	\$32.14	\$421,451.82
Panama City Market	Private	Bay	Callaway	FL	DOH	6/30/2019	Medical care	6400280	32404	18,540	\$29.08	\$539,143.20
Southwest Market	Private	Lee	Fort Myers	FL	DOH	6/30/2019	Medical care	6400338	33908	12,875	\$25.32	\$325,995.00
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	\$16.38	\$422,227.26
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	8/31/2019	Office	6400340	32303	4,990	\$11.68	\$58,283.20
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	8/31/2019	Conditioned Storage	6400411	32303	20,000	\$9.88	\$197,600.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	10/31/2019	Office	640M138	32399	135,815	\$25.49	\$3,461,924.35
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	\$13.75	\$35,475.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2020	Medical care	6400297	33317	4,950	\$14.50	\$71,775.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2020	Medical care	6400343	33317	9,250	\$14.50	\$134,125.00
Gainesville Market	Private	Alachua	Alachua	FL	DOH	7/31/2020	Medical care	6400349	32315	2,400	\$19.97	\$47,928.00
Lake County	Private	Lake	Leesburg	FL	DOH	8/31/2020	Medical care	6400361	34748	3,000	\$10.00	\$30,000.00
Ft. Lauderdale Market	Private	Broward	Pembroke Pines	FL	DOH	9/30/2020	Medical care	6400393	33024	3,260	\$31.19	\$101,679.36
Orlando Market	Private	Orange	Orlando	FL	DOH	9/30/2020	Medical care	6400245	32809	23,158	\$30.00	\$694,740.00
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DOH	9/30/2020	Unconditioned Storage	6400402	33404	27,490	\$10.25	\$281,772.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020	Office	6400395	32207	2,864	\$15.57	\$44,592.48
Southwest Market	Private	Lee	Bonita Springs	FL	DOH	1/31/2021	Medical care	6400397	34134	2,815	\$22.40	\$63,056.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	2/28/2021	Medical care	6400366	33165	2,731	\$31.20	\$85,207.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	2/28/2021	Office	6400347	32210	3,375	\$26.95	\$90,956.25
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2021	Office	6400399	32607	2,500	\$24.96	\$62,400.00
Southwest Market	Private	Lee	Fort Myers	FL	DOH	3/31/2021	Medical care	6400355	33971	3,570	\$26.23	\$93,641.10
Palm Beach Market	Government (Others) - DMS	Palm Beach	Belle Glade	FL	DOR	6/30/2019	Office	7300391	33430	540	\$17.18	\$9,277.20
Non-FL County	Private	Non-FL Cnty	Wexford	PA	DOR	7/31/2019	Office	7300364	15090	4,702	\$29.87	\$140,448.74
Non-FL County	Private	Non-FL Cnty	Houston	TX	DOR	7/31/2019	Office	7300367	77008	1,547	\$18.00	\$27,846.00
Panama City Market	Private	Bay	Panama City	FL	DOR	7/31/2019	Office	7300409	32405	10,877	\$23.94	\$260,395.38
Sarasota County	Private	Sarasota	Sarasota	FL	DOR	7/31/2019	Office	7300345	34236	18,310	\$21.65	\$396,411.50
Polk County	Private	Polk	Lakeland	FL	DOR	9/30/2019	Office	7300321	33801	37,050	\$23.42	\$867,711.00
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
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2019	Office	7300377	33309	35,320	\$34.63	\$1,223,131.60
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	\$23.53	\$360,856.08
Hendry County	Private	Hendry	Clewiston	FL	DOR	4/30/2020	Office	7300285	33440	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
DeSoto County	Private	DeSoto	Arcadia	FL	DOR	7/31/2020	Office	7300282	34266	3,129	\$13.26	\$41,490.54
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOR	9/30/2020	Office	7300339	33948	3,913	\$25.19	\$98,568.47
Non-FL County	Private	Non-FL Cnty	Hillside	IL	DOR	11/30/2020	Office	7300385	60162	8,228	\$16.00	\$131,648.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
Non-FL County	Private	Non-FL Cnty	Irving	TX	DOR	3/31/2021	Office	7300344	75062	4,478	\$18.00	\$80,604.00
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	\$22.27	264,010.85
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	10/31/2019	Office	450M138	32399	36,502	\$25.49	\$930,435.98
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	\$3,895.80
Polk County	Government (Others) - DMS	Polk	Lakeland	FL	EOG	12/31/2018 *	Office	3109008	33808	133	\$0.00	\$0.00
Non-FL County	Private	Non-FL Cnty	Washington	DC	EOG	1/31/2021	Office	3100050	20000	2,544	\$69.35	\$176,426.40
Jacksonville Market	Private	Duval	Jacksonville	FL	FCOR	3/31/2020	Office	7800188	32207	1,162	\$16.75	\$19,463.50
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2019 *	Office	7000802	33614	4,430	\$19.29	\$85,454.70
Marion County	Private	Marion	Ocala	FL	FDC	9/30/2019	Office	7000813	34470	5,797	\$18.50	\$107,244.50
Daytona Market	Private	Volusia	Daytona Beach	FL	FDC	10/31/2019	Office	7001173	32114	9,998	\$19.75	\$197,460.50
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	32982	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
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	\$20.72	\$85,635.76
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	\$304,587.71
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	\$35.88	\$1,098,645.60
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	\$8.83	\$22,958.00
Monroe County	Private	Monroe	Sugarloaf Key	FL	FDLE	1/31/2020	Office	7100253	33040	1,229	\$28.36	\$34,854.44
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
Jacksonville Market	Private	Duval	Jacksonville	FL	FDLE	10/31/2020	Unconditioned Storage	7100258	32216	2,000	\$9.50	\$19,000.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2020	Office	7100266	34604	1,950	\$4.21	\$8,209.50
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2021	Office	7100267	32405	1,414	\$10.00	\$14,140.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
Ft. Lauderdale Market Area	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2021	Office	7109021	33324	968	\$0.00	0.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FDOT	10/31/2019	Office	550M138	32399	81,243	\$25.49	\$2,070,884.07
Palm Beach Market	Private	Palm Beach	Palm Beach Gardens	FL	FDOT	12/31/2019	Office	5500352	33418	1,962	\$28.64	\$56,191.68
Clay County	Private	Clay	Orange Park	FL	FDVA	9/30/2020	Office	5000004	32303	115	\$43.48	\$5,000.20
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2019	Office	7700242	32317	15,924	\$23.00	\$366,252.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Davie	FL	FWCC	8/14/2019	Office	7700228	33314	457	\$21.01	\$9,601.57
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	\$25.49	\$1,371,897.29
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	11/30/2019	Office	7700239	32399	9,587	\$20.00	\$191,740.00
Suwannee County	Government (Others) - DMS	Suwannee	Live Oak	FL	FWCC	2/29/2020	Office	7700236	32060	154	\$17.18	\$2,645.72
Collier County	Private	Collier	Naples	FL	FWCC	3/31/2020	Office	7700221	34113	3,093	\$1.94	\$6,000.42
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2020	NOC	7700243	32901	1,965	\$6.20	\$12,183.00
Tampa Market	Private	Hillsborough	Riverview	FL	FWCC	11/5/2020	Conditioned Storage	7700224	33579	200	\$13.44	\$2,688.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Fort Lauderdale	FL	FWCC	2/24/2021	Office	7702740	33314	871	\$16.43	\$14,310.53
Brevard County	Private	Brevard	Melbourne Beach	FL	FWCC	2/28/2021	Office	7700225	32951	580	\$22.61	\$13,113.80
Ft. Lauderdale Market Area	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2021	NOC	7700217	33309	3,120	\$14.14	44,116.80
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	Lottery	6/30/2019	Office	3600685	33411	5,997	\$25.21	\$151,184.37
Southwest Market	Private	Lee	Fort Myers	FL	Lottery	12/31/2019	Office	3600686	33966	6,400	\$15.66	\$100,224.00
Gainesville Market	Private	Alachua	Gainesville	FL	Lottery	3/29/2020	Office	3600684	32608	5,150	\$28.63	\$147,444.50
Tampa Market	Private	Hillsborough	Tampa	FL	Lottery	9/30/2020	Office	3600692	33619	7,830	\$16.41	\$128,490.30
Orlando Market	Private	Orange	Orlando	FL	SFWMD	9/30/2020	Office	_431019	32809	8,689	\$15.57	\$135,287.73

* Indicates leases whose contract has expired prior to 6/30/2019 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
Brevard County	Private	Brevard	Cocoa	FL	DCF	6/30/2020	Office	5903098	32922	1,989	\$24.01	\$47,755.89
Brevard County	Private	Brevard	Melbourne	FL	DCF	12/31/2020	Office	5903054	32940	1,370	\$20.19	\$27,660.30
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2021	Office	5903068	32907	8,372	\$16.75	\$140,231.00
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2021	Office	5903037	32958	1,242	\$18.48	22,952.16
Brevard County	Private	Brevard	Melbourne	FL	DHSMV	2/29/2020	Office	7600547	32901	1,560	\$21.27	\$33,181.20
Brevard County	Government (Others) - DMS	Brevard	Cocoa	FL	DOE	2/15/2021	Food Services	4809245	32927	30	\$0.00	\$0.00
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2021	Office	7300369	32935	11,855	\$22.27	264,010.85
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	9/30/2020	NOC	7700243	32901	1,965	\$6.20	\$12,183.00
Brevard County	Private	Brevard	Melbourne Beach	FL	FWCC	2/28/2021	Office	7700225	32951	580	\$22.61	\$13,113.80
Charlotte County	Government (Others) - DMS	Charlotte	Port Charlotte	FL	DACS	2/29/2020	Office	4200465	33980	411	\$12.00	\$4,932.00
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2020	Office	4800844	33948	2,549	\$26.36	\$67,191.60
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOR	9/30/2020	Office	7300339	33948	3,913	\$25.19	\$98,568.47
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DCF	1/31/2021	Office	5903081	34450	5,089	\$21.94	\$111,652.66
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	DOR	11/30/2019	Office	7300306	32303	3,861	\$27.00	\$104,247.00
Clay County	Private	Clay	Orange Park	FL	FDVA	9/30/2020	Office	5000004	32303	115	\$43.48	\$5,000.20
Collier County	Private	Collier	Naples	FL	DCF	11/30/2019	Office	5903077	34144	3,870	\$28.06	\$108,592.20
Collier County	Private	Collier	Naples	FL	DCF	12/31/2020	Office	5903116	34104	1,253	\$22.95	\$28,756.35
Collier County	Private	Collier	Naples	FL	DOE	6/30/2020	Office	4800785	34109	3,397	\$30.45	\$103,438.65
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2020	Office	4800647	34142	618	\$32.49	\$20,078.76
Collier County	Government (Others) - DMS	Collier	Naples	FL	DOE	9/30/2020	Food Services	4809249	34112	30	\$0.00	\$0.00
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	DJJ	3/31/2021	Office	8000400	32025	3,830	\$17.00	\$65,110.00
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	\$17.00	\$59,500.00
Daytona Market	Private	Volusia	Deland	FL	DJJ	2/29/2020	Office	8000102	32724	4,758	\$20.00	\$95,160.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOE	6/30/2020	Office	4809205	32114	90	\$0.00	\$0.00
Daytona Market	Government (Others) - DMS	Volusia	Daytona Beach	FL	DOE	2/14/2021	Food Services	4809263	32124	30	\$0.00	\$0.00
Daytona Market	Private	Volusia	Daytona Beach	FL	FDC	10/31/2019	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
DeSoto County	Private	DeSoto	Arcadia	FL	DOR	7/31/2020	Office	7300282	34266	3,129	\$13.26	\$41,490.54
Dixie County	Private	Dixie	Old Town	FL	DOE	6/30/2020	Office	4800860	32680	1,400	\$16.25	\$22,750.00
Flagler County	Private	Flagler	Bunnell	FL	DCF	3/31/2021	Office	5903115	32110	4,614	\$15.50	\$71,517.00
Flagler County	Private	Flagler	Palm Coast	FL	DJJ	4/30/2020	Office	8000391	32137	1,031	\$13.25	\$13,660.75
Ft. Lauderdale Market	Private	Broward	Pompano Beach	FL	DACS	8/31/2019	Office	4200379	33060	837	\$19.86	\$16,621.68
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2019	Office	7900102	33063	16,827	\$19.65	\$330,650.55
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	Lauderhill	FL	DHSMV	6/30/2018 *	Office	7600511	33319	3,825	\$19.47	\$74,472.75
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DJJ	9/10/2020	Office	8000387	33311	9,493	\$20.90	\$198,403.70
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DLA	9/30/2020	Office	4100123	33301	42,027	\$35.73	\$1,501,624.71

