2020 MASTER LEASING REPORT

Five-Year Strategic Leasing Plan

October 1, 2020

Department of
MANAGEMENT
SERVICES
We serve those who serve Florida

Jonathan R. Satter,
Secretary

Contents

Appendices can be viewed at:
http://www.dms.myflorida.com/business_operations/real_estate_development_and_management/redm_reports

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 2019-2020 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, 2020, provides the foundation data used for development of the 2020 report and plan. The strategies included in the plan focus on utilizing availability within the FFP, renegotiating private leases to achieve deeper lease cost savings, and optimizing the state's real estate portfolio.

State of Florida Leased Portfolio

The State of Florida has a decentralized model for the ownership, leasing, operation, and management of real estate assets. The State of Florida owns 20,288 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.

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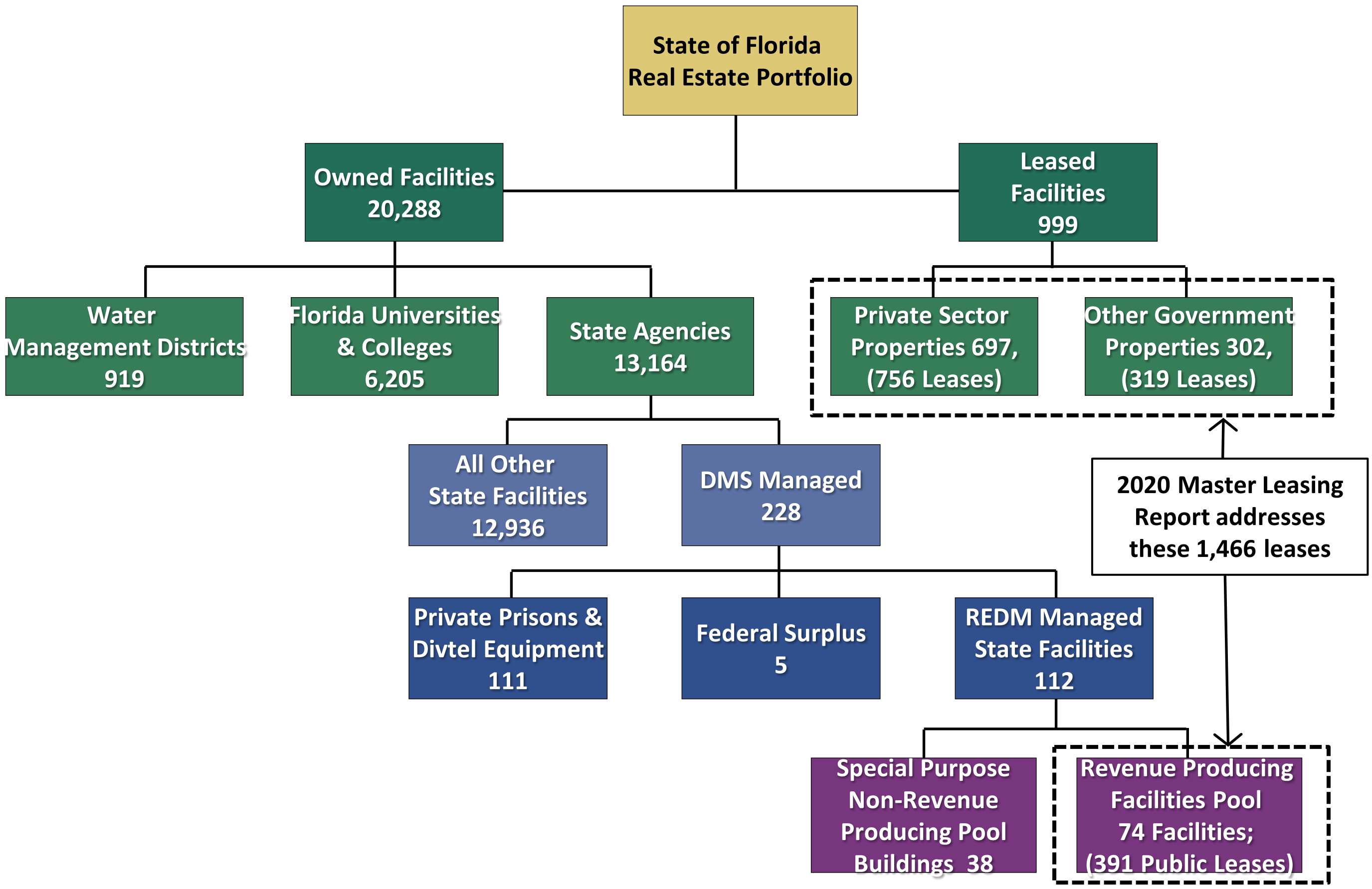
In total, DMS supervises 228 facilities. Statewide, DMS manages less than two percent of the total number of state-owned facilities. However, DMS manages the second largest portfolio in terms of square footage among state agencies.

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, 2020, agencies have entered into 391 leases for FFP space. Agencies have entered into an additional 1,075 leases with private landlords or other governmental entities. The scope of this report addresses the 1,466 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 posted on DMS' website. 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	319	1,071,610	8%	$ 5,603,373.12
Private	756	6,093,956	46%	$ 135,735,173.66
Public	391	6,130,319	46%	$ 100,086,181.69
Grand Total	**1,466**	**13,295,885**	**100%**	**$ 241,424,728.47**

The state leases a range of space types, including office, conditioned storage, unconditioned storage, conference center, food services, and medical care. Of the total 13.3 million square feet of total leased space, approximately 12.2 million square feet is office space. Since office space makes up roughly 92 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

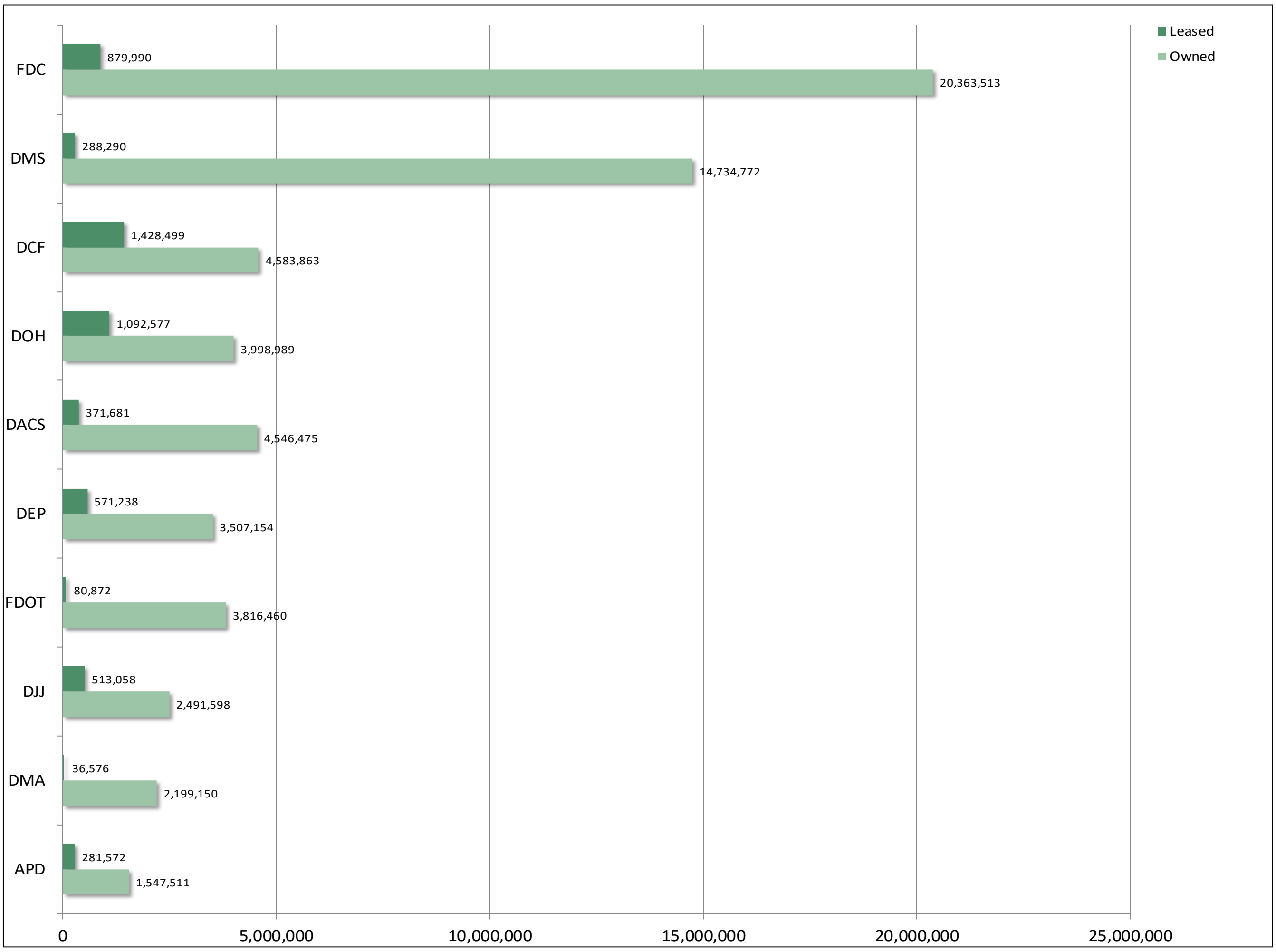

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Table 2 and Figure 3 provide summary information on the distribution of leased space by type and square footage.

Table 2 – Summary of Leased Space Type by Square Footage

Space Type	Square Footage
Office	12,170,223
Unconditioned Storage	461,772
Medical care	244,806
NOC	188,431
Conditioned Storage	137,615
Food Services	85,468
Labs	7,420
Data Center	150
Grand Total	13,295,885

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2020

Figure 3 – Distribution of Leased Space by Type

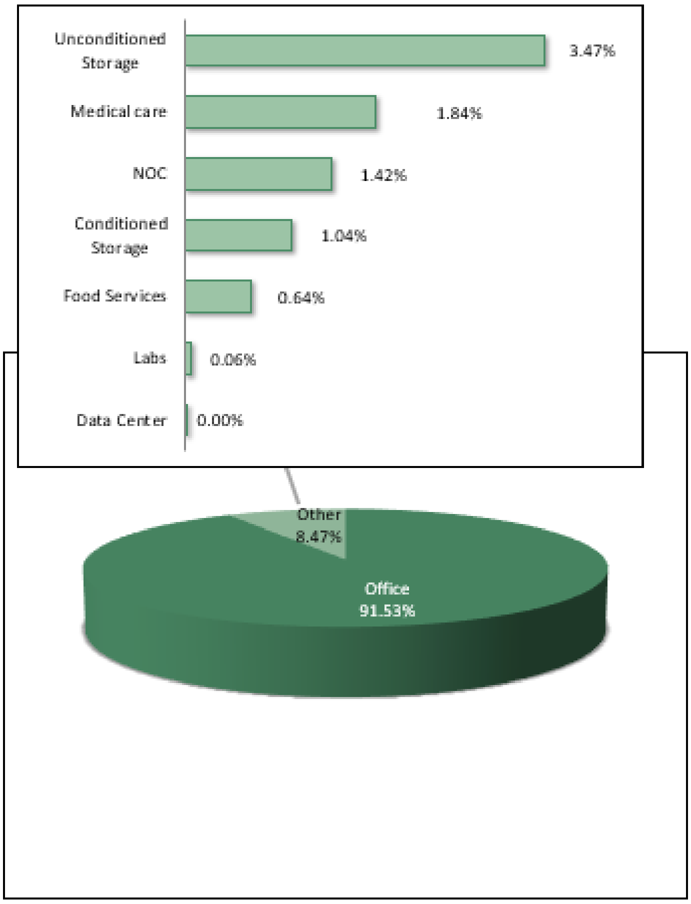

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Table 3 – Distribution of Total Leased Square Footage by Agency

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

Table 4 (on page 8) depicts the breakdown of leased space totals for square footage and annual rent.