* Indicates leases whose contract has expired prior to 6/30/2019 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	Lauderdale Lakes	FL	DOAH	1/31/2021	Office	7200170	33319	9,270	\$21.50	\$199,305.00
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2020	Office	4800851	33065	4,413	\$28.68	\$126,564.84
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Fort Lauderdale	FL	DOE	2/14/2021	Food Services	4809246	33311	30	\$0.00	\$0.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2020	Medical care	6400297	33317	4,950	\$14.50	\$71,775.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2020	Medical care	6400343	33317	9,250	\$14.50	\$134,125.00
Ft. Lauderdale Market	Private	Broward	Pembroke Pines	FL	DOH	9/30/2020	Medical care	6400393	33024	3,260	\$31.19	\$101,679.36
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2019	Office	7300377	33309	35,320	\$34.63	\$1,223,131.60
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	Lauderdale Lakes	FL	FDC	1/31/2021	Office	7001083	33313	5,855	\$22.50	\$131,737.56
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Davie	FL	FWCC	8/14/2019	Office	7700228	33314	457	\$21.01	\$9,601.57
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Fort Lauderdale	FL	FWCC	2/24/2021	Office	7702740	33314	871	\$16.43	\$14,310.53
Ft. Lauderdale Market Area	Private	Broward	Sunrise	FL	DOE	6/30/2021	Unconditioned Storage	4800825	33351	332	\$12.10	4,017.20
Ft. Lauderdale Market Area	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2021	Office	7109021	33324	968	\$0.00	0.00
Ft. Lauderdale Market Area	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2021	NOC	7700217	33309	3,120	\$14.14	44,116.80
Gadsden County	Private	Gadsden	Quincy	FL	DOE	8/31/2020	Office	4800813	32351	1,000	\$16.25	\$16,250.00
Gadsen County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021	Medical care	6709001	32324	13,204	\$0.00	0.00
Gadsen County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021	Medical care	6709002	32324	54,396	\$0.00	0.00
Gadsen County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021	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	\$16.88	\$33,776.88
Gainesville Market	Private	Alachua	Gainesville	FL	DHSMV	4/16/2021	Office	7600490	32609	3,754	\$22.22	\$83,413.88
Gainesville Market	Private	Alachua	Gainesville	FL	DOE	7/31/2020	Office	4800806	32606	2,744	\$16.00	\$43,904.00
Gainesville Market	Private	Alachua	Alachua	FL	DOH	7/31/2020	Medical care	6400349	32315	2,400	\$19.97	\$47,928.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2021	Office	6400399	32607	2,500	\$24.96	\$62,400.00
Gainesville Market	Private	Alachua	Gainesville	FL	Lottery	3/29/2020	Office	3600684	32608	5,150	\$28.63	\$147,444.50
Gilchrist County	Private	Gilchrist	Trenton	FL	DACS	6/30/2021	Office	4200490	32693	1,400	\$18.84	26,376.00
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	\$9.57	\$29,140.65
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	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	12/31/2017 *	Office	5903110	33147	4,633	\$28.75	\$133,198.75
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	Hialeah	FL	DCF	12/31/2019	Office	5903071	33012	4,339	\$32.64	\$141,624.96
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	11/30/2020	Office	5903114	33125	1,798	\$25.53	\$45,902.94
Greater Miami Market	Private	Miami-Dade	Miami	FL	DEO	12/14/2019	Office	4000074	33166	2,732	\$20.00	\$54,639.96

* Indicates leases whose contract has expired prior to 6/30/2019 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
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DHSMV	3/31/2020	Office	7600545	33034	4,801	\$30.10	\$144,510.10
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	11/30/2019	Office	4800784	33186	3,000	\$29.95	\$89,850.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2019	Office	4800544	33145	3,942	\$25.78	\$101,624.76
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DOE	12/31/2020	Food Services	4809061	33125	750	\$0.00	\$0.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DOE	2/14/2021	Food Services	4809252	33142	30	\$0.00	\$0.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	2/28/2021	Office	4800789	33174	6,304	\$29.38	\$185,211.52
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	DOE	2/28/2021	Office	4800779	33016	8,194	\$30.35	\$248,687.90
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	2/28/2021	Medical care	6400366	33165	2,731	\$31.20	\$85,207.20
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	Private	Miami-Dade	Miami	FL	FDC	2/28/2021	Office	7001094	33186	6,557	\$28.98	\$190,021.86
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2020	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	Private	Hardee	Wauchula	FL	DCF	10/31/2020	Office	5903096	33873	1,750	\$19.91	\$34,842.50
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DCF	10/31/2020	Office	5903058	33873	798	\$19.71	\$15,728.58
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	2/28/2021	Office	4200469	33935	120	\$17.73	\$2,127.60
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2021	Office	8000369	33935	826	\$19.68	\$16,255.68
Hendry County	Private	Hendry	Clewiston	FL	DOR	4/30/2020	Office	7300285	33440	1,177	\$23.44	\$27,588.88
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	DCF	6/30/2021	Office	5903095	34601	10,300	\$22.75	\$234,325.00
Hernando County	Private	Hernando	Brooksville	FL	DHSMV	12/31/2019	Office	7600529	34604	2,437	\$11.72	\$28,561.64
Hernando County	Private	Hernando	Brooksville	FL	DJJ	3/31/2021	Office	8000363	34604	2,000	\$20.50	\$41,000.00
Hernando County	Private	Hernando	Brooksville	FL	DOE	10/19/2019	NOC	4809103	34604	600	\$0.00	\$0.00
Hernando County	Private	Hernando	Brooksville	FL	FDC	7/31/2020	Office	7000922	34601	4,734	\$19.00	\$89,946.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2020	Office	7100266	34604	1,950	\$4.21	\$8,209.50
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	DCF	4/30/2021	Office	5903111	33870	3,502	\$24.05	\$84,223.10
Highlands County	Private	Highlands	Sebring	FL	DOE	1/31/2021	Office	4800767	33870	2,080	\$28.38	\$59,030.40
Indian River County	Private	Indian River	Vero Beach	FL	DJJ	6/11/2021	Office	8000341	32960	2,858	\$26.19	\$74,851.02
Indian River County	Private	Indian River	Vero Beach	FL	DOE	6/30/2020	Office	4800837	32966	1,968	\$24.13	\$47,487.84
Indian River County	Private	Indian River	Vero Beach	FL	FDC	11/30/2020	Office	7001016	32980	4,133	\$20.72	\$85,635.76
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	\$16.49	\$43,813.92
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	1/31/2020	Office	4200487	32254	600	\$12.00	\$7,200.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	1/31/2021	Office	4200365	32210	700	\$13.12	\$9,184.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2020	Office	5902847	32207	16,199	\$17.62	\$285,426.38
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	4/9/2020	Office	5903136	32208	7,910	\$16.75	\$132,492.50
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	6/28/2020	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	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	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	6/29/2020	Food Services	4809198	32226	70	\$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	2/14/2021	Food Services	4809250	32206	30	\$0.00	\$0.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	7/31/2019	Medical care	6400181	32210	25,777	\$16.38	\$422,227.26
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020	Office	6400395	32207	2,864	\$15.57	\$44,592.48
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	2/28/2021	Office	6400347	32210	3,375	\$26.95	\$90,956.25
Jacksonville Market	Private	Duval	Jacksonville	FL	FCOR	3/31/2020	Office	7800188	32207	1,162	\$16.75	\$19,463.50
Jacksonville Market	Private	Duval	Jacksonville	FL	FDLE	10/31/2020	Unconditioned Storage	7100258	32216	2,000	\$9.50	\$19,000.00
Jacksonville Market Area	Private	Duval	Jacksonville	FL	DOE	6/30/2021	Office	4800805	32218	3,374	\$19.25	64,949.50
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	Eustis	FL	DACS	8/31/2020	Office	4200444	32726	536	\$13.43	\$7,198.48
Lake County	Private	Lake	Tavares	FL	DACS	9/30/2020	Office	4200484	32778	2,658	\$20.27	\$53,869.44
Lake County	Private	Lake	Leesburg	FL	DOH	8/31/2020	Medical care	6400361	34748	3,000	\$10.00	\$30,000.00
Lake County	Private	Lake	Leesburg	FL	DOR	12/31/2019	Office	7300347	34748	15,336	\$23.53	\$360,856.08
Lake County	Private	Lake	Tavares	FL	FDC	8/31/2020	Office	7001079	32778	7,323	\$16.78	\$122,879.94
Levy County	Government (Others) - DMS	Levy	Bronson	FL	DACS	9/30/2020	Office	4200483	32621	168	\$10.71	\$1,799.28
Madison County	Private	Madison	Madison	FL	DOR	4/30/2020	Office	7300368	32340	1,500	\$21.20	\$31,800.00
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	8/31/2020	Office	5903087	34208	2,032	\$27.21	\$55,290.72
Manatee County	Government (Others) - DMS	Manatee	Bradenton	FL	DOE	2/14/2021	Food Services	4809251	34205	30	\$0.00	\$0.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
Manatee County	Private	Manatee	Bradenton	FL	FDC	8/31/2020	Office	7000788	34205	4,999	\$18.76	\$93,781.24
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	\$19.30	\$168,875.00
Marion County	Private	Marion	Ocala	FL	DOH	6/30/2019	Medical care	6400328	34470	13,113	\$32.14	\$421,451.82
Marion County	Private	Marion	Ocala	FL	FDC	9/30/2019	Office	7000813	34470	5,797	\$18.50	\$107,244.50
Martin County	Private	Martin	Stuart	FL	DJJ	4/30/2021	Office	8000382	34994	2,512	\$21.50	\$54,008.00
Monroe County	Private	Monroe	Key Largo	FL	DHSMV	12/31/2020	Office	7609038	33037	264	\$0.00	\$0.00
Monroe County	Private	Monroe	Key Largo	FL	DOE	11/30/2019	Office	4800669	33037	905	\$20.98	\$18,986.90
Monroe County	Government (Others) - DMS	Monroe	Key West	FL	DOE	2/14/2021	Food Services	4809255	33040	30	\$0.00	\$0.00
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021	Office	7001103	33040	3,861	\$31.00	119,691.00
Monroe County	Private	Monroe	Sugarloaf Key	FL	FDLE	1/31/2020	Office	7100253	33040	1,229	\$28.36	\$34,854.44
Nassau County	Private	Nassau	Yulee	FL	DCF	7/31/2019	Office	5903016	32097	3,276	\$23.35	\$76,494.60
Non-FL County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	AHCA	1/31/2021	Office	6800077	20000	233	\$69.35	\$16,158.55
Non-FL County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	DCF	1/31/2020	Office	5902704	20000	233	\$69.35	\$16,158.60
Non-FL County	Government (Others) - DMS	Non-FL Cnty	Washington	DC	DEP	1/31/2021	Office	3700166	20001	221	\$69.35	\$15,326.35
Non-FL County	Private	Non-FL Cnty	Wexford	PA	DOR	7/31/2019	Office	7300364	15090	4,702	\$29.87	\$140,448.74
Non-FL County	Private	Non-FL Cnty	Houston	TX	DOR	7/31/2019	Office	7300367	77008	1,547	\$18.00	\$27,846.00
Non-FL County	Private	Non-FL Cnty	Hillside	IL	DOR	11/30/2020	Office	7300385	60162	8,228	\$16.00	\$131,648.00
Non-FL County	Private	Non-FL Cnty	Irving	TX	DOR	3/31/2021	Office	7300344	75062	4,478	\$18.00	\$80,604.00
Non-FL County	Private	Non-FL Cnty	Washington	DC	EOG	1/31/2021	Office	3100050	20000	2,544	\$69.35	\$176,426.40
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	32536	4,753	\$23.58	\$112,075.80
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DOE	5/7/2020	Food Services	4809169	32536	80	\$0.00	\$0.00
Okaloosa County	Government (Others) - DMS	Okaloosa	Crestview	FL	DOE	8/11/2020	Food Services	4809238	32539	100	\$0.00	\$0.00
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	\$22.15	\$50,767.80
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2020	Office	4200317	32703	2,790	\$19.82	\$55,297.80
Orlando Market	Private	Orange	Orlando	FL	DACS	7/31/2020	Office	4200470	32809	4,883	\$20.20	\$98,636.60
Orlando Market	Private	Orange	Orlando	FL	DCF	9/30/2019	Office	5902891	32805	800	\$25.85	\$20,680.00
Orlando Market	Private	Orange	Orlando	FL	DCF	2/28/2021	Office	5903018	32818	9,789	\$25.04	\$245,116.56
Orlando Market	Private	Orange	Orlando	FL	DEO	1/31/2021	Office	4000067	32809	46,886	\$20.76	\$973,353.36
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	\$24.04	\$91,784.72
Orlando Market	Government (Others) - DMS	Orange	Orlando	FL	DOE	2/14/2021	Food Services	4809254	32806	30	\$0.00	\$0.00
Orlando Market	Private	Orange	Orlando	FL	DOH	9/30/2020	Medical care	6400245	32809	23,158	\$30.00	\$694,740.00
Orlando Market	Private	Orange	Orlando	FL	SFWMD	9/30/2020	Office	_431019	32809	8,689	\$15.57	\$135,287.73
Orlando Market Area	Private	Orange	Orlando	FL	DOE	6/30/2021	Office	4800835	32803	14,685	\$17.45	256,253.25
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2020	Office	5903084	34741	7,735	\$22.00	\$170,170.00

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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
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2019	Office	8000338	34741	5,137	\$21.85	\$112,243.45
Osceola County	Private	Osceola	Kissimmee	FL	DOE	6/30/2021	Office	4800855	34741	3,929	\$28.00	110,012.00
Osceola County	Private	Osceola	Kissimmee	FL	FDC	7/31/2020	Office	7001031	34741	8,944	\$22.75	\$203,476.00
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AG	4/30/2020	Office	1140072	33445	1,785	\$28.71	\$51,247.35
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AHCA	3/31/2021	Office	6800074	33486	9,700	\$25.73	\$249,581.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2021	Office	4200457	33409	985	\$14.34	\$14,124.90
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2019	Office	5903045	33404	21,047	\$23.55	\$495,656.85
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DEP	10/31/2019	Office	3700232	33406	17,318	\$20.26	\$350,862.72
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2019	Office	7600539	33426	3,928	\$17.24	\$67,718.72
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2020	NOC	7600538	33431	1,003	\$7.76	\$7,783.28
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DJJ	6/30/2019	Office	8000346	33445	1,904	\$26.75	\$50,932.00
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	\$27.32	\$114,825.96
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	9/30/2020	NOC	4800853	33460	921	\$17.52	\$16,135.92
Palm Beach Market	Government (Others) - DMS	Palm Beach	Belle Glade	FL	DOE	10/4/2020	Office	4800867	33430	836	\$27.91	\$23,332.76
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	2/14/2021	Food Services	4809257	33407	30	\$0.00	\$0.00
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	Private	Palm Beach	Riviera Beach	FL	DOH	9/30/2020	Unconditioned Storage	6400402	33404	27,490	\$10.25	\$281,772.50
Palm Beach Market	Government (Others) - DMS	Palm Beach	Belle Glade	FL	DOR	6/30/2019	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	Private	Palm Beach	Boynton Beach	FL	FDC	11/30/2020	Office	7001095	33426	7,554	\$24.99	\$188,774.52
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2019	Office	7100254	33426	2,600	\$8.83	\$22,958.00
Palm Beach Market	Private	Palm Beach	Palm Beach Gardens	FL	FDOT	12/31/2019	Office	5500352	33418	1,962	\$28.64	\$56,191.68
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	Lottery	6/30/2019	Office	3600685	33411	5,997	\$25.21	\$151,184.37
Panama City Market	Private	Bay	Panama City	FL	APD	1/12/2020	Office	6700017	32407	2,901	\$23.00	\$66,723.00
Panama City Market	Private	Bay	Panama City	FL	DEA	2/28/2021	Office	6500065	32402	2,460	\$22.00	\$54,120.00
Panama City Market	Private	Bay	Panama City	FL	DJJ	10/31/2020	Office	8000203	32401	8,758	\$16.50	\$144,507.00
Panama City Market	Private	Bay	Callaway	FL	DOH	6/30/2019	Medical care	6400280	32404	18,540	\$29.08	\$539,143.20
Panama City Market	Private	Bay	Panama City	FL	DOR	7/31/2019	Office	7300409	32405	10,877	\$23.94	\$260,395.38
Panama City Market	Private	Bay	Panama City	FL	FDC	4/30/2021	Office	7001092	32401	14,134	\$21.55	\$304,587.71
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2021	Office	7100267	32405	1,414	\$10.00	\$14,140.00
Panama City Market Area	Private	Bay	Panama City Beach	FL	DACS	6/30/2021	Office	4200430	32408	813	\$18.27	14,853.51
Panama City Market Area	Private	Bay	Panama City	FL	DOE	6/30/2021	Office	4800838	32401	4,951	\$22.40	110,902.40
Pasco County	Private	Pasco	Port Richey	FL	DCF	3/31/2019 *	Office	5902977	34668	5,879	\$21.16	\$124,399.64
Pasco County	Government (Others) - DMS	Pasco	Zephyrhills	FL	DHSMV	11/30/2020	NOC	7600531	33542	970	\$2.48	\$2,405.60

* Indicates leases whose contract has expired prior to 6/30/2019 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
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2020	Office	8000308	33523	2,269	\$20.02	\$45,425.38
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020	Office	4800862	34652	2,805	\$19.60	\$54,978.00
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	9/30/2019	Office	4300175	32504	9,703	\$19.42	\$188,432.26
Pensacola Market	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2020	Office	8000331	32502	30,355	\$10.98	\$333,297.90
Pensacola Market	Private	Escambia	Pensacola	FL	DLA	8/31/2020	Office	4100120	32502	3,476	\$22.00	\$76,472.00
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	FDLE	9/30/2019	Office	7100146	32501	30,620	\$35.88	\$1,098,645.60
Pensacola Market Area	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2021	Office	8000366	32501	12,036	\$13.22	159,115.92
Polk County	Government (Others) - DMS	Polk	Lake Alfred	FL	Citrus	12/15/2020	Office	5702590	33850	6,503	\$17.52	\$113,939.00
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2019	Office	5902989	33830	16,000	\$25.75	\$412,000.00
Polk County	Private	Polk	Lakeland	FL	DOH	2/29/2020	Medical care	6400229	33803	2,580	\$13.75	\$35,475.00
Polk County	Private	Polk	Lakeland	FL	DOR	9/30/2019	Office	7300321	33801	37,050	\$23.42	\$867,711.00
Polk County	Government (Others) - DMS	Polk	Lakeland	FL	EOG	12/31/2018 *	Office	3109008	33808	133	\$0.00	\$0.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2020	Office	5902971	32570	2,023	\$11.85	\$23,972.55
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	2/28/2021	Office	5903036	32570	4,289	\$15.25	\$65,407.25
Santa Rosa County	Private	Santa Rosa	Jay	FL	DEP	6/30/2021	Office	3700225	32565	713	\$4.63	3,301.19
Sarasota County	Private	Sarasota	Sarasota	FL	DCF	7/31/2020	Office	5903073	34234	17,500	\$18.50	\$323,750.00
Sarasota County	Government (Others) - DMS	Sarasota	Sarasota	FL	DOE	7/31/2020	Food Services	4809273	34237	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	\$21.65	\$396,411.50
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2020	Office	7100237	34243	2,258	\$13.56	\$30,618.48
Seminole County	Private	Seminole	Sanford	FL	DCF	10/31/2020	Office	5903097	32771	1,505	\$24.00	\$36,120.00
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	Fort Myers	FL	DACS	8/31/2020	Conditioned Storage	4200481	33908	1,604	\$8.81	\$14,127.04
Southwest Market	Private	Lee	Fort Myers	FL	DLA	11/30/2019	Office	4100134	33901	1,969	\$20.02	\$39,419.38
Southwest Market	Private	Lee	Fort Myers	FL	DOE	1/31/2021	Office	4800799	33907	11,355	\$20.00	\$227,100.00
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DOE	1/31/2021	Food Services	4809262	33905	30	\$0.00	\$0.00
Southwest Market	Private	Lee	Cape Coral	FL	DOE	2/28/2021	Office	4800814	33990	2,000	\$22.50	\$45,000.00
Southwest Market	Private	Lee	Fort Myers	FL	DOH	6/30/2019	Medical care	6400338	33908	12,875	\$25.32	\$325,995.00
Southwest Market	Private	Lee	Bonita Springs	FL	DOH	1/31/2021	Medical care	6400397	34134	2,815	\$22.40	\$63,056.00
Southwest Market	Private	Lee	Fort Myers	FL	DOH	3/31/2021	Medical care	6400355	33971	3,570	\$26.23	\$93,641.10
Southwest Market	Private	Lee	Fort Myers	FL	Lottery	12/31/2019	Office	3600686	33966	6,400	\$15.66	\$100,224.00
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DCF	1/31/2020	Office	5903106	32084	3,053	\$21.03	\$64,204.59
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. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DOE	2/16/2021	Food Services	4809261	34982	30	\$0.00	\$0.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOE	3/31/2021	Office	4800815	34986	4,014	\$28.50	\$114,399.00
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2020	Office	7001121	32982	5,920	\$15.92	\$94,246.40
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2021	Office	6700016	34785	7,594	\$19.02	144,437.88
Sumter County	Private	Sumter	Wildwood	FL	DCF	6/30/2021	Office	5903112	34785	17,000	\$17.34	294,780.00
Sumter County	Private	Sumter	Bushnell	FL	DJJ	2/28/2021	Office	8000407	33513	1,163	\$24.00	\$27,912.00
Suwannee County	Government (Others) - DMS	Suwannee	Live Oak	FL	FWCC	2/29/2020	Office	7700236	32060	154	\$17.18	\$2,645.72
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Unconditioned Storage	6800073	32308	2,000	\$6.93	\$13,860.00
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	2/29/2020	Office	680M141	32308	244,163	\$19.69	\$4,807,569.47
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	7/31/2020	Office	6800069	32399	14,041	\$21.00	\$294,861.00
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	11/30/2019	Unconditioned Storage	4200467	32303	4,000	\$5.40	\$21,600.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	10/14/2020	Office	4200478	32301	49,164	\$16.60	\$816,122.40
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	8/31/2019	Office	5903093	32308	1,303	\$19.13	\$24,926.39
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	590M140	32399	287,155	\$20.61	\$5,918,264.55
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2020	Office	5903104	32312	1,703	\$20.09	\$34,213.27
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	10/31/2019	Office	400M138	32399	9,847	\$25.49	\$251,000.03
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	1/31/2020	Office	4000070	32303	36,888	\$19.43	\$716,733.84
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	10/31/2019	Office	430M138	32399	133,414	\$25.49	\$3,400,722.86
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2020	Unconditioned Storage	4300097	32301	2,955	\$5.62	\$16,607.10
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2021	Conditioned Storage	4300183	32303	6,874	\$10.93	\$75,132.84
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	10/31/2019	Office	800M138	32399	115,662	\$25.49	\$2,948,224.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DMS	12/31/2019	Office	720M140	32399	43,835	\$20.62	\$903,877.70
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	10/31/2019	Office	480M138	32399	14,345	\$25.49	\$365,654.05
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2020	Unconditioned Storage	4800600	32311	10,000	\$6.72	\$67,200.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	DOE	2/15/2021	Food Services	4809243	32310	30	\$0.00	\$0.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	8/31/2019	Office	6400340	32303	4,990	\$11.68	\$58,283.20
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	8/31/2019	Conditioned Storage	6400411	32303	20,000	\$9.88	\$197,600.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	10/31/2019	Office	640M138	32399	135,815	\$25.49	\$3,461,924.35
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	4/30/2021	Office	7300341	32303	26,744	\$24.00	\$641,856.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	10/31/2019	Office	450M138	32399	36,502	\$25.49	\$930,435.98
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	\$3,895.80
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	\$25.49	\$2,070,884.07
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2019	Office	7700242	32317	15,924	\$23.00	\$366,252.00
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	\$25.49	\$1,371,897.29
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	11/30/2019	Office	7700239	32399	9,587	\$20.00	\$191,740.00
Tampa Market	Private	Hillsborough	Tampa	FL	AG	8/31/2019	Office	1140068	33607	4,000	\$25.36	\$101,439.96
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	\$21.10	\$81,045.10