Agency	Government	Private	Public	Grand Total
AG		22,522	57,452	79,974
AHCA	233	291,974	96,502	388,709
APD	138,262	10,495	132,815	281,572
Citrus	7,543			7,543
CPIC		288,867		288,867
DACS	90,680	188,725	92,276	371,681
DBPR	805	293,374	86,070	380,249
DCF	38,238	823,782	566,479	1,428,499
DEA		32,799	92,215	125,014
DEO	35,898	94,111	5,577	135,586
DEP	37,252	101,789	432,197	571,238
DFS	10,925	278,963	487,645	777,533
DHSMV	128,664	134,300	4,503	267,467
DJJ	53,667	371,185	88,206	513,058
DLA		236,665	173,426	410,091
DMA	23,440	12,434	702	36,576
DMS		37,994	250,296	288,290
DOAH	6,004	108,596	16,625	131,225
DOE	49,894	270,380	488,022	808,296
DOH	10,857	594,170	487,550	1,092,577
DOR	540	573,157	561,153	1,134,850
DOS		33,519	284,289	317,808
EOG	873	190,205	180,341	371,419
FCHR			12,111	12,111
FCOR	10,369	1,162	28,221	39,752
FDC	53,344	543,279	283,367	879,990
FDLE	76,078	116,920	503,951	696,949
FDOT	14,751	66,031	90	80,872
FDVA	16,026	547	21,693	38,266
FSCJ	195,033			195,033
FWCC	47,213	125,810	35,960	208,983
JUDICIAL		1	15,908	15,909
LEGIS			452,899	452,899
Lottery		215,109		215,109
MDC		890		890
NSA			3,715	3,715
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	**1,071,610**	**6,093,956**	**6,130,319**	**13,295,885**

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2020

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			22,522	$478,693.26	57,452	$901,844.44	79,974	$1,380,537.70
AHCA	233	$16,803.96	291,974	$7,480,368.23	96,502	$1,657,904.36	388,709	$9,155,076.55
APD	138,262	$0.00	10,495	$214,806.00	132,815	$2,281,761.70	281,572	$2,496,567.70
Citrus	7,543	$113,932.56					7,543	$113,932.56
CPIC			288,867	$5,296,005.30			288,867	$5,296,005.30
DACS	90,680	$178,973.52	188,725	$3,428,119.65	92,276	$1,582,923.89	371,681	$5,190,017.06
DBPR	805	$12,216.00	293,374	$6,675,006.38	86,070	$1,450,320.29	380,249	$8,137,542.67
DCF	38,238	$486,321.98	823,782	$17,581,987.43	566,479	$9,699,610.25	1,428,499	$27,767,919.66
DEA			32,799	$708,212.10	92,215	$1,577,687.62	125,014	$2,285,899.72
DEO	35,898	$649,998.70	94,111	$1,312,605.56	5,577	$95,812.86	135,586	$2,058,417.12
DEP	37,252	$396,024.70	101,789	$2,042,861.09	432,197	$7,266,789.11	571,238	$9,705,674.90
DFS	10,925	$156,307.74	278,963	$5,924,623.98	487,645	$8,374,880.51	777,533	$14,455,812.23
DHSMV	128,664	$22,907.44	134,300	$4,315,062.71	4,503	$72,340.42	267,467	$4,410,310.57
DJJ	53,667	$650,376.92	371,185	$7,691,198.70	88,206	$1,515,379.08	513,058	$9,856,954.70
DLA			236,665	$7,563,155.85	173,426	$2,854,956.88	410,091	$10,418,112.73
DMA	23,440	$211,280.00	12,434	$205,599.14	702	$12,060.36	36,576	$428,939.50
DMS			37,994	$1,057,752.96	250,296	$3,574,490.18	288,290	$4,632,243.14
DOAH	6,004	$112,575.00	108,596	$2,351,363.77	16,625	$285,617.50	131,225	$2,749,556.27
DOE	49,894	$662,083.97	270,380	$6,277,979.44	488,022	$7,043,700.09	808,296	$13,983,763.50
DOH	10,857	$236,899.74	594,170	$12,142,498.88	487,550	$8,372,125.90	1,092,577	$20,751,524.52
DOR	540	$9,277.20	573,157	$14,911,709.64	561,153	$9,638,194.54	1,134,850	$24,559,181.38
DOS			33,519	$675,060.29	284,289	$3,612,178.31	317,808	$4,287,238.60
EOG	873	$0.00	190,205	$2,832,296.68	180,341	$2,807,416.51	371,419	$5,639,713.19
FCHR					12,111	$208,066.98	12,111	$208,066.98
FCOR	10,369	$0.00	1,162	$20,335.00	28,221	$484,836.78	39,752	$505,171.78
FDC	53,344	$343,657.22	543,279	$13,162,165.55	283,367	$4,806,027.65	879,990	$18,311,850.42
FDLE	76,078	$784,295.98	116,920	$2,522,462.25	503,951	$8,344,218.64	696,949	$11,650,976.87
FDOT	14,751	$128,576.97	66,031	$1,744,828.30	90	$0.00	80,872	$1,873,405.27
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	47,213	$205,863.52	125,810	$2,593,132.05	35,960	$539,970.50	208,983	$3,338,966.07
JUDICIAL			1	$0.00	15,908	$265,840.18	15,909	$265,840.18
LEGIS					452,899	$7,131,915.06	452,899	$7,131,915.06
Lottery			215,109	$4,046,244.69			215,109	$4,046,244.69
MDC			890	$5,090.80			890	$5,090.80
NSA					3,715	$38,005.97	3,715	$38,005.97
OSCA	21	$0.00	2	$0.00	79,010	$1,343,088.85	79,033	$1,343,088.85
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	$78,868.02	105,901	$1,819,379.18	108,680	$1,898,247.20
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	1,071,610	$5,603,373.12	6,093,956	$135,735,173.66	6,130,319	$100,086,181.69	13,295,885	$241,424,728.47

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2020

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:

Tom Berger, Director
Division of Real Estate Development and Management
Department of Management Services
850-487-9921
Tom.Berger@dms.fl.gov

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 Property Services 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 Occupier Services, Inc. The current tenant broker contracts were competitively procured and completed in 2020 and will expire in 2025.

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

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 PSF. This rate is below the average 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.

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It is also important to make note that each average asking lease rate in the market breakdown is based on a full-service (FS) rental rate per square foot on a useable square foot basis. Full-service rental rates include base rent, taxes, and all operating expenses (including, but not limited to janitorial services and supplies, utilities, insurance, interior and exterior maintenance, recycling services, garbage disposal, security, etc.).

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

	Public (FFP Facility) Leases			Private Sector				
Markets with Concentrations in FFP Facilities	Number of Office	Total SF of Office	Average Rental Rate for	Number of Office Leases	Total SF of Office Leases	Agency Averag	Average Class B Market	Average Class A Market
Tallahassee Market	106	3,939,454	$ 16.89	42	1,815,498	$ 21.35	$22.24	$31.35
Greater Miami Market	18	345,286	$ 17.18	60	429,394	$ 32.14	$40.69	$53.91
Tampa Market Hillsborough and Pinellas Counties	28	269,590	$ 17.18	53	385,788	$23.39	$28.52	$38.76
Jacksonville Market	11	233,749	$ 17.18	26	475,725	$ 19.01	$24.91	$29.33
Orlando Market Orange County	15	315,092	$ 17.18	25	259,575	$ 22.01	$27.32	$33.14
Ft. Lauderdale Market	13	176,742	$ 17.18	32	295,178	$28.68	$32.38	$45.64
Palm Beach Market	5	61,019	$ 17.18	31	221,601	$26.60	$37.79	$50.26
Southwest Market Lee County	13	168,587	$ 17.18	17	60,623	$ 21.28	$23.99	$30.15
Pensacola Market Escambia County	6	73,440	$ 17.18	21	172,679	$25.53	$24.30	$28.42
Daytona Market Volusia County	9	70,346	$ 17.18	15	84,663	$22.90	$23.12	$31.05
Gainesville Market	9	40,992	$ 17.18	11	75,265	$ 21.91	$21.56	$28.61
Panama City Market	0	-	-	17	91,410	$22.43	$25.33	$30.99

Source: FL-Solaris, Savills Occupier Services & CoStar

The following pages present a high-level overview of the 12 major markets in Florida. The drafting of this section was completed in June 2020 and these market conditions were captured through the first quarter of 2020. Additionally, it is important to note working from home and telecommuting have become a new development for employers and employees in all industries. Savills and DMS anticipate that this may have an emerging impact on physical workspace throughout the Florida markets in years to come.

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With this said and because commercial real estate performance indicators typically lag behind other key economic factors, most Florida markets still remain strong in the statistics outlined on the following pages. 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; and
- Current trend in asking rates for full-service rentals.

Major Market Review

Tallahassee Market

Total Vacancy
8.0%

Lease Rate
$21.48 PSF

Net Absorption
(82,638) SF

Under Construction
83,980 SF

*Arrows indicate change from previous year.

Market Highlights

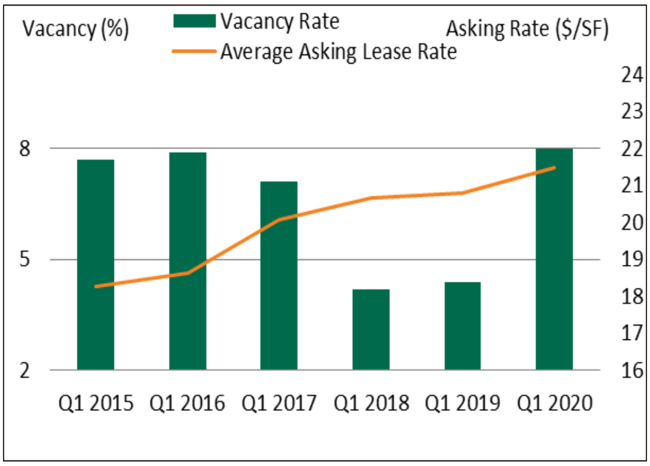
- In the Tallahassee market, government tenants, local universities and above-average job growth provide for a robust office market in the area.
- Net absorption was negative 82,638 square feet.
- The average asking rate was $21.48 PSF, an increase from the previous year.
- Construction in the Tallahassee market has been conservative; however, approximately 84,000 square feet is under construction within the market. Large, speculative office projects remain largely unheard of in the area.

Leasing Activity

The State of Florida currently leases approximately 1.8 million square feet of private office space in Tallahassee and is the market's largest tenant. As the largest space user, the state remains a major force in the market.

With the presence of large universities including Florida State University and Florida A&M University, many private sector office-tenants have been attracted to the area in order to attain the talent these universities provide. Recent tenant move-ins are primarily small to mid-sized professional and business service companies including OneLoanPlace.com with 18,400 square feet and Stantec with 5,000 square feet. DXC Technology, signed an above average lease with 45,000 square feet lease in 2020, which also added to the trend of an increase of technology firms in the market.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

In the Central Business District (CBD), notable consulting firms and law firms have signed leases with typical leases averaging less than 5,000 square feet. These include Capital City Consulting with 2,000 square feet and Quintairos, Prieta, Wood, & Boyer with 5,000 square feet.

Market Outlook

In the fourth quarter of 2019, several state agencies vacated more than 470,000 square feet at the Tallahassee Corporate Center (Koger). As part of this relocation, new buildings were built to suit for the Department of Financial Services, Department of Transportation, and the Florida Fish and Wildlife Conservation Commission.

Additionally, the Department of Health and the Department of State relocated their operations to the Centre of Tallahassee. Previously, the Centre of Tallahassee was primarily a retail facility; however, it has been redeveloped into a mixed-use office facility that will also have traditional and service-oriented retail users. The Centre of Tallahassee is currently undergoing a renovation of its former mall space. The Department of Children and Families (DCF) is scheduled to take occupancy of this space on April 1, 2021 and will be vacating approximately 287,000 square feet at Winewood.

Reports have been released by the Bureau of Labor Statistics that has shown southern and government-heavy markets are reporting the fewest job losses nationwide. This bodes well for the Tallahassee market, given its steady government-dependent employment. Even with the significant relocations of the state agencies and delivery of several new buildings, the Tallahassee vacancy levels remain below the national average due to the strong presence of Florida State University and Florida A&M University, as previously mentioned.

Rental rates in Tallahassee are anticipated to remain flat or have slight reductions as some of the office spaces that were vacated are re-filled or redeveloped for new uses. This remains consistent with previous cycles in which the state relocated several state agencies from private-leased spaces to state-owned space.

Tallahassee Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	4,273,918	3.9	4.5	(39,103)	0	$26.36
Suburban Total	18,677,280	6.5	8.8	(43,535)	83,980	$20.36
Overall Tallahassee	**22,951,198**	**6.0**	**8.0**	(82,638)	**83,980**	**$21.48**

Source: Savills & CoStar

Note: Data from first quarter of 2020

Major Market Review

Tampa Bay Market

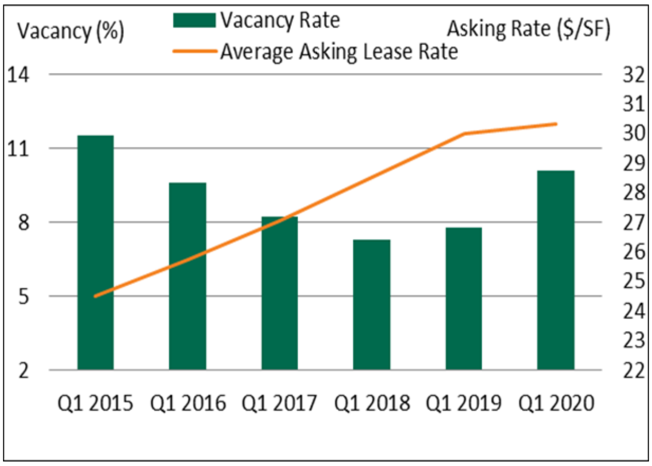
Total Vacancy 10.1% | Lease Rate $30.31 PSF | Net Absorption 158,147 SF | Under Construction 2,079,338 SF

*Arrows indicate change from previous year.