* Indicates leases whose contract has expired prior to 6/30/2019 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
Tampa Market	Government (Others) - DMS	Hillsborough	Tampa	FL	DACS	8/14/2020	Conditioned Storage	4209030	33619	1,400	\$0.00	\$0.00
Tampa Market	Private	Hillsborough	Temple Terrace	FL	DEP	9/14/2020	Office	3700177	33637	28,415	\$20.81	\$591,316.21
Tampa Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2020	Office	4300157	33637	14,319	\$18.57	\$265,903.83
Tampa Market	Private	Hillsborough	Plant City	FL	DJJ	3/31/2021	Office	8000408	33563	2,265	\$24.79	\$56,149.32
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/14/2020	Office	4100130	33607	44,954	\$24.88	\$1,118,455.52
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2021	Office	4100135	33602	22,283	\$28.15	\$627,266.45
Tampa Market	Private	Pinellas	Brandon	FL	DMA	9/30/2020	Office	6200059	33511	1,250	\$30.03	\$37,537.50
Tampa Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2019	Office	7200172	33701	6,004	\$18.75	\$112,575.00
Tampa Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020	Office	4800743	33702	5,488	\$19.00	\$104,272.00
Tampa Market	Government (Others) - DMS	Hillsborough	Tampa	FL	DOE	9/30/2020	Food Services	4809248	33614	30	\$0.00	\$0.00
Tampa Market	Government (Others) - DMS	Hillsborough	Tampa	FL	DOE	1/1/2021	Food Services	4809268	33612	50	\$0.00	\$0.00
Tampa Market	Government (Others) - DMS	Pinellas	Clearwater	FL	DOE	2/14/2021	Food Services	4809259	33760	30	\$0.00	\$0.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2019 *	Office	7000802	33614	4,430	\$19.29	\$85,454.70
Tampa Market	Private	Hillsborough	Riverview	FL	FWCC	11/5/2020	Conditioned Storage	7700224	33579	200	\$13.44	\$2,688.00
Tampa Market	Private	Hillsborough	Tampa	FL	Lottery	9/30/2020	Office	3600692	33619	7,830	\$16.41	\$128,490.30
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	7/31/2020	Office	8000365	32327	665	\$14.77	\$9,822.05
Walton County	Private	Walton	Defuniak Springs	FL	DCF	4/30/2021	Office	5903123	32433	414	\$8.27	\$3,423.84
Walton County	Private	Walton	Defuniak Springs	FL	DJJ	7/31/2020	Office	8000393	32435	1,000	\$19.99	\$19,990.00

* Indicates leases whose contract has expired prior to 6/30/2019 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
Orlando Market	Private	Orange	AG	8/31/2019	Office	1140066	2,292	\$22.15	\$50,767.80	Yes	Yes
Tampa Market	Private	Hillsborough	AG	8/31/2019	Office	1140068	4,000	\$25.36	\$101,439.96	Yes	Yes
Palm Beach Market	Private	Palm Beach	AG	4/30/2020	Office	1140072	1,785	\$28.71	\$51,247.35	Yes	No
Gainesville Market	Private	Alachua	AG	5/31/2020	Office	1140048	2,001	\$16.88	\$33,776.88	Yes	Yes
Jackson County	Private	Jackson	AG	6/30/2020	Office	1140062	2,657	\$16.49	\$43,813.92	No	No
Tallahassee Market	Private	Leon	AHCA	2/29/2020	Unconditioned Storage	6800073	2,000	\$6.93	\$13,860.00	Yes	Yes
Tallahassee Market	Private	Leon	AHCA	2/29/2020	Office	680M141	244,163	\$19.69	\$4,807,569.47	Yes	No
Tallahassee Market	Private	Leon	AHCA	7/31/2020	Office	6800069	14,041	\$21.00	\$294,861.00	Yes	No
Non-FL County	Government	Non-FL Cnty	AHCA	1/31/2021	Office	6800077	233	\$69.35	\$16,158.55	No	No
Palm Beach Market	Private	Palm Beach	AHCA	3/31/2021	Office	6800074	9,700	\$25.73	\$249,581.00	Yes	No
Panama City Market	Private	Bay	APD	1/12/2020	Office	6700017	2,901	\$23.00	\$66,723.00	No	No
Gadsden County	Government	Gadsden	APD	6/30/2021	Medical care	6709000	70,662	\$0.00	\$0.00	No	Not Applicable*
Gadsden County	Government	Gadsden	APD	6/30/2021	Medical care	6709001	13,204	\$0.00	\$0.00	No	Not Applicable*
Gadsden County	Government	Gadsden	APD	6/30/2021	Medical care	6709002	54,396	\$0.00	\$0.00	No	Not Applicable*
Sumter County	Private	Sumter	APD	6/30/2021	Office	6700016	7,594	\$19.02	\$144,437.88	No	No
Polk County	Government	Polk	Citrus	12/15/2020	Office	5702590	6,503	\$17.52	\$113,939.00	Yes	No
Tallahassee Market	Private	Leon	CPIC	9/30/2019	Conditioned Storage	9000017	1,996	\$3.61	\$7,205.52	Yes	Yes
Tampa Market	Private	Hillsborough	CPIC	10/31/2019	Office	900001AP	60,000	\$18.70	\$1,122,000.00	Yes	No
Ft. Lauderdale Market	Private	Broward	DACS	8/31/2019	Office	4200379	837	\$19.86	\$16,621.68	Yes	No
Tampa Market	Private	Pinellas	DACS	10/14/2019	Office	4200320	3,841	\$21.10	\$81,045.10	Yes	Yes
Highlands County	Government	Highlands	DACS	10/31/2019	Office	4200390	320	\$17.82	\$5,702.40	No	No
Tallahassee Market	Private	Leon	DACS	11/30/2019	Unconditioned Storage	4200467	4,000	\$5.40	\$21,600.00	Yes	Yes
Hernando County	Government	Hernando	DACS	12/31/2019	NOC	4200426	1,237	\$3.06	\$3,785.22	No	No
Jacksonville Market	Private	Duval	DACS	1/31/2020	Office	4200487	600	\$12.00	\$7,200.00	Yes	Yes
Charlotte County	Government	Charlotte	DACS	2/29/2020	Office	4200465	411	\$12.00	\$4,932.00	No	No
Taylor County	Government	Taylor	DACS	2/29/2020	Unconditioned Storage	4200479	12,711	\$1.85	\$23,515.35	No	No
Orlando Market	Private	Orange	DACS	4/9/2020	Office	4200317	2,790	\$19.82	\$55,297.80	Yes	Yes
DeSoto County	Government	DeSoto	DACS	4/30/2020	Office	4200446	648	\$16.50	\$10,692.00	No	No
Jefferson County	Government	Jefferson	DACS	6/14/2020	Office	4200335	96	\$15.63	\$1,500.48	No	No
Okaloosa County	Government	Okaloosa	DACS	6/28/2020	Office	4209032	100	\$0.00	\$0.00	No	Not Applicable*
Orlando Market	Private	Orange	DACS	7/31/2020	Office	4200470	4,883	\$20.20	\$98,636.60	Yes	Yes
Tampa Market	Government	Hillsborough	DACS	8/14/2020	Conditioned Storage	4209030	1,400	\$0.00	\$0.00	Yes	Not Applicable*
Lake County	Private	Lake	DACS	8/31/2020	Office	4200444	536	\$13.43	\$7,198.48	No	No
Southwest Market	Private	Lee	DACS	8/31/2020	Conditioned Storage	4200481	1,604	\$8.81	\$14,127.04	Yes	No
Lake County	Private	Lake	DACS	9/30/2020	Office	4200484	2,658	\$20.27	\$53,869.44	No	No
Levy County	Government	Levy	DACS	9/30/2020	Office	4200483	168	\$10.71	\$1,799.28	No	No
Tallahassee Market	Private	Leon	DACS	10/14/2020	Office	4200478	49,164	\$16.60	\$816,122.40	Yes	No
Hardee County	Government	Hardee	DACS	10/31/2020	Office	4200498	700	\$10.00	\$7,000.00	No	No
Jacksonville Market	Private	Duval	DACS	1/31/2021	Office	4200365	700	\$13.12	\$9,184.00	Yes	Yes
Hendry County	Government	Hendry	DACS	2/28/2021	Office	4200469	120	\$17.73	\$2,127.60	No	No
Palm Beach Market	Private	Palm Beach	DACS	2/28/2021	Office	4200457	985	\$14.34	\$14,124.90	Yes	No
Gilchrist County	Private	Gilchrist	DACS	6/30/2021	Office	4200490	1,400	\$18.84	\$26,376.00	No	No
Panama City Market	Private	Bay	DACS	6/30/2021	Office	4200430	813	\$18.27	\$14,853.51	No	No
Greater Miami Market	Government	Miami-Dade	DBPR	6/30/2019	Office	7909033	75	\$15.67	\$1,175.25	Yes	Yes
Ft. Lauderdale Market	Private	Broward	DBPR	10/31/2019	Office	7900102	16,827	\$19.65	\$330,650.55	Yes	No
Greater Miami Market	Private	Miami-Dade	DBPR	10/31/2019	Unconditioned Storage	7900103	3,045	\$9.57	\$29,140.65	Yes	No

* Not Applicable – Nominal leases are non-revenue leases and are not considered for placement in Florida Facility Pool locations.

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
Hardee County	Government	Hardee	DBPR	12/31/2019	Office	7900092	730	\$15.00	\$10,950.00	No	No
Manatee County	Private	Manatee	DBPR	6/30/2020	Office	7909034	120	\$0.00	\$0.00	No	Not Applicable*
Greater Miami Market	Private	Miami-Dade	DCF	6/30/2019	Office	5902736	1,986	\$25.88	\$51,397.68	Yes	No
Nassau County	Private	Nassau	DCF	7/31/2019	Office	5903016	3,276	\$23.35	\$76,494.60	No	No
Tallahassee Market	Private	Leon	DCF	8/31/2019	Office	5903093	1,303	\$19.13	\$24,926.39	Yes	Yes
Orlando Market	Private	Orange	DCF	9/30/2019	Office	5902891	800	\$25.85	\$20,680.00	Yes	Yes
Polk County	Private	Polk	DCF	10/31/2019	Office	5902989	16,000	\$25.75	\$412,000.00	Yes	No
Collier County	Private	Collier	DCF	11/30/2019	Office	5903077	3,870	\$28.06	\$108,592.20	No	No
Palm Beach Market	Private	Palm Beach	DCF	11/30/2019	Office	5903045	21,047	\$23.55	\$495,656.85	Yes	No
Greater Miami Market	Private	Miami-Dade	DCF	12/31/2019	Office	5903071	4,339	\$32.64	\$141,624.96	Yes	No
Highlands County	Government	Highlands	DCF	12/31/2019	Office	5903022	4,050	\$19.02	\$77,031.00	No	No
Non-FL County	Government	Non-FL Cnty	DCF	1/31/2020	Office	5902704	233	\$69.35	\$16,158.60	No	No
St. Johns County	Government	St. Johns	DCF	1/31/2020	Office	5903106	3,053	\$21.03	\$64,204.59	No	No
Jacksonville Market	Private	Duval	DCF	3/31/2020	Office	5902847	16,199	\$17.62	\$285,426.38	Yes	No
Okaloosa County	Private	Okaloosa	DCF	3/31/2020	Office	5903107	4,753	\$23.58	\$112,075.80	No	No
Jacksonville Market	Private	Duval	DCF	4/9/2020	Office	5903136	7,910	\$16.75	\$132,492.50	Yes	No
Osceola County	Private	Osceola	DCF	5/31/2020	Office	5903084	7,735	\$22.00	\$170,170.00	No	No
Santa Rosa County	Private	Santa Rosa	DCF	5/31/2020	Office	5902971	2,023	\$11.85	\$23,972.55	No	No
Tallahassee Market	Private	Leon	DCF	5/31/2020	Conditioned Storage	5903135	4,000	\$7.00	\$28,000.00	Yes	No
Brevard County	Private	Brevard	DCF	6/30/2020	Office	5903098	1,989	\$24.01	\$47,755.89	No	No
Okeechobee County	Private	Okeechobee	DCF	6/30/2020	Office	5903057	2,800	\$22.50	\$63,000.00	No	No
Tallahassee Market	Private	Leon	DCF	6/30/2020	Office	5903104	1,703	\$20.09	\$34,213.27	Yes	Yes
Tallahassee Market	Private	Leon	DCF	6/30/2020	Office	590M140	287,155	\$20.61	\$5,918,264.55	Yes	No
Sarasota County	Private	Sarasota	DCF	7/31/2020	Office	5903073	17,500	\$18.50	\$323,750.00	No	No
Manatee County	Private	Manatee	DCF	8/31/2020	Office	5903087	2,032	\$27.21	\$55,290.72	No	No
Hardee County	Government	Hardee	DCF	10/31/2020	Office	5903058	798	\$19.71	\$15,728.58	No	No
Hardee County	Private	Hardee	DCF	10/31/2020	Office	5903096	1,750	\$19.91	\$34,842.50	No	No
Seminole County	Private	Seminole	DCF	10/31/2020	Office	5903097	1,505	\$24.00	\$36,120.00	No	No
Greater Miami Market	Private	Miami-Dade	DCF	11/30/2020	Office	5903114	1,798	\$25.53	\$45,902.94	Yes	No
Brevard County	Private	Brevard	DCF	12/31/2020	Office	5903054	1,370	\$20.19	\$27,660.30	No	No
Collier County	Private	Collier	DCF	12/31/2020	Office	5903116	1,253	\$22.95	\$28,756.35	No	No
Citrus County	Government	Citrus	DCF	1/31/2021	Office	5903081	5,089	\$21.94	\$111,652.66	No	No
Orlando Market	Private	Orange	DCF	2/28/2021	Office	5903018	9,789	\$25.04	\$245,116.56	Yes	Yes
Santa Rosa County	Private	Santa Rosa	DCF	2/28/2021	Office	5903036	4,289	\$15.25	\$65,407.25	No	No
Flagler County	Private	Flagler	DCF	3/31/2021	Office	5903115	4,614	\$15.50	\$71,517.00	No	No
Brevard County	Private	Brevard	DCF	4/30/2021	Office	5903068	8,372	\$16.75	\$140,231.00	No	No
Highlands County	Private	Highlands	DCF	4/30/2021	Office	5903111	3,502	\$24.05	\$84,223.10	No	No
Walton County	Private	Walton	DCF	4/30/2021	Office	5903123	414	\$8.27	\$3,423.84	No	No
Brevard County	Private	Brevard	DCF	6/30/2021	Office	5903037	1,242	\$18.48	\$22,952.16	No	No
Hernando County	Private	Hernando	DCF	6/30/2021	Office	5903095	10,300	\$22.75	\$234,325.00	No	No
Sumter County	Private	Sumter	DCF	6/30/2021	Office	5903112	17,000	\$17.34	\$294,780.00	No	No
Panama City Market	Private	Bay	DEA	2/28/2021	Office	6500065	2,460	\$22.00	\$54,120.00	No	No
Tallahassee Market	Private	Leon	DEO	10/31/2019	Office	400M138	9,847	\$25.49	\$251,000.03	Yes	No
Greater Miami Market	Private	Miami-Dade	DEO	12/14/2019	Office	4000074	2,732	\$20.00	\$54,639.96	Yes	No
Tallahassee Market	Private	Leon	DEO	1/31/2020	Office	4000070	36,888	\$19.43	\$716,733.84	Yes	No
Tallahassee Market	Private	Leon	DEO	6/30/2020	Unconditioned Storage	4000034	9,998	\$4.88	\$48,790.24	Yes	No
Orlando Market	Private	Orange	DEO	1/31/2021	Office	4000067	46,886	\$20.76	\$973,353.36	Yes	No
Palm Beach Market	Government	Palm Beach	DEP	10/31/2019	Office	3700232	17,318	\$20.26	\$350,862.72	Yes	No
Tampa Market	Private	Hillsborough	DEP	9/14/2020	Office	3700177	28,415	\$20.81	\$591,316.21	Yes	No
Non-FL County	Government	Non-FL Cnty	DEP	1/31/2021	Office	3700166	221	\$69.35	\$15,326.35	No	No
Santa Rosa County	Private	Santa Rosa	DEP	6/30/2021	Office	3700225	713	\$4.63	\$3,301.19	No	No

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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
Ft. Lauderdale Market	Private	Broward	DFS	6/30/2019	Office	4300179	7,891	\$17.00	\$134,147.00	Yes	No
Pensacola Market	Private	Escambia	DFS	9/30/2019	Office	4300175	9,703	\$19.42	\$188,432.26	Yes	No
Tallahassee Market	Private	Leon	DFS	10/31/2019	Office	430M138	133,414	\$25.49	\$3,400,722.86	Yes	No
Tampa Market	Private	Hillsborough	DFS	4/30/2020	Office	4300157	14,319	\$18.57	\$265,903.83	Yes	No
Tallahassee Market	Private	Leon	DFS	6/30/2020	Unconditioned Storage	4300097	2,955	\$5.62	\$16,607.10	Yes	Yes
Tallahassee Market	Private	Leon	DFS	4/30/2021	Conditioned Storage	4300183	6,874	\$10.93	\$75,132.84	Yes	No
Palm Beach Market	Private	Palm Beach	DHSMV	10/23/2019	Office	7600539	3,928	\$17.24	\$67,718.72	Yes	No
Hernando County	Private	Hernando	DHSMV	12/31/2019	Office	7600529	2,437	\$11.72	\$28,561.64	No	No
Brevard County	Private	Brevard	DHSMV	2/29/2020	Office	7600547	1,560	\$21.27	\$33,181.20	No	No
Greater Miami Market	Private	Miami-Dade	DHSMV	3/31/2020	Office	7600545	4,801	\$30.10	\$144,510.10	Yes	No
Palm Beach Market	Private	Palm Beach	DHSMV	6/30/2020	NOC	7600538	1,003	\$7.76	\$7,783.28	Yes	No
Pasco County	Government	Pasco	DHSMV	11/30/2020	NOC	7600531	970	\$2.48	\$2,405.60	No	No
Monroe County	Private	Monroe	DHSMV	12/31/2020	Office	7609038	264	\$0.00	\$0.00	No	Not Applicable*
Gainesville Market	Private	Alachua	DHSMV	4/16/2021	Office	7600490	3,754	\$22.22	\$83,413.88	Yes	No
Palm Beach Market	Private	Palm Beach	DJJ	6/30/2019	Office	8000346	1,904	\$26.75	\$50,932.00	Yes	No
Osceola County	Private	Osceola	DJJ	10/31/2019	Office	8000338	5,137	\$21.85	\$112,243.45	No	No
Tallahassee Market	Private	Leon	DJJ	10/31/2019	Office	800M138	115,662	\$25.49	\$2,948,224.50	Yes	No
Daytona Market	Private	Volusia	DJJ	2/29/2020	Office	8000102	4,758	\$20.00	\$95,160.00	Yes	No
Pasco County	Private	Pasco	DJJ	3/31/2020	Office	8000308	2,269	\$20.02	\$45,425.38	No	No
Flagler County	Private	Flagler	DJJ	4/30/2020	Office	8000391	1,031	\$13.25	\$13,660.75	No	No
Pensacola Market	Government	Escambia	DJJ	6/30/2020	Office	8000331	30,355	\$10.98	\$333,297.90	Yes	No
Wakulla County	Private	Wakulla	DJJ	7/31/2020	Office	8000365	665	\$14.77	\$9,822.05	No	No
Walton County	Private	Walton	DJJ	7/31/2020	Office	8000393	1,000	\$19.99	\$19,990.00	No	No
Ft. Lauderdale Market	Private	Broward	DJJ	9/10/2020	Office	8000387	9,493	\$20.90	\$198,403.70	Yes	No
Panama City Market	Private	Bay	DJJ	10/31/2020	Office	8000203	8,758	\$16.50	\$144,507.00	No	No
Sumter County	Private	Sumter	DJJ	2/28/2021	Office	8000407	1,163	\$24.00	\$27,912.00	No	No
Columbia County	Private	Columbia	DJJ	3/31/2021	Office	8000400	3,830	\$17.00	\$65,110.00	No	No
Hernando County	Private	Hernando	DJJ	3/31/2021	Office	8000363	2,000	\$20.50	\$41,000.00	No	No
Tampa Market	Private	Hillsborough	DJJ	3/31/2021	Office	8000408	2,265	\$24.79	\$56,149.32	Yes	Yes
Martin County	Private	Martin	DJJ	4/30/2021	Office	8000382	2,512	\$21.50	\$54,008.00	No	No
Hendry County	Private	Hendry	DJJ	5/31/2021	Office	8000369	826	\$19.68	\$16,255.68	No	No
Indian River County	Private	Indian River	DJJ	6/11/2021	Office	8000341	2,858	\$26.19	\$74,851.02	No	No
Pensacola Market	Government	Escambia	DJJ	6/30/2021	Office	8000366	12,036	\$13.22	\$159,115.92	Yes	No
Southwest Market	Private	Lee	DLA	11/30/2019	Office	4100134	1,969	\$20.02	\$39,419.38	Yes	Yes
Tampa Market	Private	Hillsborough	DLA	3/14/2020	Office	4100130	44,954	\$24.88	\$1,118,455.52	Yes	No
Pensacola Market	Private	Escambia	DLA	8/31/2020	Office	4100120	3,476	\$22.00	\$76,472.00	Yes	No
Ft. Lauderdale Market	Private	Broward	DLA	9/30/2020	Office	4100123	42,027	\$35.73	\$1,501,624.71	Yes	No
Tampa Market	Private	Hillsborough	DLA	3/31/2021	Office	4100135	22,283	\$28.15	\$627,266.45	Yes	No
Tampa Market	Private	Pinellas	DMA	9/30/2020	Office	6200059	1,250	\$30.03	\$37,537.50	Yes	Yes
Tallahassee Market	Private	Leon	DMS	12/31/2019	Office	720M140	43,835	\$20.62	\$903,877.70	Yes	No
Tampa Market	Government	Pinellas	DOAH	10/31/2019	Office	7200172	6,004	\$18.75	\$112,575.00	Yes	Yes
Ft. Lauderdale Market	Private	Broward	DOAH	1/31/2021	Office	7200170	9,270	\$21.50	\$199,305.00	Yes	No
Hernando County	Private	Hernando	DOE	10/19/2019	NOC	4809103	600	\$0.00	\$0.00	No	Not Applicable*
Tallahassee Market	Private	Leon	DOE	10/31/2019	Office	480M138	14,345	\$25.49	\$365,654.05	Yes	No
Pensacola Market	Private	Escambia	DOE	11/14/2019	Office	4800808	13,537	\$18.00	\$243,666.00	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	11/30/2019	Office	4800784	3,000	\$29.95	\$89,850.00	Yes	No
Monroe County	Private	Monroe	DOE	11/30/2019	Office	4800669	905	\$20.98	\$18,986.90	No	No
Greater Miami Market	Private	Miami-Dade	DOE	12/31/2019	Office	4800544	3,942	\$25.78	\$101,624.76	Yes	No
Marion County	Government	Marion	DOE	1/31/2020	Food Services	4809383	363	\$2.48	\$900.24	No	No
Marion County	Private	Marion	DOE	3/31/2020	Office	4800678	8,750	\$19.30	\$168,875.00	No	No
Okaloosa County	Government	Okaloosa	DOE	5/7/2020	Food Services	4809169	80	\$0.00	\$0.00	No	Not Applicable*