Market Highlights

- The Tampa Bay market continued as one of the nation's top leaders for job and population growth rates.
- Net absorption was positive 158,147 square feet.
- Asking rental rates continued to increase with an average asking rate of $30.31 PSF.
- Tampa Bay's affordability has been a primary driver for population growth as a strong migration to the area is evident.
- Tenants looking to restructure leases or downsize should anticipate more favorable conditions as both direct vacancy and sublease options are expected to rise.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

In the beginning of 2020, the Tampa Bay market experienced a thriving labor market combined with all major office developments still under construction. Leasing activity remained strong even with an increase of vacancy in the past year. The large sports apparel company, Fanatics, took possession of half of Laser Spine Institute's 176,000 square foot space in early 2020 in the prime Westshore submarket. Four additional notable lease transactions were announced over 50,000 square feet in differing submarkets throughout Tampa Bay: Zelis Healthcare, Florida Blue, Travelers Insurance, and PennyMac.

Further, Amgen expanded into an additional 31,000 square feet in the Westshore submarket at their current location in Corporate Center One.

Co-working has also taken center stage in Tampa with WeWork's second location posed to open in early 2021. Industrious, another coworking giant, announced a new 44,000 square feet location in the former Channelside movie theater location, now known as Sparkman Wharf, in the Tampa CBD.

Major Market Review

Annual rent growth continued to rise with asking rates at an all-time high in Tampa Bay's most sought-after submarkets: Tampa CBD, St. Petersburg CBD, and the Westshore submarket.

As competition for available space continues, the delivery of office projects under construction will certainly loosen up lease rates when there is an increase of supply, a new shift in the market. Landlords will likely be more apt to lower rental rates, increase tenant concessions, and offer more favorable lease terms to ensure they attract and keep building tenants.

Market Outlook

With over 2 million square feet of office space under construction and delivery dates primarily centered on 2021, demand for current office supply is relatively unknown as the market prepares for the impact of rapidly changing circumstances. Delivery of these projects may be delayed, which ultimately leaves vacancy levels relatively unknown as vacancy would typically decrease during this time, specifically in the more desirable submarkets. Additional trends have been renovations to current inventory including Sparkman Wharf, located in the CBD, with the renovation of 200,000 square feet of office space and Highwoods renovating the remainder of Laser Spine Institute's building in the Westshore submarket as a speculative build out.

Although it is expected that availability will continue to increase due to construction deliveries, Tampa's varied office market is expected to quickly recover.

Tampa Bay Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Tampa CBD Total	11,152,983	7.2	13.1	6,894	705,000	$36.40
St. Pete CBD Total	4,098,621	5.9	9.0	(30,933)	35,000	$31.38
Clearwater CBD Total	2,971,433	3.9	5.7	2,549	0	$24.59
Suburban Total	104,802,380	7.9	10.0	179,637	1,339,338	$29.73
Overall Tampa	**123,025,417**	**7.6**	**10.1**	**158,147**	**2,079,338**	**$30.31**
Class A	31,421,699	9.5	13.4	(34,773)	1,749,349	$38.76
Class B	49,174,356	7.3	9.3	185,106	287,689	$28.52

Source: Savills & CoStar

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

Note: Data from first quarter of 2020

Major Market Review

Greater Miami Market

Total Vacancy 12.9% | Lease Rate $44.60 PSF | Net Absorption (177,467) SF | Under Construction 3,527,665 SF

*Arrows indicate change from previous year.

Market Highlights

- The Greater Miami Market (Miami-Dade County)'s retail trade, leisure, and hospitality industries experienced a pause in the offering of services including Port Miami, the world's largest cruise passenger port, with all cruises halted for the foreseeable future.
- Net absorption was negative 177,467 square feet.
- The average asking rate was $44.60 PSF, proving the market continues to command some of the highest rates in the state.
- Construction continued to increase from the previous year with over 3.5 million square feet in progress within the market.

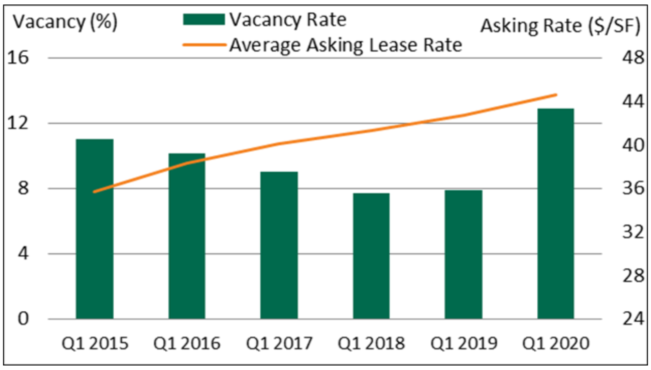
Leasing Activity

Leasing activity continued to remain strong throughout the Miami market. Notable leases include Lennar Corporation signing a 156,000 square foot lease with occupancy in March of 2020 and the second largest lease was Morgan Stanley with 110,000 square feet and a projected move-in date of May 2020.

Co-working continued to be a notable growth driver in leasing over the past year in the Miami market. WeWork leased 88,000 square feet in Miami CBD with slated occupancy of September 2020.

Premium priced rental rates in the Brickell area, a large office Miami suburban market, is encouraging some tenants to move to CBD Miami, given its equivalent location and building quality.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

The Plaza Coral Gables North Tower in the Coral Gables submarket, a suburban submarket, is close to completion, with 291,267 square feet of speculative office space delivering during mid-2020. Construction on the Coral Gables South Tower is anticipated to begin in 2020.

Even with the substantial amount of office space under construction, demand remains uncertain, due to current market conditions.

Market Outlook

With Miami's office supply on the rise, this could potentially slow the typical high rental growth Miami experiences year after year. However, additional factors could affect Miami's office supply and economy especially in sectors Miami relies heavily on including the retail, leisure, and hospitality sectors. The current market impacts will undoubtedly result in a sharp slowdown in business activity in the near term, tenants stalling decisions on real estate, and additional space returning to to the market. In fact, some employers may plan to enact work from home policies indefinitely.

This softening could present more tenant-favorable conditions going forward.

Miami Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	12,918,264	14.4	17.5	(54,696)	48,000	$48.66
Suburban Total	95,843,240	7.8	12.1	(122,771)	3,479,665	$43.87
Overall Miami-Dade Market	**108,761,504**	**8.6**	**12.9**	**(177,467)**	**3,527,665**	**$44.60**
Class A	38,135,070	14.0	20.0	(112,654)	3,076,124	$53.91
Class B	46,613,412	6.4	10.2	(12,728)	451,541	$40.69

Source: Savills & CoStar

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

Note: Data from first quarter of 2020

Major Market Review

Jacksonville Market

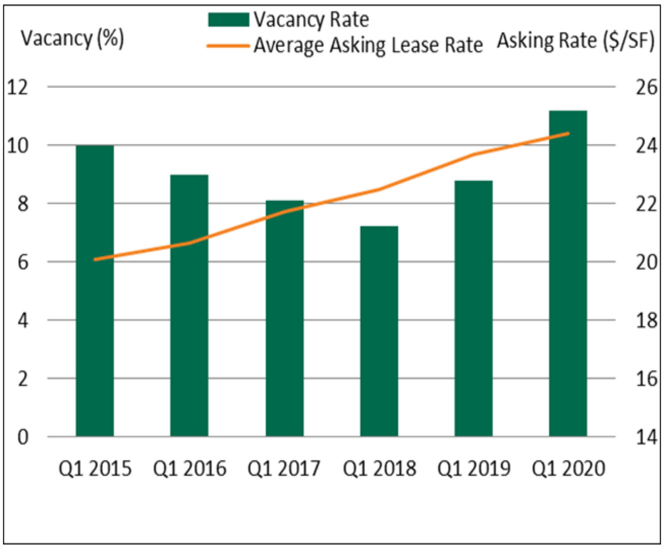
Total Vacancy 11.2% | Lease Rate $24.41 PSF | Net Absorption (55,041) SF | Under Construction 713,120 SF

*Arrows indicate change from previous year.

Market Highlights

- In the Jacksonville market (Duval County), financial, professional, and business services such as Merrill Lynch, Citibank, Bank of America, and Wells Fargo, are the main office tenants in the market.
- Office vacancies continued to increase but did not change landlords' position on increasing rates particularly in the desirable CBD.
- Overall net absorption was negative 55,041 square feet.
- The average asking rate was $24.41 PSF.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Due to large tenant move-outs and slowing demand, vacancy has continued to stay relatively high for the market. A trend in companies consolidating operations has continued to provide the reasoning for negative absorption. This trend could continue to increase.

Noteworthy availability includes State Farm's sublease for 120,000 square feet that came onto the market at the end of 2019 and remains on the market. State Farm closed its operations in the Jacksonville market, relocating employees to other offices outside of the state.

Even with the increase in vacancies, rent growth in Jacksonville has remained strong, specifically, in the CBD submarket, with some of the largest rent increases in the past year.

Market Outlook

Jacksonville's vast job sectors in financial divisions, trade, transportation, and utilities have continued to thrive and will likely continue to remain largely unaffected. Retail trade, leisure, and hospitality sectors only make up a small portion of Jacksonville's economy.

With a continuing boom in population growth, a relatively low cost of living, increased wages, affordable office rents, and available land, Jacksonville is still expected to have a strong growth in the office market.

Major Market Review

Jacksonville Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	15,713,772	7.8	9.6	6,986	62,000	$25.21
Suburban Total	49,720,744	8.8	11.8	(62,027)	651,120	$24.13
Overall Jacksonville	**65,434,516**	**8.6**	**11.2**	**(55,041)**	**713,120**	**$24.41**
Class A	17,282,131	11.2	15.0	109,253	241,231	$29.33
Class B	26,866,479	7.8	10.4	(26,960)	447,889	$24.91

Source: Savills & CoStar

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

Note: Data from first quarter of 2020

Major Market Review

Orlando Market

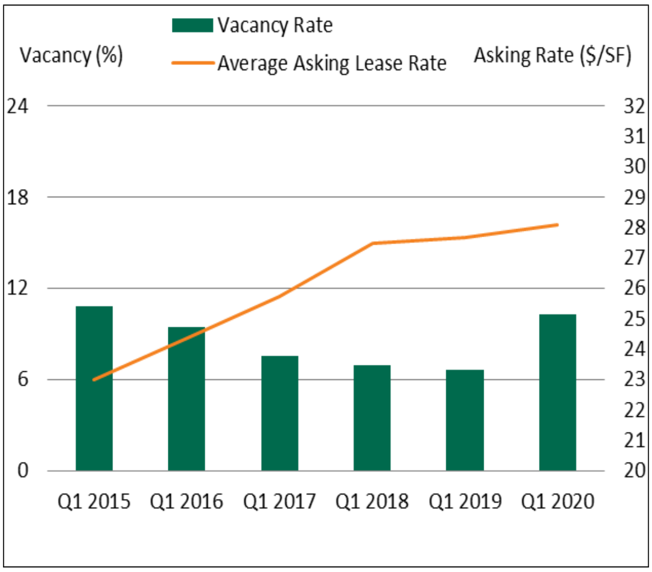
Total Vacancy 10.3% | Lease $28.07 PSF | Net Absorption (220,663 SF) | Under Construction 1,372,464 SF

*Arrows indicate change from previous year.

Market Highlights

- In the Orlando market, tourism remains the main driver, specifically Disney World, as the largest employer in Orlando. 32 percent of Orlando's workforce is employed in the retail trade, leisure, or hospitality sectors and the effects of the temporary pause of all operations for amusement parks, retail, restaurants, and hotels.
- Tenants in the healthcare sector continued to make a big splash with construction such as Florida Health, Orlando Health, Oviedo Medical Center, and South Lake Hospital.
- Net absorption was negative 220,663 square feet.
- The average asking lease rate increased to $28.07 PSF.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Orlando's office market continues to be a tight market, despite the vacancy rate increasing, due to strong job growth primarily in the healthcare, professional, and business services. Furthermore, there has been an influx of technology tenants within the market due to the relatively reasonable rental rates compared to other major technology markets and the lower cost of living. Nevertheless, the biggest setbacks are the lack of type of space and contiguous space for technology firms compared to other markets.

Two major office deliveries in 2020 included KPMG's 800,000 square feet training and development facility and the completion of the SunTrust Plaza downtown. Over 1.3 million square feet of construction is still underway as well as adaptive reuse and renovation projects primarily in the CBD submarket.

Further, there is a heavy concentration of leasing activity near I-4, due to the centralized location, including ADP's 230,000 square feet regional headquarters.

Market Outlook

With a vast population growth, the economy continues to remain strong and drives the demand for supply and the increase of rates. However, due to the temporary pause in operations, the Orlando market is already seeing effects, specifically to their largest economic driver, Disney

Major Market Review

World, and other major tourism entities who are starting to reopen its operations as of the drafting of this report. Considering Orlando is a diversified office market, there is hope for a quick rebound.