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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
Pasco County	Private	Pasco	DOE	5/31/2020	Office	4800862	2,805	\$19.60	\$54,978.00	No	No
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809195	30	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809197	20	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809199	100	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809200	20	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809201	80	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809202	30	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809203	10	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/28/2020	Food Services	4809204	20	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/29/2020	Food Services	4809193	1,290	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	6/29/2020	Food Services	4809198	70	\$0.00	\$0.00	Yes	Not Applicable*
Collier County	Private	Collier	DOE	6/30/2020	Office	4800647	618	\$32.49	\$20,078.76	No	No
Collier County	Private	Collier	DOE	6/30/2020	Office	4800785	3,397	\$30.45	\$103,438.65	No	No
Columbia County	Private	Columbia	DOE	6/30/2020	Office	4800751	3,500	\$17.00	\$59,500.00	No	No
Daytona Market	Private	Volusia	DOE	6/30/2020	Office	4809205	90	\$0.00	\$0.00	Yes	Not Applicable*
DeSoto County	Private	Dixie	DOE	6/30/2020	Office	4800860	1,400	\$16.25	\$22,750.00	No	No
Indian River County	Private	Indian River	DOE	6/30/2020	Office	4800837	1,968	\$24.13	\$47,487.84	No	No
Orlando Market	Private	Orange	DOE	6/30/2020	Office	4800852	3,818	\$24.04	\$91,784.72	Yes	Yes
Palm Beach Market	Private	Palm Beach	DOE	6/30/2020	Office	4800856	4,203	\$27.32	\$114,825.96	Yes	No
Tallahassee Market	Private	Leon	DOE	6/30/2020	Unconditioned Storage	4800600	10,000	\$6.72	\$67,200.00	Yes	No
Charlotte County	Private	Charlotte	DOE	7/31/2020	Office	4800844	2,549	\$26.36	\$67,191.60	No	No
Ft. Lauderdale Market	Private	Broward	DOE	7/31/2020	Office	4800851	4,413	\$28.68	\$126,564.84	Yes	No
Gainesville Market	Private	Alachua	DOE	7/31/2020	Office	4800806	2,744	\$16.00	\$43,904.00	Yes	No
Sarasota County	Government	Sarasota	DOE	7/31/2020	Food Services	4809273	25	\$0.00	\$0.00	No	Not Applicable*
Okaloosa County	Government	Okaloosa	DOE	8/11/2020	Food Services	4809238	100	\$0.00	\$0.00	No	Not Applicable*
Gadsden County	Private	Gadsden	DOE	8/31/2020	Office	4800813	1,000	\$16.25	\$16,250.00	No	No
Collier County	Government	Collier	DOE	9/30/2020	Food Services	4809249	30	\$0.00	\$0.00	No	Not Applicable*
Palm Beach Market	Government	Palm Beach	DOE	9/30/2020	NOC	4800853	921	\$17.52	\$16,135.92	Yes	No
Tampa Market	Private	Pinellas	DOE	9/30/2020	Office	4800743	5,488	\$19.00	\$104,272.00	Yes	Yes
Tampa Market	Government	Hillsborough	DOE	9/30/2020	Food Services	4809248	30	\$0.00	\$0.00	Yes	Not Applicable*
Palm Beach Market	Government	Palm Beach	DOE	10/4/2020	Office	4800867	836	\$27.91	\$23,332.76	Yes	No
Greater Miami Market	Government	Miami-Dade	DOE	12/31/2020	Food Services	4809061	750	\$0.00	\$0.00	Yes	Not Applicable*
Tampa Market	Government	Hillsborough	DOE	1/1/2021	Food Services	4809268	50	\$0.00	\$0.00	Yes	Not Applicable*
Highlands County	Private	Highlands	DOE	1/31/2021	Office	4800767	2,080	\$28.38	\$59,030.40	No	No
Southwest Market	Private	Lee	DOE	1/31/2021	Office	4800799	11,355	\$20.00	\$227,100.00	Yes	No
Southwest Market	Government	Lee	DOE	1/31/2021	Food Services	4809262	30	\$0.00	\$0.00	Yes	Not Applicable*
Daytona Market	Government	Volusia	DOE	2/14/2021	Food Services	4809263	30	\$0.00	\$0.00	Yes	Not Applicable*
Ft. Lauderdale Market	Government	Broward	DOE	2/14/2021	Food Services	4809246	30	\$0.00	\$0.00	Yes	Not Applicable*
Greater Miami Market	Government	Miami-Dade	DOE	2/14/2021	Food Services	4809252	30	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Government	Duval	DOE	2/14/2021	Food Services	4809250	30	\$0.00	\$0.00	Yes	Not Applicable*
Manatee County	Government	Manatee	DOE	2/14/2021	Food Services	4809251	30	\$0.00	\$0.00	No	Not Applicable*
Monroe County	Government	Monroe	DOE	2/14/2021	Food Services	4809255	30	\$0.00	\$0.00	No	Not Applicable*
Orlando Market	Government	Orange	DOE	2/14/2021	Food Services	4809254	30	\$0.00	\$0.00	Yes	Not Applicable*
Palm Beach Market	Government	Palm Beach	DOE	2/14/2021	Food Services	4809257	30	\$0.00	\$0.00	Yes	Not Applicable*
Tampa Market	Government	Pinellas	DOE	2/14/2021	Food Services	4809259	30	\$0.00	\$0.00	Yes	Not Applicable*
Brevard County	Government	Brevard	DOE	2/15/2021	Food Services	4809245	30	\$0.00	\$0.00	No	Not Applicable*
Tallahassee Market	Government	Leon	DOE	2/15/2021	Food Services	4809243	30	\$0.00	\$0.00	Yes	Not Applicable*
St. Lucie County	Government	St. Lucie	DOE	2/16/2021	Food Services	4809261	30	\$0.00	\$0.00	Yes	Not Applicable*
Greater Miami Market	Private	Miami-Dade	DOE	2/28/2021	Office	4800779	8,194	\$30.35	\$248,687.90	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	2/28/2021	Office	4800789	6,304	\$29.38	\$185,211.52	Yes	No
Southwest Market	Private	Lee	DOE	2/28/2021	Office	4800814	2,000	\$22.50	\$45,000.00	Yes	Yes
St. Lucie County	Private	St. Lucie	DOE	3/31/2021	Office	4800815	4,014	\$28.50	\$114,399.00	Yes	No

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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
Ft. Lauderdale Market	Private	Broward	DOE	6/30/2021	Unconditioned Storage	4800825	332	\$12.10	\$4,017.20	Yes	No
Jacksonville Market	Private	Duval	DOE	6/30/2021	Office	4800805	3,374	\$19.25	\$64,949.50	Yes	No
Orlando Market	Private	Orange	DOE	6/30/2021	Office	4800835	14,685	\$17.45	\$256,253.25	Yes	No
Osceola County	Private	Osceola	DOE	6/30/2021	Office	4800855	3,929	\$28.00	\$110,012.00	No	No
Panama City Market	Private	Bay	DOE	6/30/2021	Office	4800838	4,951	\$22.40	\$110,902.40	No	No
Marion County	Private	Marion	DOH	6/30/2019	Medical care	6400328	13,113	\$32.14	\$421,451.82	No	No
Panama City Market	Private	Bay	DOH	6/30/2019	Medical care	6400280	18,540	\$29.08	\$539,143.20	No	No
Southwest Market	Private	Lee	DOH	6/30/2019	Medical care	6400338	12,875	\$25.32	\$325,995.00	Yes	No
Palm Beach Market	Government	Palm Beach	DOH	7/16/2019	Conference Center	6409010	3,500	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Private	Duval	DOH	7/31/2019	Medical care	6400181	25,777	\$16.38	\$422,227.26	Yes	No
Tallahassee Market	Private	Leon	DOH	8/31/2019	Office	6400340	4,990	\$11.68	\$58,283.20	Yes	Yes
Tallahassee Market	Private	Leon	DOH	8/31/2019	Conditioned Storage	6400411	20,000	\$9.88	\$197,600.00	Yes	No
Tallahassee Market	Private	Leon	DOH	10/31/2019	Office	640M138	135,815	\$25.49	\$3,461,924.35	Yes	No
Palm Beach Market	Private	Palm Beach	DOH	1/31/2020	Office	6400377	3,686	\$24.19	\$89,164.34	Yes	No
Polk County	Private	Polk	DOH	2/29/2020	Medical care	6400229	2,580	\$13.75	\$35,475.00	Yes	No
Ft. Lauderdale Market	Private	Broward	DOH	5/31/2020	Medical care	6400297	4,950	\$14.50	\$71,775.00	Yes	No
Ft. Lauderdale Market	Private	Broward	DOH	5/31/2020	Medical care	6400343	9,250	\$14.50	\$134,125.00	Yes	No
Gainesville Market	Private	Alachua	DOH	7/31/2020	Medical care	6400349	2,400	\$19.97	\$47,928.00	Yes	No
Lake County	Private	Lake	DOH	8/31/2020	Medical care	6400361	3,000	\$10.00	\$30,000.00	No	No
Ft. Lauderdale Market	Private	Broward	DOH	9/30/2020	Medical care	6400393	3,260	\$31.19	\$101,679.36	Yes	No
Orlando Market	Private	Orange	DOH	9/30/2020	Medical care	6400245	23,158	\$30.00	\$694,740.00	Yes	No
Palm Beach Market	Private	Palm Beach	DOH	9/30/2020	Unconditioned Storage	6400402	27,490	\$10.25	\$281,772.50	Yes	No
Jacksonville Market	Private	Duval	DOH	10/31/2020	Office	6400395	2,864	\$15.57	\$44,592.48	Yes	No
Southwest Market	Private	Lee	DOH	1/31/2021	Medical care	6400397	2,815	\$22.40	\$63,056.00	Yes	No
Greater Miami Market	Private	Miami-Dade	DOH	2/28/2021	Medical care	6400366	2,731	\$31.20	\$85,207.20	Yes	No
Jacksonville Market	Private	Duval	DOH	2/28/2021	Office	6400347	3,375	\$26.95	\$90,956.25	Yes	No
Gainesville Market	Private	Alachua	DOH	3/31/2021	Office	6400399	2,500	\$24.96	\$62,400.00	Yes	No
Southwest Market	Private	Lee	DOH	3/31/2021	Medical care	6400355	3,570	\$26.23	\$93,641.10	Yes	No
Palm Beach Market	Government	Palm Beach	DOR	6/30/2019	Office	7300391	540	\$17.18	\$9,277.20	Yes	No
Non-FL County	Private	Non-FL Cnty	DOR	7/31/2019	Office	7300364	4,702	\$29.87	\$140,448.74	No	No
Non-FL County	Private	Non-FL Cnty	DOR	7/31/2019	Office	7300367	1,547	\$18.00	\$27,846.00	No	No
Panama City Market	Private	Bay	DOR	7/31/2019	Office	7300409	10,877	\$23.94	\$260,395.38	No	No
Sarasota County	Private	Sarasota	DOR	7/31/2019	Office	7300345	18,310	\$21.65	\$396,411.50	No	No
Polk County	Private	Polk	DOR	9/30/2019	Office	7300321	37,050	\$23.42	\$867,711.00	Yes	No
St. Johns County	Government	St. Johns	DOR	9/30/2019	Office	7300318	7,377	\$22.81	\$168,269.37	No	No
Ft. Lauderdale Market	Private	Broward	DOR	10/31/2019	Office	7300377	35,320	\$34.63	\$1,223,131.60	Yes	No
Clay County	Private	Clay	DOR	11/30/2019	Office	7300306	3,861	\$27.00	\$104,247.00	No	No
Lake County	Private	Lake	DOR	12/31/2019	Office	7300347	15,336	\$23.53	\$360,856.08	No	No
Hendry County	Private	Hendry	DOR	4/30/2020	Office	7300285	1,177	\$23.44	\$27,588.88	No	No
Madison County	Private	Madison	DOR	4/30/2020	Office	7300368	1,500	\$21.20	\$31,800.00	No	No
Palm Beach Market	Private	Palm Beach	DOR	5/31/2020	Office	7300381	24,566	\$26.49	\$650,753.34	Yes	No
DeSoto County	Private	DeSoto	DOR	7/31/2020	Office	7300282	3,129	\$13.26	\$41,490.54	No	No
Charlotte County	Private	Charlotte	DOR	9/30/2020	Office	7300339	3,913	\$25.19	\$98,568.47	No	No
Non-FL County	Private	Non-FL Cnty	DOR	11/30/2020	Office	7300385	8,228	\$16.00	\$131,648.00	No	No
Non-FL County	Private	Non-FL Cnty	DOR	3/31/2021	Office	7300344	4,478	\$18.00	\$80,604.00	No	No
Tallahassee Market	Private	Leon	DOR	4/30/2021	Office	7300341	26,744	\$24.00	\$641,856.00	Yes	No
Brevard County	Private	Brevard	DOR	6/30/2021	Office	7300369	11,855	\$22.27	\$264,010.85	No	No
Tallahassee Market	Private	Leon	DOS	10/31/2019	Office	450M138	36,502	\$25.49	\$930,435.98	Yes	No

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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	DOS	1/8/2020	Conditioned Storage	4500114	300	\$11.57	\$3,471.00	Yes	Yes
Tallahassee Market	Private	Leon	DOS	5/9/2020	Unconditioned Storage	4500107	350	\$11.13	\$3,895.80	Yes	Yes
Non-FL County	Private	Non-FL Cnty	EOG	1/31/2021	Office	3100050	2,544	\$69.35	\$176,426.40	No	No
Jacksonville Market	Private	Duval	FCOR	3/31/2020	Office	7800188	1,162	\$16.75	\$19,463.50	Yes	Yes
Marion County	Private	Marion	FDC	9/30/2019	Office	7000813	5,797	\$18.50	\$107,244.50	No	No
Daytona Market	Private	Volusia	FDC	10/31/2019	Office	7001173	9,998	\$19.75	\$197,460.50	Yes	No
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2019	Office	7001055	8,251	\$25.75	\$212,463.25	Yes	No
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2019	Office	7001176	12,703	\$16.27	\$206,677.81	Yes	No
Greater Miami Market	Private	Miami-Dade	FDC	1/14/2020	Office	7000985	23,643	\$20.38	\$481,746.13	Yes	No
St. Lucie County	Private	St. Lucie	FDC	3/31/2020	Office	7001121	5,920	\$15.92	\$94,246.40	Yes	No
Greater Miami Market	Private	Miami-Dade	FDC	4/30/2020	Office	7001077	26,150	\$23.00	\$601,449.95	Yes	No
Citrus County	Private	Citrus	FDC	5/31/2020	Office	7000951	4,764	\$19.00	\$90,516.00	No	No
Hardee County	Government	Hardee	FDC	5/31/2020	Office	7001012	1,600	\$20.15	\$32,240.00	No	No
Tallahassee Market	Private	Leon	FDC	6/30/2020	Office	7001122	5,633	\$17.00	\$95,761.00	Yes	Yes
Hernando County	Private	Hernando	FDC	7/31/2020	Office	7000922	4,734	\$19.00	\$89,946.00	No	No
Osceola County	Private	Osceola	FDC	7/31/2020	Office	7001031	8,944	\$22.75	\$203,476.00	No	No
Lake County	Private	Lake	FDC	8/31/2020	Office	7001079	7,323	\$16.78	\$122,879.94	No	No
Manatee County	Private	Manatee	FDC	8/31/2020	Office	7000788	4,999	\$18.76	\$93,781.24	No	No
Indian River County	Private	Indian River	FDC	11/30/2020	Office	7001016	4,133	\$20.72	\$85,635.76	No	No
Palm Beach Market	Private	Palm Beach	FDC	11/30/2020	Office	7001095	7,554	\$24.99	\$188,774.52	Yes	No
Ft. Lauderdale Market	Private	Broward	FDC	1/31/2021	Office	7001083	5,855	\$22.50	\$131,737.56	Yes	No
Greater Miami Market	Private	Miami-Dade	FDC	2/28/2021	Office	7001094	6,557	\$28.98	\$190,021.86	Yes	No
Panama City Market	Private	Bay	FDC	4/30/2021	Office	7001092	14,134	\$21.55	\$304,587.71	No	No
Monroe County	Private	Monroe	FDC	6/30/2021	Office	7001103	3,861	\$31.00	\$119,691.00	No	No
Pensacola Market	Private	Escambia	FDLE	9/30/2019	Office	7100146	30,620	\$35.88	\$1,098,645.60	Yes	No
Seminole County	Government	Seminole	FDLE	11/30/2019	Office	7100236	150	\$80.00	\$12,000.00	No	No
Palm Beach Market	Government	Palm Beach	FDLE	12/31/2019	Office	7100254	2,600	\$8.83	\$22,958.00	Yes	No
Monroe County	Private	Monroe	FDLE	1/31/2020	Office	7100253	1,229	\$28.36	\$34,854.44	No	No
Brevard County	Private	Brevard	FDLE	3/31/2020	Office	7100248	1,645	\$15.32	\$25,201.40	No	No
Sarasota County	Private	Sarasota	FDLE	6/30/2020	Office	7100237	2,258	\$13.56	\$30,618.48	No	No
Jacksonville Market	Private	Duval	FDLE	10/31/2020	Unconditioned Storage	7100258	2,000	\$9.50	\$19,000.00	Yes	No
Hernando County	Government	Hernando	FDLE	11/30/2020	Office	7100266	1,950	\$4.21	\$8,209.50	No	No
Panama City Market	Government	Bay	FDLE	5/31/2021	Office	7100267	1,414	\$10.00	\$14,140.00	No	No
Ft. Lauderdale Market	Government	Broward	FDLE	6/30/2021	Office	7109021	968	\$0.00	\$0.00	Yes	Not Applicable*
Tallahassee Market	Private	Leon	FDOT	10/31/2019	Office	550M138	81,243	\$25.49	\$2,070,884.07	Yes	No
Palm Beach Market	Private	Palm Beach	FDOT	12/31/2019	Office	5500352	1,962	\$28.64	\$56,191.68	Yes	No
Clay County	Private	Clay	FDVA	9/30/2020	Office	5000004	115	\$43.48	\$5,000.20	No	No
Tallahassee Market	Private	Leon	FWCC	6/30/2019	Office	7700242	15,924	\$23.00	\$366,252.00	Yes	No
Ft. Lauderdale Market	Government	Broward	FWCC	8/14/2019	Office	7700228	457	\$21.01	\$9,601.57	Yes	No
Tallahassee Market	Private	Leon	FWCC	10/31/2019	Office	7700219	5,100	\$17.18	\$87,618.00	Yes	Yes
Tallahassee Market	Private	Leon	FWCC	10/31/2019	Office	770M138	53,821	\$25.49	\$1,371,897.29	Yes	No
Tallahassee Market	Private	Leon	FWCC	11/30/2019	Office	7700239	9,587	\$20.00	\$191,740.00	Yes	No
Suwanee County	Government	Suwanee	FWCC	2/29/2020	Office	7700236	154	\$17.18	\$2,645.72	No	No
Collier County	Private	Collier	FWCC	3/31/2020	Office	7700221	3,093	\$1.94	\$6,000.42	No	No
Brevard County	Private	Brevard	FWCC	9/30/2020	NOC	7700243	1,965	\$6.20	\$12,183.00	No	No
Tampa Market	Private	Hillsborough	FWCC	11/5/2020	Conditioned Storage	7700224	200	\$13.44	\$2,688.00	Yes	No
Ft. Lauderdale Market	Government	Broward	FWCC	2/24/2021	Office	7702740	871	\$16.43	\$14,310.53	Yes	No
Brevard County	Private	Brevard	FWCC	2/28/2021	Office	7700225	580	\$22.61	\$13,113.80	No	No
Ft. Lauderdale Market	Private	Broward	FWCC	6/30/2021	NOC	7700217	3,120	\$14.14	\$44,116.80	Yes	No

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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	Private	Palm Beach	Lottery	6/30/2019	Office	3600685	5,997	\$25.21	\$151,184.37	Yes	No
Southwest Market	Private	Lee	Lottery	12/31/2019	Office	3600686	6,400	\$15.66	\$100,224.00	Yes	Yes
Gainesville Market	Private	Alachua	Lottery	3/29/2020	Office	3600684	5,150	\$28.63	\$147,444.50	Yes	No
Tampa Market	Private	Hillsborough	Lottery	9/30/2020	Office	3600692	7,830	\$16.41	\$128,490.30	Yes	Yes
Orlando Market	Private	Orange	SFWMD	9/30/2020	Office	_431019	8,689	\$15.57	\$135,287.73	Yes	Yes

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Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

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	AHCA	7/31/2020	Office	6800069	32399	14,041	\$21.00	\$294,861.00
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AHCA	3/31/2021	Office	6800074	33486	9,700	\$25.73	\$249,581.00
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2021	Office	6700016	34785	7,594	\$19.02	\$144,437.88
Orlando Market	Private	Orange	Orlando	FL	DACS	7/31/2020	Office	4200470	32809	4,883	\$20.20	\$98,636.60
Lake County	Private	Lake	Tavares	FL	DACS	9/30/2020	Office	4200484	32778	2,658	\$20.27	\$53,869.44
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	10/14/2020	Office	4200478	32301	49,164	\$16.60	\$816,122.40
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2022	Office	4200474	34280	2,047	\$17.39	\$35,597.33
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	6/30/2022	Office	4200454	33401	4,961	\$22.09	\$109,588.49
Jacksonville Market	Private	Duval	Jacksonville	FL	DBPR	3/31/2022	Office	7900094	32207	13,066	\$16.04	\$209,578.64
Greater Miami Market	Private	Miami-Dade	Doral	FL	DBPR	4/30/2022	Office	7900104	33166	18,454	\$34.16	\$630,388.68
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	\$20.66	\$157,491.18
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	\$27.21	\$55,290.72
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	\$15.25	\$65,407.25
Flagler County	Private	Flagler	Bunnell	FL	DCF	3/31/2021	Office	5903115	32110	4,614	\$15.50	\$71,517.00
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2021	Office	5903068	32907	8,372	\$16.75	\$140,231.00
Highlands County	Private	Highlands	Sebring	FL	DCF	4/30/2021	Office	5903111	33870	3,502	\$24.05	\$84,223.10

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

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
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
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2021	Office	5903119	33165	18,011	\$26.00	\$468,286.00
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2021	Office	5903122	34994	4,100	\$24.41	\$100,081.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2021	Office	5903039	32503	19,813	\$20.43	\$404,779.59
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2021	Office	5903103	34474	36,514	\$20.00	\$730,280.00
Panama City Market	Private	Bay	Panama City	FL	DCF	1/31/2022	Office	5903041	32401	13,555	\$23.04	\$312,307.20
DeSoto County	Private	DeSoto	Arcadia	FL	DCF	2/28/2022	Office	5903120	34266	3,830	\$24.79	\$94,945.70
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	2/28/2022	Unconditioned Storage	5902991	33126	3,020	\$14.78	\$44,635.60
Indian River County	Private	Indian River	Vero Beach	FL	DCF	2/28/2022	Office	5903001	32960	2,709	\$19.63	\$53,177.67
Panama City Market	Private	Bay	Panama City	FL	DCF	3/31/2022	Office	5903127	32405	10,295	\$23.05	\$237,299.75
Brevard County	Private	Brevard	Rockledge	FL	DCF	4/30/2022	Office	5903130	32955	19,007	\$24.95	\$474,224.65
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2022	Office	5903121	34142	3,750	\$28.32	\$106,200.00
Holmes County	Private	Holmes	Bonifay	FL	DCF	6/30/2022	Office	5903053	32425	3,995	\$22.10	\$88,289.50
Washington County	Private	Washington	Chipley	FL	DCF	6/30/2022	Office	5903063	32428	4,950	\$23.48	\$116,226.00
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 7/1/2020 and 6/30/2022