Orlando Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	11,501,598	11.1	16.2	36,528	0	$31.06
Suburban Total	85,831,086	6.9	9.6	(257,191)	1,372,464	$27.63
Overall Orlando	**97,332,684**	**7.4**	**10.3**	**(220,663)**	**1,372,464**	**$28.07**
Class A	30,017,258	9.8	14.4	(144,997)	924,110	$33.14
Class B	38,273,909	6.2	8.6	(30,893)	443,354	$27.32

Source: Savills & CoStar

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

Note: Data from first quarter of 2020

Major Market Review

Fort Lauderdale/Broward County Market

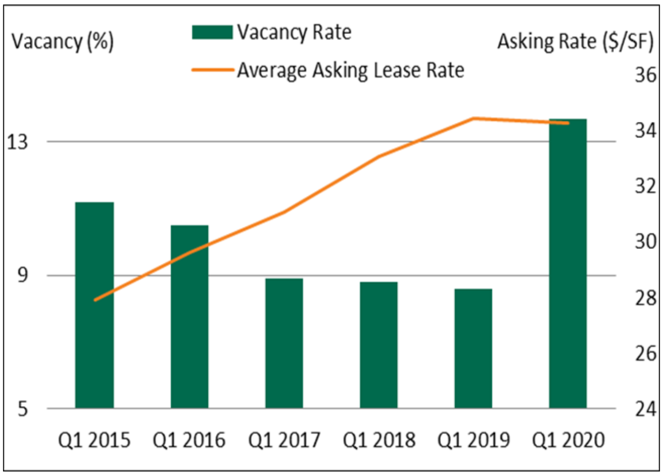
Total Vacancy 13.7% | **Lease Rate** $34.26 PSF | **Net Absorption** (140,585) SF | **Under Construction** 1,763,606 SF

*Arrows indicate change from previous year.

Market Highlights

- Early in 2020, Fort Lauderdale/ Broward county was at an advanced stage in their office cycle. As vacancies increased, there were minimal new deliveries and absorption turning primarily negative in the past year.
- Net absorption was negative 140,585 square feet.
- The average asking lease rate was $34.26 PSF.
- With limited new supply within the market, construction began to increase.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Broward County's leasing activity remained strong even with an increased vacancy at the start of 2020. Construction also continued to pick up with several large projects in the works with over 1.7 million square feet, which will increase inventory by 3 percent. One exciting project for the area includes Main Las Olas South, a mixed-used development with 350,000 square feet of new office space and 341 apartments planned for completion this year.

Notable leases in suburban submarkets in the area include Hayes Medical Staffing with a lease for 73,000 square feet in the Cypress Creek submarket, Galen Health with a lease for 46,000 square feet in the Southwest Broward Submarket and U.S. Health with 26,000 square feet in the Sawgrass Park Submarket.

As there was an upcoming increase in upcoming supply, vacancy rates were set to increase further and could drive this rate up even more. Leasing activity may be affected by tenant resizing as some employers may soon require a large amount of square footage per employee while others consider implementing work from home measures permanently.

Market Outlook

While migration to quality space in the suburban submarkets was an existing trend in the market, the current market may continue to increase the movement outside the CBD.

Broward County will likely see continuing effects to unemployment, construction may be delayed or halted, and Broward County's retail, leisure, and hospitality sectors will see some continuing negative effects.

Major Market Review

Ft. Lauderdale Broward Submarket	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	9,231,594	11.9	18.9	(18,898)	356,948	$45.25
Suburban Total	62,080,195	8.5	12.8	(121,687)	1,406,658	$32.60
Overall Broward	**71,311,789**	**8.9**	**13.7**	**(140,585)**	**1,763,606**	**$34.26**
Class A	18,202,433	11.5	21.3	4,710	1,547,463	$45.64
Class B	31,488,054	8.8	12.1	(55,179)	187,983	$32.38

Source: Savills & CoStar

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

Note: Data from first quarter of 2020

Major Market Review

Palm Beach Market

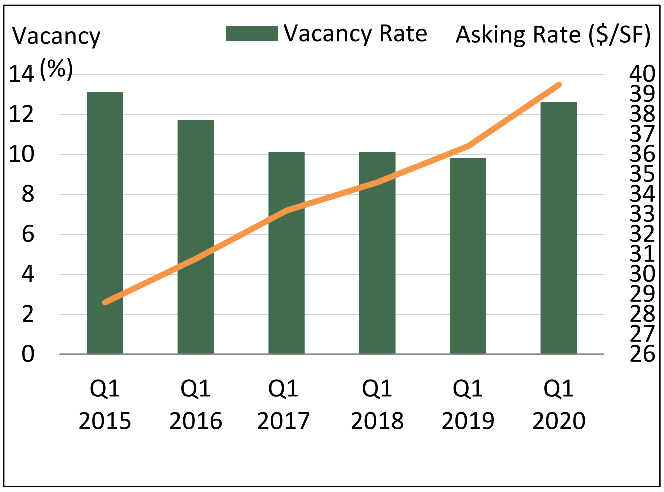
Total Vacancy 12.6% | Lease Rate $39.47 PSF | Net Absorption 269,521 SF | Under Construction 1,125,829 SF

*Arrows indicate change from previous year.

Market Highlights

- In the Palm Beach Market, (Palm Beach County), majority of companies are small and medium-sized businesses, which are most at risk during an economic downturn.
- Net absorption was positive 269,521 square feet.
- The average asking lease rate was $39.47 PSF, one of the more significant rent growths in the state.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Due to minimal deliveries and strong demand, construction continued to pick up the last couple of years. Nevertheless, while vacancy may continue to increase, demand may decrease, due in part to the current market conditions.

As average rental rates for the market began to increase, the rates appeared closer to Miami and Fort Lauderdale rates. Rental rates in the higher-end buildings of the West Palm Beach CBD submarket were averaging $49.50 PSF; however, the demand may shift causing rent decreases.

Two large projects broke ground in 2019 that are expected to deliver in mid to late 2020-2021. One West Palm, a mixed used project, includes two 30-story office towers with the first 370,000 square feet tower is to be delivered in 2021. No leasing activity on the project has been reported thus far. At 360 Rosemary, 300,000 square feet of office space will deliver in late 2020. Four tenants have already signed leases totaling 80,000 SF for the office project.

Market Outlook

Palm Beach County continues to rely on strong tourism and high net worth individuals, but the market's retail, leisure, and hospitality sectors are already seeing an immediate impact to the heart of the market's busy visitor season.

Major Market Review

Palm Beach County & Selected Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
West Palm Beach CBD Total	5,294,953	12.0	20.8	14,784	673,350	$49.50
Suburban Total	51,265,461	8.8	11.7	254,737	452,479	$38.35
Overall Palm Beach	**56,560,414**	**9.1**	**12.6**	**269,521**	**1,125,829**	**$39.47**
Class A	13,653,490	13.0	18.4	70,257	61,000	$50.26
Class B	28,224,224	8.1	11.3	217,263	214,000	$37.79

Source: Savills & CoStar

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

Note: Data from first quarter of 2020

Major Market Review

Southwest Florida / Lee and Collier County Markets

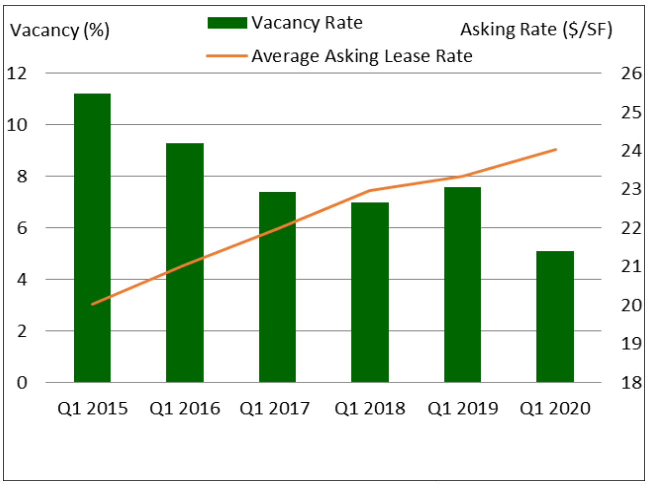
Total Vacancy 8.1% | Lease Rate $24.03 PSF | Net Absorption 34,049 SF | Under Construction 330,124 SF

*Arrows indicate change from previous year.

Market Highlights

- The Southwest Florida market, comprised of Fort Myers and Naples (Lee and Collier Counties, respectively), is dictated primarily by tourism and retirement services. Leisure, hospitality, and retail trade compose the majority of the workforce.
- The overall net absorption for the Southwest Florida market was positive 34,049 square feet and the lease rate was $24.03 PSF, an increase from the previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

The overall office vacancy rate for Naples (Collier County) continued to increase over the past year due to a large influx of new supply. Many of Naples' office tenants are smaller-to-mid-size tenants that cater to the local economy. There are a handful of larger tenants including Arthrex, NCH Healthcare, and Regions Bank, yet Naples continued to experience more negative absorption. This may increase.

In Fort Myers, single-tenant and build-to-suit office tenants have been responsible for most leases this past year such as large companies moving headquarters to the area including Hertz Corporate and Somero Enterprises. Tenants may be making drastic decisions that affect Ft. Myers' continued office growth.

Market Outlook

Overall, there is limited new speculative construction with the focus more on build-to-suit opportunities for tenants already within the Southwest Florida market. The market continues to remain strong with primarily low vacancies and relatively affordable rents.

Southwest Florida Market Lee & Collier Counties	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Lee County/ Ft. Myers	20,775,238	5.8	7.0	55,233	245,000	$21.42
Collier County/ Naples	9,734,540	9.3	10.6	(21,184)	85,124	$29.60

Source: Savills & CoStar

Note: Data from first quarter of 2020

Major Market Review

Daytona – Volusia County Market

Total Vacancy 5.4% | Lease Rate $22.52 PSF | Net Absorption 7,440 SF | Under Construction 225,000 SF

*Arrows indicate change from previous year.

Market Highlights

- In the Daytona market (Volusia County), the economy's main drivers are hospitality and leisure industries.
- The healthcare and education sector in Daytona also remain main components of the local economy.
- Net absorption was positive 7,440 square feet.
- The average asking lease rate was $22.52 PSF, a continued increase from the previous year.

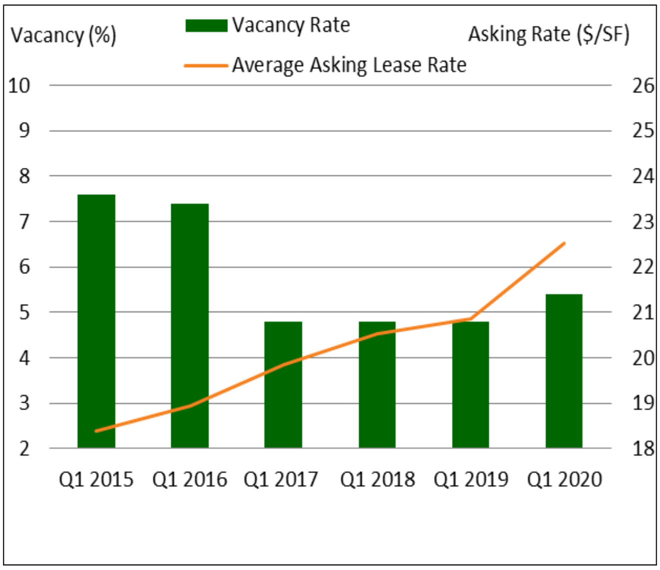
Leasing Activity

Net absorption has been primarily positive over the past year and the largest new offices have been build-to-suit spaces for occupiers like TopBuild and DaVita Labs. Also, Brown and Brown Insurance has a 225,000 square foot tower under construction, the largest office project in several years. However, this will not impact vacancies, given this not is not a speculative building and there is still a continued lack of speculative construction.

Market Outlook

Although the economy is mainly driven by retail and tourism due to its beaches and stock car races, there is still a wide-ranging office market in the area. Office vacancy has stayed near historical lows over the years as speculative construction has been non-existent in the market for many years. With its low cost of living and lease rental rates, Daytona continues to be a reasonably priced market.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Daytona/ Volusia County Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Daytona/ Volusia County	13,827,914	4.3	5.4	7,440	225,000	$22.52

Source: Savills & CoStar

Note: Data from first quarter of 2020

Major Market Review

Gainesville Market

Total Vacancy 6.3%
Lease Rate $20.49 PSF
Net Absorption 2,398 SF
Under Construction 0 SF

*Arrows indicate change from previous year.