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	Tamarac	FL	DEA	9/30/2021	Office	6500059	33321	4,276	\$21.03	\$89,924.28
Tampa Market	Private	Hillsborough	Tampa	FL	DEA	3/31/2022	Office	6500051	33612	4,664	\$19.70	\$91,880.80
Orlando Market	Private	Orange	Orlando	FL	DEO	1/31/2021	Office	4000067	32809	46,886	\$20.76	\$973,353.36
Tampa Market	Private	Hillsborough	Temple Terrace	FL	DEP	9/14/2020	Office	3700177	33637	28,415	\$20.81	\$591,316.21
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2021	Conditioned Storage	4300183	32303	6,874	\$10.93	\$75,132.84
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2022	Office	4300176	32547	2,117	\$16.50	\$34,930.50
Tampa Market	Private	Pinellas	St. Petersburg	FL	DFS	2/28/2022	Office	4300147	33702	5,469	\$17.98	\$98,307.24
Seminole County	Private	Seminole	Sanford	FL	DFS	4/30/2022	Unconditioned Storage	4300185	32810	2,160	\$8.74	\$18,878.40
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2022	Office	4300195	32308	43,791	\$21.28	\$931,872.48
Gainesville Market	Private	Alachua	Gainesville	FL	DHSMV	4/16/2021	Office	7600490	32609	3,754	\$22.22	\$83,413.88
Tampa Market	Private	Hillsborough	Tampa	FL	DHSMV	8/31/2021	Office	7600554	33610	8,000	\$22.75	\$182,000.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DHSMV	4/19/2022	Office	7600530	33311	12,500	\$25.79	\$322,375.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DJJ	9/10/2020	Office	8000387	33311	9,493	\$20.90	\$198,403.70
Panama City Market	Private	Bay	Panama City	FL	DJJ	10/31/2020	Office	8000203	32401	8,758	\$16.50	\$144,507.00
Columbia County	Private	Columbia	Lake City	FL	DJJ	3/31/2021	Office	8000400	32025	3,830	\$17.00	\$65,110.00
Tampa Market	Private	Hillsborough	Plant City	FL	DJJ	3/31/2021	Office	8000408	33563	2,265	\$24.79	\$56,149.32

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

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
Martin County	Private	Martin	Stuart	FL	DJJ	4/30/2021	Office	8000382	34994	2,512	\$21.50	\$54,008.00
Indian River County	Private	Indian River	Vero Beach	FL	DJJ	6/11/2021	Office	8000341	32960	2,858	\$26.19	\$74,851.02
Marion County	Private	Marion	Ocala	FL	DJJ	7/31/2021	Office	8000395	34475	6,108	\$22.31	\$136,269.48
Taylor County	Private	Taylor	Perry	FL	DJJ	7/31/2021	Office	8000071	32347	2,200	\$12.00	\$26,400.00
Ft. Lauderdale Market	Private	Broward	Margate	FL	DJJ	8/31/2021	Office	8000364	33063	8,488	\$27.29	\$231,637.52
Putnam County	Private	Putnam	Palatka	FL	DJJ	9/30/2021	Office	8000207	32177	2,678	\$18.75	\$50,212.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2021	Office	8000403	32207	2,804	\$16.00	\$44,864.00
Southwest Market	Private	Lee	Fort Myers	FL	DJJ	11/30/2021	Office	8000327	33919	2,325	\$17.00	\$39,525.00
Clay County	Private	Clay	Green Cove Springs	FL	DJJ	12/31/2021	Office	8000194	32043	2,998	\$22.00	\$65,956.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	12/31/2021	Office	8000096	33189	2,999	\$21.22	\$63,638.78
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	2/28/2022	Office	8000411	33176	5,733	\$30.84	\$176,805.72
Charlotte County	Private	Charlotte	Punta Gorda	FL	DJJ	4/30/2022	Office	8000342	33950	2,141	\$24.82	\$53,139.62
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	4/30/2022	Office	8000413	33169	10,529	\$18.50	\$194,786.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	5/31/2022	Office	8000311	32207	18,668	\$20.41	\$381,013.88
Suwannee County	Private	Suwannee	Live Oak	FL	DJJ	5/31/2022	Office	8000337	32064	2,038	\$20.50	\$41,778.96
Santa Rosa County	Private	Santa Rosa	Milton	FL	DJJ	6/30/2022	Office	8000226	32570	3,038	\$15.45	\$46,937.10

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

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	DLA	8/31/2020	Office	4100120	32502	3,476	\$22.00	\$76,472.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DLA	9/30/2020	Office	4100123	33301	42,027	\$35.73	\$1,501,624.71
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2021	Office	4100135	33602	22,283	\$28.15	\$627,266.45
Orlando Market	Private	Orange	Orlando	FL	DLA	1/31/2022	Office	4100133	32801	18,426	\$28.23	\$520,165.98
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DLA	1/31/2022	Office	4100140	33401	26,212	\$32.89	\$862,112.68
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOAH	1/31/2021	Office	7200170	33319	9,270	\$21.50	\$199,305.00
Indian River County	Private	Indian River	Sebastian	FL	DOAH	11/30/2021	Office	7200159	32958	3,777	\$22.50	\$84,982.50
Tampa Market	Private	Hillsborough	Tampa	FL	DOAH	2/28/2022	Office	7200160	33619	7,784	\$24.95	\$194,210.80
Pensacola Market	Private	Escambia	Pensacola	FL	DOAH	4/30/2022	Office	7200149	32501	3,999	\$20.25	\$80,979.75
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2020	Office	4800844	33948	2,549	\$26.36	\$67,191.60
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2020	Office	4800851	33065	4,413	\$28.68	\$126,564.84
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	\$19.00	\$104,272.00
Highlands County	Private	Highlands	Sebring	FL	DOE	1/31/2021	Office	4800767	33870	2,080	\$28.38	\$59,030.40
Southwest Market	Private	Lee	Fort Myers	FL	DOE	1/31/2021	Office	4800799	33907	11,355	\$20.00	\$227,100.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	2/28/2021	Office	4800789	33174	6,304	\$29.38	\$185,211.52

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

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	Miami-Dade	Miami Lakes	FL	DOE	2/28/2021	Office	4800779	33016	8,194	\$30.35	\$248,687.90
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOE	3/31/2021	Office	4800815	34986	4,014	\$28.50	\$114,399.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	6/30/2021	Office	4800805	32218	3,374	\$19.25	\$64,949.50
Orlando Market	Private	Orange	Orlando	FL	DOE	6/30/2021	Office	4800835	32803	14,685	\$17.45	\$256,253.25
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	\$22.40	\$110,902.40
Orlando Market	Private	Orange	Winter Park	FL	DOE	8/31/2021	Office	4800833	32792	2,400	\$22.51	\$54,024.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2022	Office	4800821	33189	8,085	\$30.51	\$246,673.35
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Office	4800816	33351	11,538	\$26.13	\$301,488.00
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DOH	9/30/2020	Unconditioned Storage	6400402	33404	27,490	\$10.25	\$281,772.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020	Office	6400395	32207	2,864	\$15.57	\$44,592.48
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	2/28/2021	Office	6400347	32210	3,375	\$26.95	\$90,956.25
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2021	Office	6400399	32607	2,500	\$24.96	\$62,400.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2021	Office	6400380	32256	32,857	\$15.04	\$494,169.28
DeSoto County	Private	DeSoto	Arcadia	FL	DOR	7/31/2020	Office	7300282	34266	3,129	\$13.26	\$41,490.54
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOR	9/30/2020	Office	7300339	33948	3,913	\$25.19	\$98,568.47

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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
Non-FL County	Private	Non-FL Cnty	Hillside	IL	DOR	11/30/2020	Office	7300385	60162	8,228	\$16.00	\$131,648.00
Non-FL County	Private	Non-FL Cnty	Irving	TX	DOR	3/31/2021	Office	7300344	75062	4,478	\$18.00	\$80,604.00
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	\$22.27	\$264,010.85
Daytona Market	Private	Volusia	Daytona Beach	FL	DOR	10/31/2021	Office	7300346	32114	20,746	\$22.85	\$474,046.10
Jackson County	Private	Jackson	Marianna	FL	DOR	10/31/2021	Office	7300351	32446	11,863	\$20.95	\$248,529.85
Okaloosa County	Private	Okaloosa	Crestview	FL	DOR	10/31/2021	Office	7300355	32539	12,144	\$24.50	\$297,528.00
Non-FL County	Private	Non-FL Cnty	Atlanta	GA	DOR	5/31/2022	Office	7300393	30339	10,602	\$22.01	\$233,350.02
Non-FL County	Private	Non-FL Cnty	Washington	DC	EOG	1/31/2021	Office	3100050	20000	2,544	\$69.35	\$176,426.40
Orlando Market	Private	Orange	Orlando	FL	EOG	1/31/2022	Unconditioned Storage	3100082	32809	187,196	\$13.23	\$2,476,603.08
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	\$20.72	\$85,635.76
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

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2020 and 6/30/2022

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	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	\$304,587.71
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021	Office	7001103	33040	3,861	\$31.00	\$119,691.00
Flagler County	Private	Flagler	Bunnell	FL	FDC	8/31/2021	Office	7001009	32110	3,246	\$21.17	\$68,717.82
Dixie County	Private	Dixie	Old Town	FL	FDC	9/30/2021	Office	7001050	32680	2,660	\$20.00	\$53,200.00
Jacksonville Market	Private	Duval	Jacksonville	FL	FDC	9/30/2021	Office	7001105	32207	6,068	\$22.89	\$138,896.52
Orlando Market	Private	Orange	Orlando	FL	FDC	10/22/2021	Office	7000964	32805	9,773	\$17.60	\$172,004.80
Orlando Market	Private	Orange	Orlando	FL	FDC	11/7/2021	Office	7000963	32805	7,053	\$17.60	\$124,132.80
Seminole County	Private	Seminole	Casselberry	FL	FDC	5/31/2022	Office	7001107	32707	8,100	\$22.00	\$178,200.00
Tampa Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022	Office	7001125	33756	6,989	\$26.36	\$184,230.04
Suwannee County	Private	Suwannee	Live Oak	FL	FDLE	1/31/2022	Office	7100264	32064	3,747	\$16.01	\$59,989.47
Tallahassee Market	Private	Leon	Tallahassee	FL	FDLE	4/30/2022	Office	7100227	32308	23,993	\$20.09	\$482,019.37
Hernando County	Private	Hernando	Brooksville	FL	FDLE	6/30/2022	Office	7100240	34601	2,831	\$11.50	\$32,556.50
Polk County	Private	Polk	Lakeland	FL	FDLE	6/30/2022	Office	7100241	33815	2,400	\$13.91	\$33,384.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDOT	1/31/2022	Office	5500357	33609	3,730	\$16.81	\$62,701.30
Charlotte County	Private	Charlotte	Port Charlotte	FL	FWCC	2/28/2022	Office	7700226	33954	6,613	\$23.74	\$156,992.62
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2022	Unconditioned Storage	7700188	32304	3,000	\$5.25	\$15,750.00
Tampa Market	Private	Hillsborough	Tampa	FL	Lottery	9/30/2020	Office	3600692	33619	7,830	\$16.41	\$128,490.30

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Orlando Market	Private	Orange	Orlando	FL	SFWMD	9/30/2020	Office	_431019	32809	8,689	\$15.57	\$135,287.73