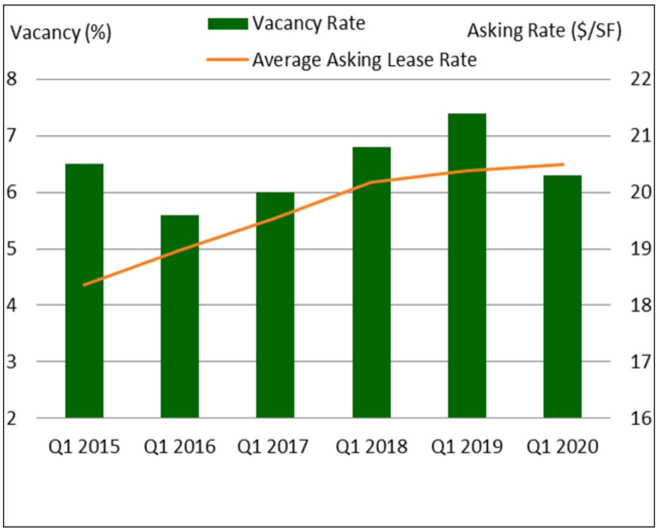
Market Highlights

- The Gainesville market (Alachua County)'s economy primarily centers around the University of Florida and services related to the University.
- Positive absorption for the market was slight or 2,398 square feet.
- The average asking lease rate was $20.49 PSF.

Leasing Activity

As majority of new supply was built in the past two years, growth has flattened over the past year and still steadily slowing. Still, leasing activity will likely increase largely in part to University of Florida's Innovation Hub, an on-campus incubator for technology startups, which is just a portion of the plans for Innovation Square, a 40-acre development project. This could spark a boom in technology tenants within the area, especially those with close ties to the university.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Market Outlook

With a few exceptions, most of Gainesville's office space is not modernized. However, this has been gradually changing with Gainesville's goal of retaining university graduates and intense focus on an innovation economy.

With intense focus on an innovation economy, population growth will likely continue to increase, which will spur more construction of office inventory.

Gainesville Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Gainesville	9,976,815	4.5	6.3	2,398	0	$20.49

Source: Savills & CoStar

Note: Data from first quarter of 2020

Major Market Review

Panama City Market

Total Vacancy 3.3% | Lease Rate $21.44 PSF | Net Absorption 30,339 SF | Under Construction 0 SF

*Arrows indicate change from previous year.

Market Highlights

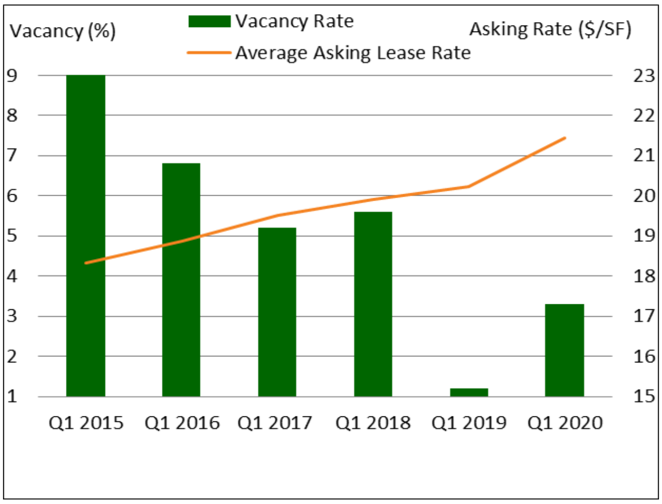
- Panama City (Bay County) is the home to Air Force and Navy support facilities and several beach towns, which are the economic drivers of this market. Tourism primarily drives the coastal economy.
- Net absorption was positive 30,339 square feet.
- The average asking lease rate was $21.44 PSF, a continued increase over the past year.

Leasing Activity

Most of the leasing activity in the market occurred in 2018-2019, which brought down the vacancy to a record low. During this time, relocation of many tenants to different office spaces and the expansion of temporary jobs were an occurring trend.

Given Panama City's tight vacancy of 3.3 percent, leasing activity rarely sees any significant change and no notable leases have been announced as of beginning of 2020.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Market Outlook

Before Hurricane Michael, office vacancies were already at an all-time low. Panama City experienced little activity during this time primarily due to the unchanging nature of this non-traditional office market. Moreover, no construction pipeline has allowed vacancies to continue to decline. Post-Hurricane Michael, lingering effects still exist. Job losses have been widespread over the past year, primarily in leisure and hospitality.

Panama City Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Panama City	7,868,141	2.1	3.3	30,339	0	$21.44

Source: Savills & CoStar

Note: Data from first quarter of 2020

Major Market Review

Pensacola Market

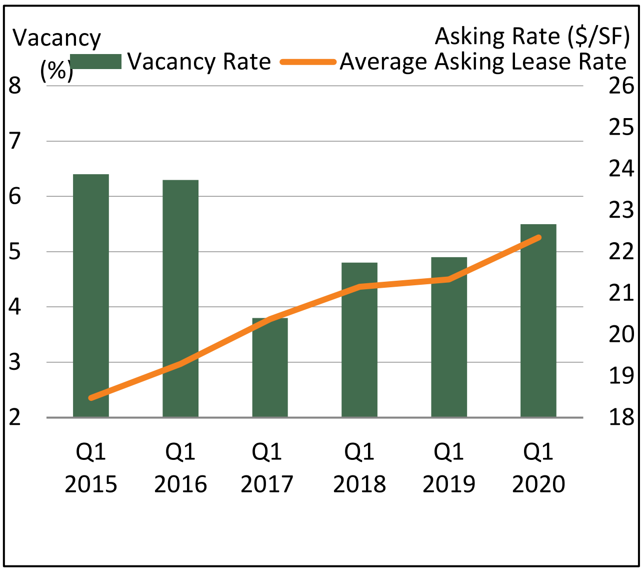
Total Vacancy 5.5% | Lease Rate $22.34 PSF | Net Absorption (58,151) SF | Under Construction 6,056 SF

*Arrows indicate change from previous year.

Market Highlights

- Consistent demand and a lack of speculative construction have allowed Pensacola (Escambia County) to maintain tight vacancies.
- Net absorption was negative 58,151 square feet.
- The average asking rate lease rate was $22.34 PSF, a subtle increase from the previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

The vacancy rate has consistently remained low over the past year, largely in part to tenants staying in place within the market.

The Naval Air Station (NAS) Pensacola and the service companies related to the NAS Pensacola such as Navy Federal Credit Union continue to be large economic drivers for the coastal market. The Navy Federal Credit Union has major plans to expand its I-10 campus and beyond Navy Federal Credit Union, office tenants are comprised primarily of local and regional tenants.

Market Outlook

Rent growth has slowed substantially over the past year in the office market. Given the continuing situation with limited construction, landlords had previously had the opportunity to push rents in the past; however, due to vacancies being practically non-existent, the office market overall may begin to flatten.

This tight market may experience abnormal vacancies within the area. With the market's large emphasis on the leisure and hospitality industry, there may be a disruption to this market due to the unemployment rate.

Pensacola Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Pensacola	14,869,130	4.5	5.5	(58,151)	6,056	$22.34

Source: Savills & CoStar

Note: Data from first quarter of 2020

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 756 total private leases, 209 are set to expire on or before June 30, 2022.

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.

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

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 2019 Master Leasing Report, DMS has neither received nor granted an amendment, supplement, or waiver that altered the essential or standard terms and conditions.

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 2020-21. The department maintains the FFP facilities within the budget that the Legislature allocates by reducing operational costs and deferring capital maintenance.

For Fiscal Year 2020-21, DMS has been appropriated $70,842,968 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

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.

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 one of 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.

Figure 4 – FFP Operating Costs

Major Market Review

Analysis of Portfolio Supply and Demand

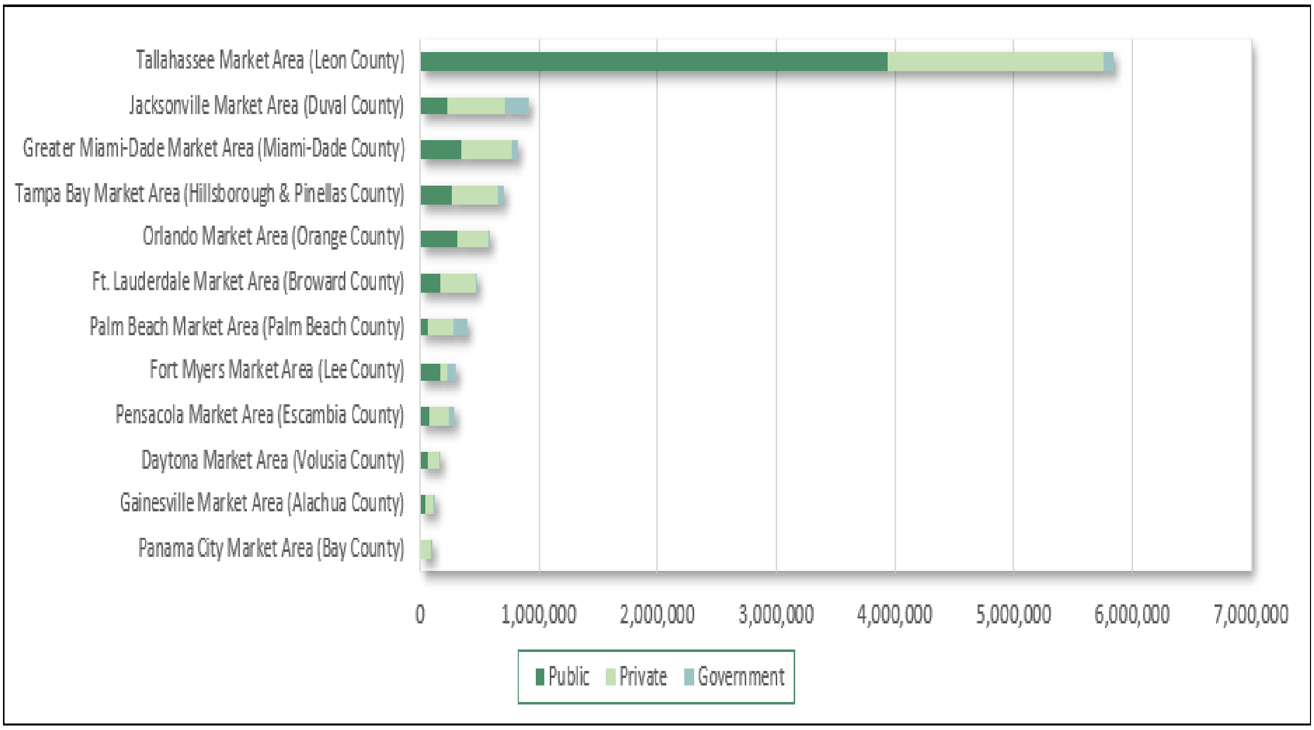
For analysis of the lease portfolio's supply and demand, this report focuses on 12 major metropolitan real estate markets in Florida, most of which have large concentrations of FFP facilities. Local market dynamics directly influence the availability and cost of office space in each market. The supply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

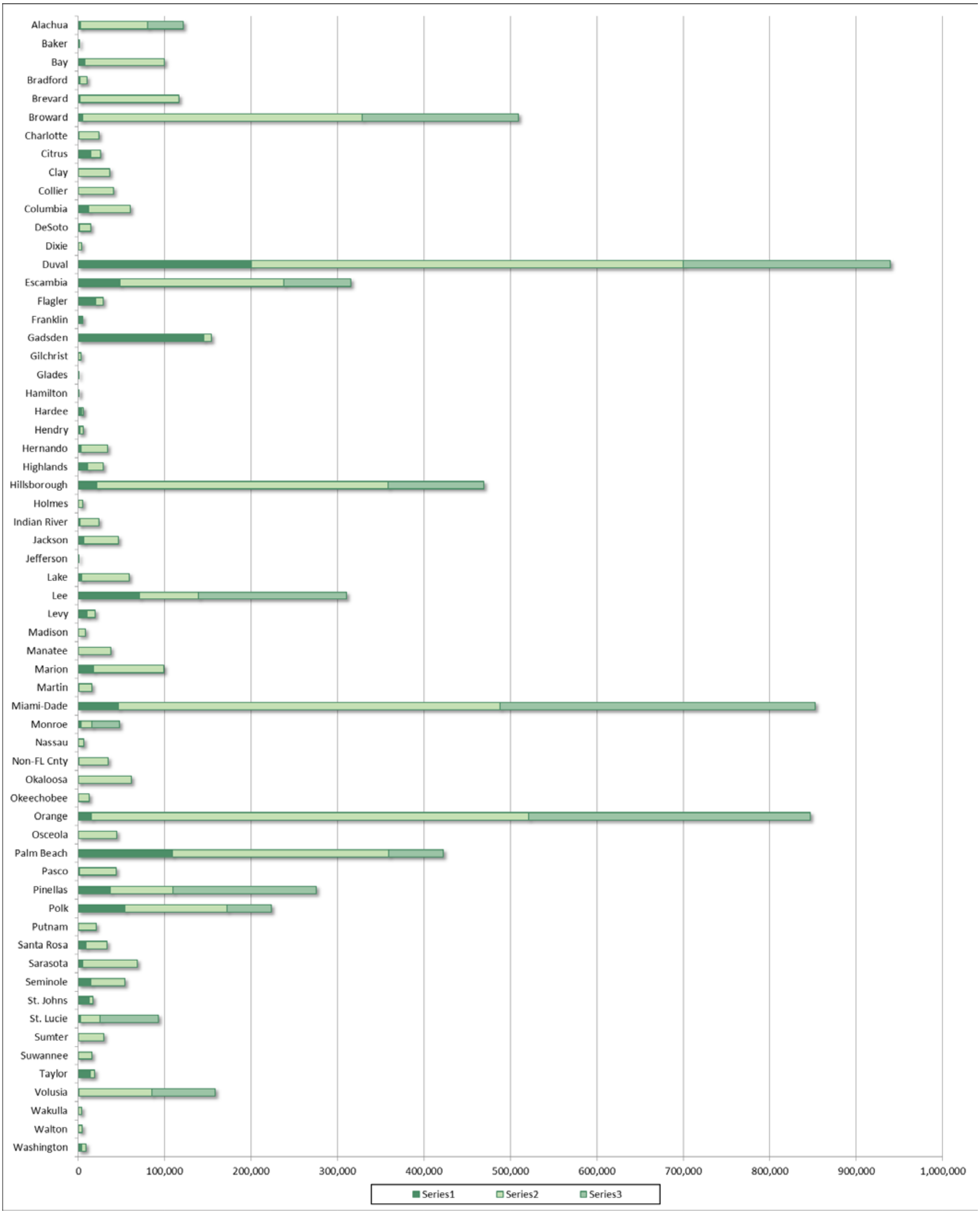
Figure 5 – Square Footage of Leased Office Space, by Lease Type, for 12 Major Florida Markets



Source: *FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2020*

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.

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.

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.

To assist in the effort of evaluating state-owned and state-leased facilities, DMS facilitated 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.

Consolidation Opportunities

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

> **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).

The DMS FFP buildings currently have an occupancy rate of 98.7 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 102,868 square feet. This consists of 77,877 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.

DMS is working with state agencies to navigate through redefining robust telework policies and providing consultation on consolidation opportunities throughout the FFP and private lease spaces. There is a diverse opportunity throughout the FFP to provide a range of spaces to support a variety of working opportunities, specifically, free-address space in support of telework and redesigned collaboration space for the creation-station of new ideas, break-down of the silos of talent and areas for together solving complex projects. As agencies define the space that is needed for each business unit serving the public, consolidating space throughout the FFP will be realized and backfill space will be created. The flexible, right-designed spaces will be even more valuable as leases are collapsed. An additional value to agencies redefining space needs and consolidating is the opportunity for agencies in agency-owned aged buildings to move into the FFP thus realizing additional cost avoidance.

As agencies analyze the business model and decide to implement a densified model, telework model or a hybrid work solution, a financial investment to create the envisioned space will be a challenge. The restructure of space will be a long-term gain to the State of Florida financially through future lease cost avoidance and will assist in the retention and recruitment of employees.

Strategic Plan Update to Five-Year Plan

2020 Strategic Leasing Plan and Update to Five-Year Plan

The department has developed the 2020 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.

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.

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.

Strategic Plan Update to Five-Year Plan

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.

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, telework 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.

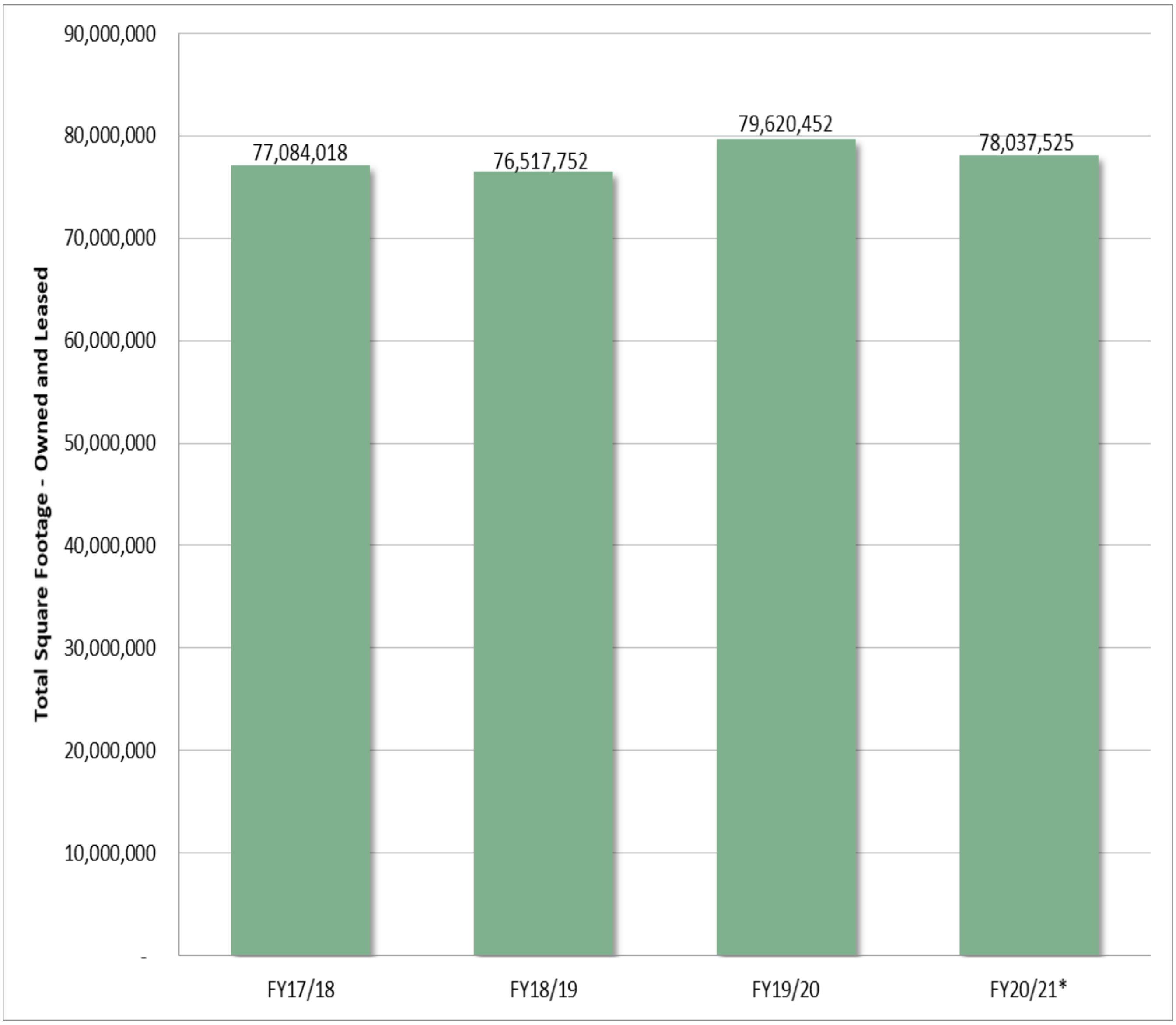
Information submitted by the agencies provides the foundation data used to identify the opportunities outlined in this report. The data helps DMS to develop backfill scenarios for FFP vacancies, to identify co-location opportunities, and to prioritize leases with the most potential for lease cost savings. 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 2019-20 was the ninth 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 2017-2018, 2018-2019, 2019-2020 and forecasts the space needs for all agencies for fiscal year 2020-2021. This forecast suggests that, should the recent trend continue, space needs for all agencies may decrease by 2.03 percent in fiscal year 2020-2021.

Figure 7 – Space Needs for All Agencies



* Note: Space requirement for FY 20/21 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.

Figure 8 – Distribution of State-Owned Facilities

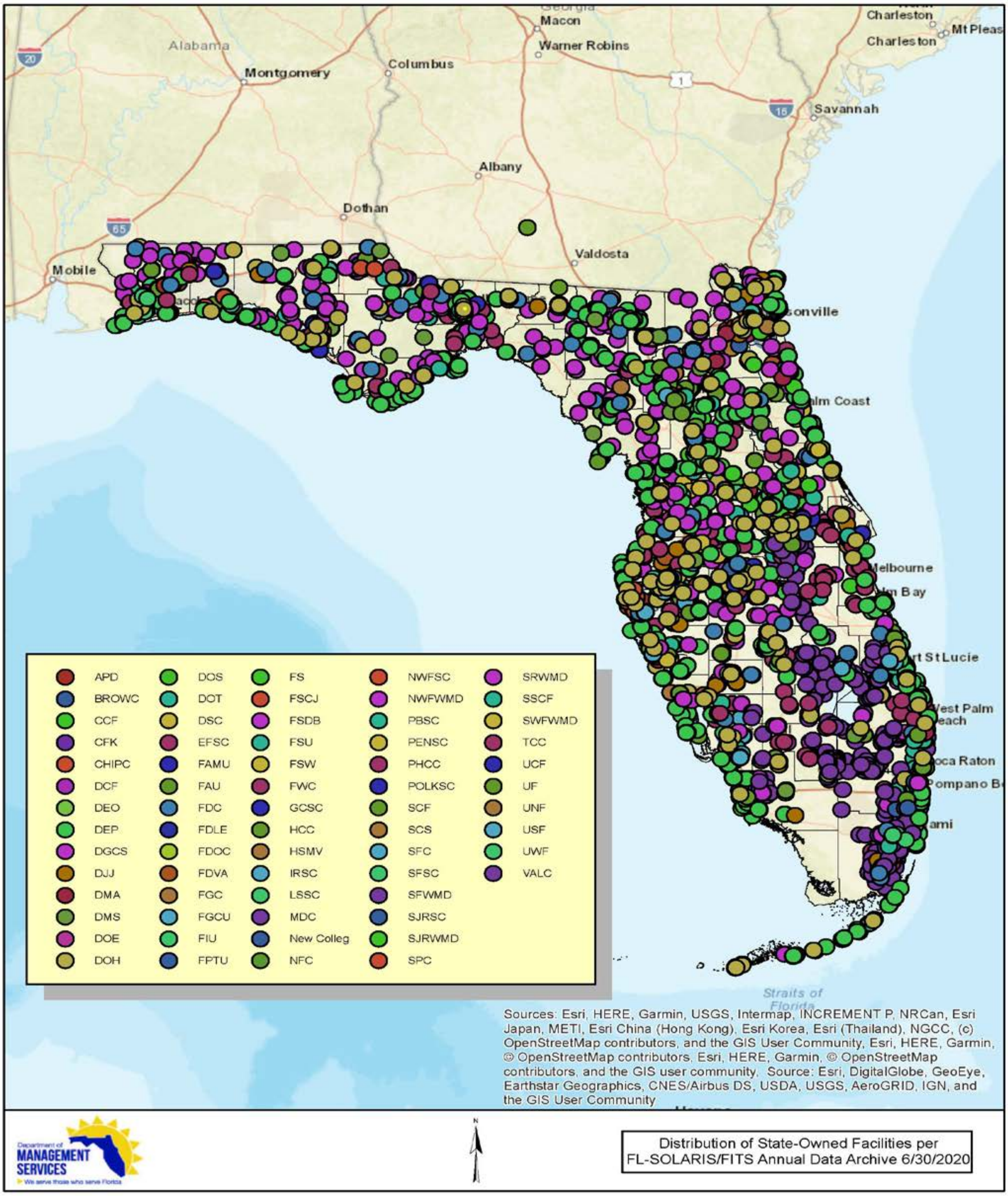
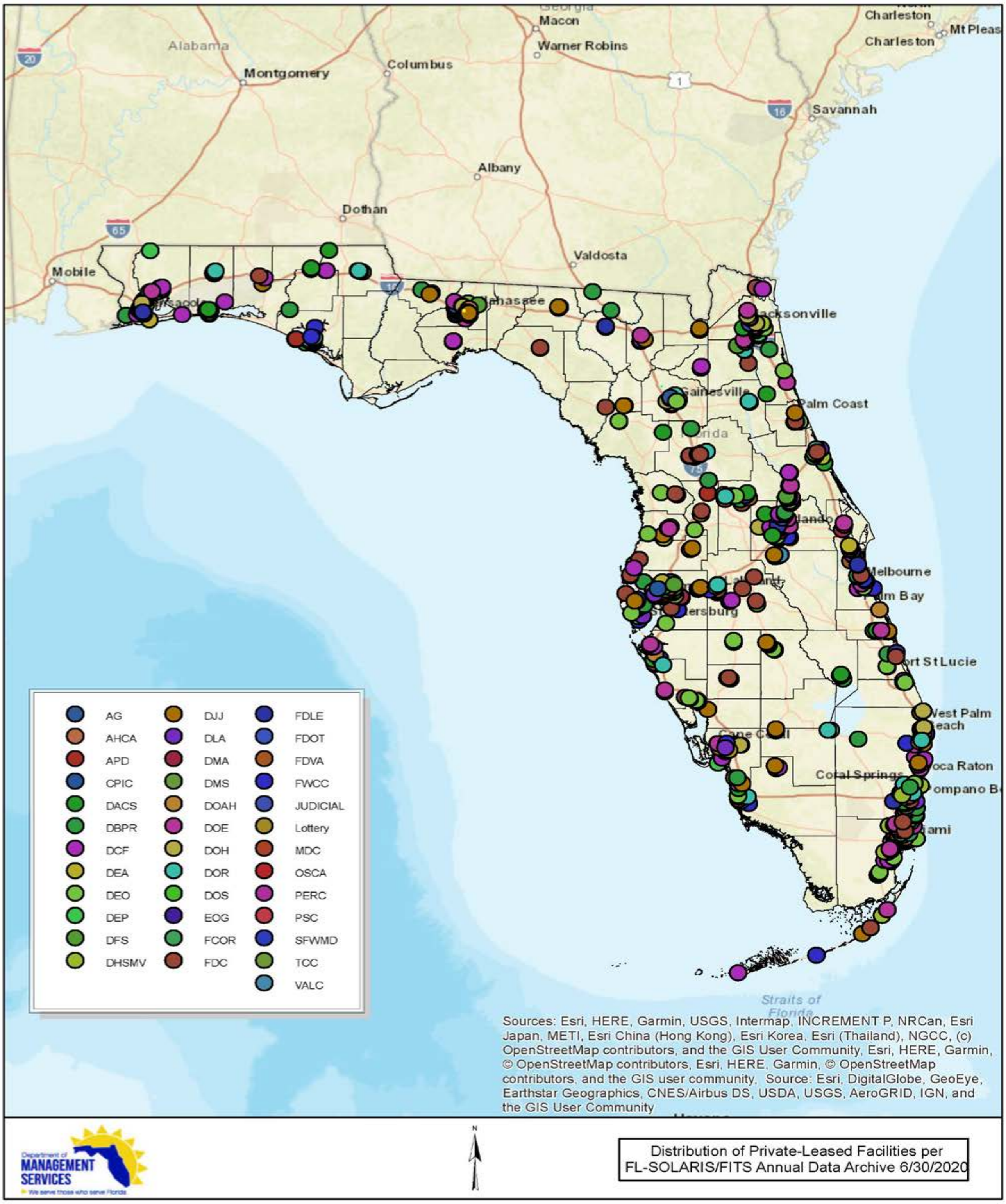


Figure 9 – Distribution of Private-Leased Facilities Within the State of Florida



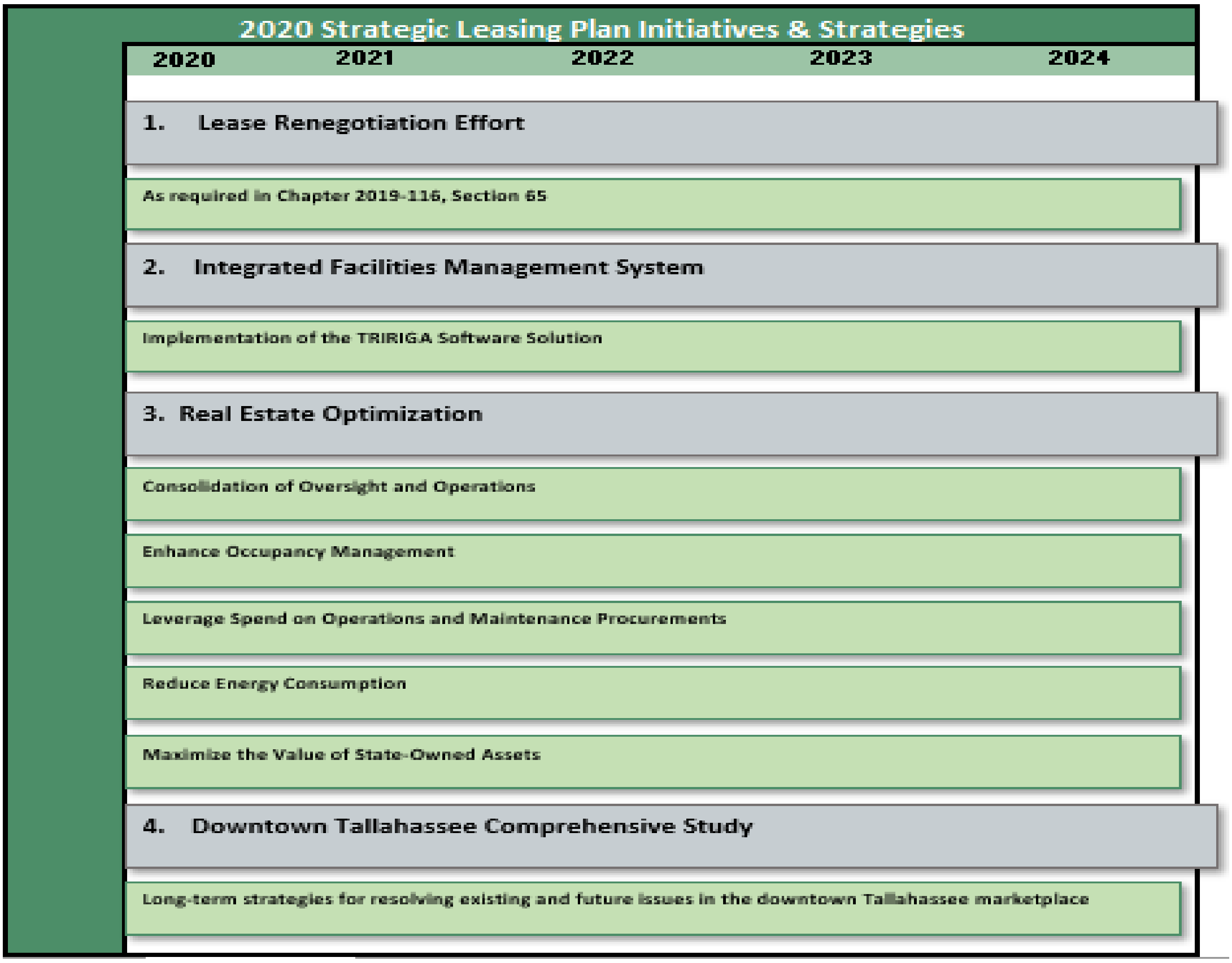
Strategic Leasing Plan Strategies

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



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, 2021, and June 30, 2023, 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 2018-2019 and 2019-2020. As depicted in Table 6, total square footage decreased from Fiscal Year 2018-2019 to Fiscal Year 2019-2020 by 1.45 percent, and overall leasing costs decreased over the same time period by 0.52 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.

Section 66 of Chapter 2020-114, Laws of Florida:

Section 66. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 square feet in the 2020-2021 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, 2021, and June 30, 2023, in order to reduce costs in future years. The department shall incorporate this initiative into its 2020 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, 2020, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2021.

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.

Strategic Leasing Plan Strategies

Table 6 – Agencies' Lease Portfolio Snapshot*

Agency	Gross Square Footage Change			Agency Lease Cost Change		
	6/30/2019	6/30/2020	% Change	6/30/2019	6/30/2020	% Change
AG	79,064	79,974	1.15%	$ 1,352,537.39	$ 1,380,537.70	2.07%
AHCA	408,305	388,709	-4.80%	$ 8,510,445.92	$ 9,155,076.55	7.57%
APD	281,572	281,572	0.00%	$ 2,492,922.58	$ 2,496,567.70	0.15%
AST	61,077	0	-100.00%	$ 1,049,302.86	$ -	-100.00%
Citrus	7,543	7,543	0.00%	$ 113,939.00	$ 113,932.56	-0.01%
CPIC	344,433	288,867	-16.13%	$ 6,186,942.38	$ 5,296,005.30	-14.40%
DACS	364,723	371,681	1.91%	$ 4,851,490.82	$ 5,190,017.06	6.98%
DBPR	380,763	380,249	-0.13%	$ 7,963,344.86	$ 8,137,542.67	2.19%
DCF	1,424,987	1,428,499	0.25%	$ 27,521,773.44	$ 27,767,919.66	0.89%
DEA	125,014	125,014	0.00%	$ 2,272,800.87	$ 2,285,899.72	0.58%
DEO	138,682	135,586	-2.23%	$ 2,140,330.31	$ 2,058,417.12	-3.83%
DEP	571,238	571,238	0.00%	$ 9,657,922.58	$ 9,705,674.90	0.49%
DFS	791,428	777,533	-1.76%	$ 14,972,739.14	$ 14,455,812.23	-3.45%
DHSMV	253,202	267,467	5.63%	$ 4,282,715.28	$ 4,410,310.57	2.98%
DJJ	506,144	513,058	1.37%	$ 10,254,068.97	$ 9,856,954.70	-3.87%
DLA	406,594	410,091	0.86%	$ 10,088,794.10	$ 10,418,112.73	3.26%
DMA	36,576	36,576	0.00%	$ 418,017.32	$ 428,939.50	2.61%
DMS	216,545	288,290	33.13%	$ 3,257,069.20	$ 4,632,243.14	42.22%
DOAH	131,225	131,225	0.00%	$ 2,773,487.59	$ 2,749,556.27	-0.86%
DOE	805,172	808,296	0.39%	$ 13,785,062.72	$ 13,983,763.50	1.44%
DOH	1,181,045	1,092,577	-7.49%	$ 23,127,446.18	$ 20,751,524.52	-10.27%
DOR	1,139,021	1,134,850	-0.37%	$ 23,923,331.89	$ 24,559,181.38	2.66%
DOS	322,904	317,808	-1.58%	$ 4,557,781.09	$ 4,287,238.60	-5.94%
EOG	371,552	371,419	-0.04%	$ 5,460,446.02	$ 5,639,713.19	3.28%
FCHR	12,383	12,111	-2.20%	$ 212,739.94	$ 208,066.98	-2.20%
FCOR	38,129	39,752	4.26%	$ 476,417.14	$ 505,171.78	6.04%
FDC	889,088	879,990	-1.02%	$ 17,866,118.38	$ 18,311,850.42	2.49%
FDLE	691,909	696,949	0.73%	$ 11,579,289.33	$ 11,650,976.87	0.62%
FDOT	101,776	80,872	-20.54%	$ 2,318,354.02	$ 1,873,405.27	-19.19%
FDVA	38,266	38,266	0.00%	$ 377,685.94	$ 377,685.94	0.00%
FSCJ	195,033	195,033	0.00%	$ -	$ -	0.00%
FWCC	232,944	208,983	-10.29%	$ 3,593,602.70	$ 3,338,966.07	-7.09%
JUDICIAL	14,410	15,909	10.40%	$ 240,087.38	$ 265,840.18	10.73%
LEGIS	452,899	452,899	0.00%	$ 7,131,915.09	$ 7,131,915.06	0.00%
Lottery	213,061	215,109	0.96%	$ 3,931,416.15	$ 4,046,244.69	2.92%
MDC	890	890	0.00%	$ 5,090.80	$ 5,090.80	0.00%
NSA	14,708	3,715	-74.74%	$ 38,005.99	$ 38,005.97	0.00%
OSCA	79,033	79,033	0.00%	$ 1,343,088.86	$ 1,343,088.85	0.00%
PERC	11,560	11,560	0.00%	$ 157,447.20	$ 157,447.20	0.00%
POLKSC	25,000	25,000	0.00%	$ 225,000.00	$ 225,000.00	0.00%
PSC	108,680	108,680	0.00%	$ 1,895,968.42	$ 1,898,247.20	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 To	13,491,590	13,295,885	-1.45%	$ 242,693,723.75	$ 241,424,728.47	-0.52%

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2020

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

*Includes all reported agency leases as of 6/30/2020.

Note: This is a snapshot illustrating lease obligation as of 6/30/2020 and is not meant to represent or track actual lease payments made by agencies.

Strategic Leasing Plan Strategies

2. Integrated Facilities Management System

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

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

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

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

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:

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

Strategic Leasing Plan Strategies

A. Consolidation of Oversight and Operations

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

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

B. Enhanced Occupancy Management

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

One immediate 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;

Strategic Leasing Plan Strategies

- 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.

Changing the design and density of our workspaces serves as an opportunity to change the workplace culture and significantly reduce costs from private sector managed leases. DMS estimates that, on average, agencies pay between $5,000-$6,000 per employee on expenses related to office space, supplies and utilities.

The return on investment with space planning strategies also includes modernizing state office space and promoting teleworking opportunities, both of which can better serve existing talent and attract new talent to the state workforce.

Agencies are currently in the process of assessing their operational and business needs to identify opportunities for densification and telework needs. By adding space planning and telework strategies into required agency long-term forecasting measures, DMS will be equipped to assist in the design and implementation of solutions that support the workforce and constrained financial resources.

Put simply, space reduction coupled with the reconstruction of more condensed hoteling space to accommodate teleworking talent will reduce the cost of space, energy, and provide opportunities for collaboration across agencies.

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 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
Leon	1,815,498
Duval	475,725
Miami-Dade	429,394
Hillsborough	336,531
Broward	295,178
Orange	259,575

Medical Care	Square Footage
Orange	25,355
Broward	22,459
Duval	21,852
Pinellas	16,182
Lee	6,385
Miami-Dade	6,331

Conditioned Storage	Square Footage
Leon	13,170
Orange	4,988
Santa Rosa	4,000
Lee	1,604
Hillsborough	200

Unconditioned Storage	Square Footage
Orange	214,196
Leon	42,691
Palm Beach	28,910
Escambia	16,670
Seminole	8,760
Pinellas	7,077

Not Otherwise Classified	Square Footage
Leon	58,125
Osceola	6,683
Broward	5,034
Gadsden	4,200
Orange	2,000
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:

- 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 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
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	$16.49	$43,813.93
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	AG	3/31/2022	Office	1140073	34986	900	$21.38	$19,242.00
Tallahassee Market	Private	Leon	Tallahassee	FL	AHCA	7/31/2020	Office	6800069	32399	14,041	$21.53	$302,302.73
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AHCA	3/31/2021	Office	6800074	33486	9,700	$26.25	$254,625.00
Panama City Market	Private	Bay	Panama City	FL	APD	6/30/2020	Office	6700017	32407	2,901	$23.00	$66,723.00
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2021	Office	6700016	34785	7,594	$19.50	$148,083.00
Southwest Market	Private	Lee	Fort Myers	FL	DACS	8/31/2020	Conditioned Storage	4200481	33908	1,604	$9.07	$14,548.28
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	$20.88	$55,499.04
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	10/14/2020	Office	4200478	32301	49,164	$16.60	$816,122.40
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	1/31/2021	Office	4200365	32210	700	$13.12	$9,184.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2021	Office	4200457	33409	985	$14.34	$14,124.90
Non-FL County	Private	Non-FL Cnty	Washington	DC	DACS	3/31/2021	Office	4200503	20002	120	$120.00	$14,400.00
Gilchrist County	Private	Gilchrist	Trenton	FL	DACS	6/30/2021	Office	4200490	32693	1,400	$18.84	$26,376.00
Panama City Market	Private	Bay	Panama City	FL	DACS	6/30/2021	Office	4200430	32408	813	$18.27	$14,853.51
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2022	Office	4200474	34280	2,047	$17.91	$36,661.77
Brevard County	Private	Brevard	Melbourne	FL	DACS	6/30/2022	Office	4200456	32901	951	$17.83	$16,956.33
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2020	Office	7909034	33870	120	$0.00	$0.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DBPR	3/31/2022	Office	7900094	32207	13,066	$18.00	$235,188.00
Greater Miami-Dade Market	Private	Miami-Dade	Doral	FL	DBPR	4/30/2022	Office	7900104	33166	18,454	$35.19	$649,396.26
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$21.07	$160,616.61
Brevard County	Private	Brevard	Cocoa	FL	DCF	6/30/2020	Office	5903098	32922	1,989	$24.74	$49,207.86
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2020	Office	5903057	34972	2,800	$22.50	$63,000.00
Manatee County	Private	Manatee	Bradenton	FL	DCF	8/31/2020	Office	5903087	34208	2,032	$27.89	$56,672.48
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2020	Office	5903096	33873	1,750	$19.91	$34,842.50
Seminole County	Private	Seminole	Sanford	FL	DCF	10/31/2020	Office	5903097	32771	1,505	$24.00	$36,120.00
Collier County	Private	Collier	Naples	FL	DCF	11/30/2020	Office	5903077	34144	3,870	$28.33	$109,637.10
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DCF	11/30/2020	Office	5903114	33125	1,798	$26.55	$47,736.90
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	11/30/2020	Office	590M140	32399	287,155	$20.62	$5,921,136.10
Brevard County	Private	Brevard	Melbourne	FL	DCF	12/31/2020	Office	5903054	32940	1,370	$20.74	$28,413.80
Collier County	Private	Collier	Naples	FL	DCF	12/31/2020	Office	5903116	34104	1,253	$22.95	$28,756.35
Greater Miami-Dade Market	Private	Miami-Dade	Hialeah	FL	DCF	12/31/2020	Office	5903071	33012	4,339	$34.63	$150,259.57
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	2/28/2021	Office	5902847	32207	16,199	$18.12	$293,525.88
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	$15.75	$67,551.75
Flagler County	Private	Flagler	Bunnell	FL	DCF	3/31/2021	Office	5903115	32110	4,614	$16.00	$73,824.00
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2021	Office	5903107	32536	4,753	$21.95	$104,328.35
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	4/9/2021	Office	5903136	32208	7,910	$17.59	$139,136.90
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	$8.52	$3,527.28
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2021	Office	5903084	34741	8,417	$22.00	$185,174.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2021	Conditioned Storage	5903135	32301	4,000	$7.00	$28,000.00
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

* Indicates leases whose contract has expired prior to 6/30/2020 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
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2021	Office	5903119	33165	18,011	$26.78	$482,334.58
Osceola County	Private	Osceola	Kissimmee	FL	DCF	7/31/2021	Office	5903052	34741	1,972	$14.50	$28,594.00
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2021	Office	5903122	34994	4,100	$24.90	$102,090.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2021	Office	5903039	32503	19,813	$20.99	$415,874.87
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	1/30/2022	Office	5903025	32401	910	$23.43	$21,321.30
Panama City Market	Private	Bay	Panama City	FL	DCF	1/31/2022	Office	5903041	32401	13,555	$23.61	$320,033.55
Seminole County	Private	Seminole	Sanford	FL	DCF	1/31/2022	Office	5903124	32773	1,999	$19.15	$38,280.85
DeSoto County	Private	DeSoto	Arcadia	FL	DCF	2/28/2022	Office	5903120	34266	3,830	$25.04	$95,903.20
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DCF	2/28/2022	Unconditioned Storage	5902991	33126	3,020	$15.23	$45,994.60
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	32401	10,295	$23.62	$243,167.90
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	$29.16	$109,350.00
Holmes County	Private	Holmes	Bonifay	FL	DCF	6/30/2022	Office	5903053	32425	4,315	$22.76	$98,209.40
Wakulla County	Private	Wakulla	Crawfordville	FL	DCF	6/30/2022	Office	5903014	32327	1,412	$15.39	$21,730.68
Washington County	Private	Washington	Chipley	FL	DCF	6/30/2022	Office	5903063	32428	4,950	$24.18	$119,691.00
Panama City Market	Private	Bay	Panama City	FL	DEA	2/28/2021	Office	6500065	32402	2,460	$22.00	$54,120.00
Ft. Lauderdale Market	Private	Broward	Tamarac	FL	DEA	9/30/2021	Office	6500059	33321	4,276	$21.41	$91,549.16
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DEA	3/31/2022	Office	6500051	33612	4,664	$20.10	$93,746.40
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DEO	12/14/2020	Office	4000074	33166	2,732	$20.00	$54,640.00
Orlando Market	Private	Orange	Orlando	FL	DEO	1/31/2021	Office	4000067	32809	46,886	$21.38	$1,002,422.68
Tampa Bay Market	Private	Hillsborough	Temple Terrace	FL	DEP	9/14/2020	Office	3700177	33637	28,415	$21.02	$597,283.30
Santa Rosa County	Private	Santa Rosa	Jay	FL	DEP	6/30/2021	Office	3700225	32565	713	$4.63	$3,301.19
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2021	Conditioned Storage	4300183	32303	6,874	$11.26	$77,401.24
Panama City Market	Private	Bay	Panama City	FL	DFS	10/31/2021	Office	4300174	32405	1,926	$26.14	$50,345.64
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2022	Office	4300176	32547	2,117	$17.00	$35,989.00
Tampa Bay Market	Private	Pinellas	St. Petersburg	FL	DFS	2/28/2022	Office	4300147	33702	5,469	$18.51	$101,231.19
Seminole County	Private	Seminole	Sanford	FL	DFS	4/30/2022	Unconditioned Storage	4300185	32810	2,160	$8.96	$19,353.60
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2022	Office	4300195	32308	43,791	$21.92	$959,898.72
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2022	Office	4300196	33313	7,891	$17.84	$140,775.44
Monroe County	Private	Monroe	Key Largo	FL	DHSMV	12/31/2020	Office	7609038	33037	264	$0.00	$0.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DHSMV	8/31/2021	Office	7600554	33610	8,000	$23.43	$187,440.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DHSMV	4/19/2022	Office	7600530	33311	12,500	$26.75	$334,375.00
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	9,356	$18.50	$173,086.00
Sumter County	Private	Sumter	Bushnell	FL	DJJ	2/28/2021	Office	8000407	33513	1,163	$24.00	$27,912.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	3/16/2021	Office	8000436	32351	3,072	$17.75	$54,528.00
Tampa Bay Market	Private	Hillsborough	Plant City	FL	DJJ	3/31/2021	Office	8000408	33563	2,265	$25.62	$58,029.30
Martin County	Private	Martin	Stuart	FL	DJJ	4/30/2021	Office	8000382	34994	2,512	$22.00	$55,264.00
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2021	Office	8000369	33935	826	$20.12	$16,619.12
Indian River County	Private	Indian River	Vero Beach	FL	DJJ	6/11/2021	Office	8000341	32960	2,858	$26.68	$76,251.44
Collier County	Private	Collier	Immokalee	FL	DJJ	7/31/2021	Office	8000264	34142	813	$15.29	$12,430.77
Marion County	Private	Marion	Ocala	FL	DJJ	7/31/2021	Office	8000395	34475	6,108	$22.80	$139,262.40
Taylor County	Private	Taylor	Perry	FL	DJJ	7/31/2021	Office	8000071	32347	2,200	$12.00	$26,400.00
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2021	Office	8000365	32327	665	$14.77	$9,822.05

* Indicates leases whose contract has expired prior to 6/30/2020 but remain on a month-to-month basis.

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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
Ft. Lauderdale Market	Private	Broward	Margate	FL	DJJ	8/31/2021	Office	8000364	33063	8,488	$28.15	$238,937.20
Putnam County	Private	Putnam	Palatka	FL	DJJ	9/30/2021	Office	8000207	32177	2,678	$19.25	$51,551.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2021	Office	8000403	32207	2,804	$16.50	$46,266.00
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-Dade Market	Private	Miami-Dade	Miami	FL	DJJ	12/31/2021	Office	8000096	33189	2,999	$21.85	$65,528.15
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DJJ	2/28/2022	Office	8000411	33176	5,733	$31.77	$182,137.41
Charlotte County	Private	Charlotte	Punta Gorda	FL	DJJ	4/30/2022	Office	8000342	33950	2,141	$25.69	$55,002.29
Gilchrist County	Private	Gilchrist	Trenton	FL	DJJ	4/30/2022	Office	8000140	32693	1,751	$17.25	$30,204.75
Greater Miami-Dade 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	$20.72	$386,800.96
Suwannee County	Private	Suwannee	Live Oak	FL	DJJ	5/31/2022	Office	8000337	32064	2,038	$21.00	$42,798.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DJJ	6/30/2022	Office	8000226	32570	3,038	$15.91	$48,334.58
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DLA	9/30/2020	Office	4100123	33301	42,027	$36.98	$1,554,158.46
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2021	Office	4100135	33602	22,283	$28.99	$645,984.17
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DLA	1/31/2022	Office	4100140	33401	26,212	$33.87	$887,800.44
Orlando Market	Private	Orange	Orlando	FL	DLA	3/31/2022	Office	4100133	32801	21,176	$28.70	$607,751.20
Tampa Bay Market	Private	Pinellas	Brandon	FL	DMA	9/30/2020	Office	6200059	33511	1,250	$30.93	$38,662.50
Orlando Market	Private	Orange	Orlando	FL	DMA	9/30/2021	Office	6200046	32803	1,200	$35.00	$42,000.00
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 Bay Market	Private	Hillsborough	Tampa	FL	DOAH	2/28/2022	Office	7200160	33619	7,784	$25.70	$200,048.80
Pensacola Market	Private	Escambia	Pensacola	FL	DOAH	4/30/2022	Office	7200149	32501	3,999	$20.25	$80,979.75
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020 *	Office	4800862	34652	2,805	$19.84	$55,651.20
Collier County	Private	Collier	Naples	FL	DOE	6/30/2020	Office	4800785	34109	3,397	$30.45	$103,438.65
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	$17.50	$61,250.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOE	6/30/2020	Office	4809205	32114	90	$0.00	$0.00
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	$24.76	$94,533.68
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	$28.14	$118,272.42
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2020	Office	4800844	33948	2,549	$27.70	$70,607.30
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2020	Office	4800851	33065	4,413	$29.54	$130,360.02
Tampa Bay Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020	Office	4800743	33702	5,488	$19.50	$107,016.00
Monroe County	Private	Monroe	Key Largo	FL	DOE	11/30/2020	Office	4800669	33037	905	$23.00	$20,815.00
Southwest Market	Private	Lee	Fort Myers	FL	DOE	1/31/2021	Office	4800799	33907	11,355	$20.50	$232,777.50
Highlands County	Private	Highlands	Sebring	FL	DOE	1/31/2021	Office	4800767	33870	2,080	$29.09	$60,507.20
Southwest Market	Private	Lee	Cape Coral	FL	DOE	2/28/2021	Office	4800814	33990	2,000	$23.00	$46,000.00
Greater Miami-Dade Market	Private	Miami-Dade	Miami Lakes	FL	DOE	2/28/2021	Office	4800779	33016	8,194	$31.11	$254,915.34
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOE	2/28/2021	Office	4800789	33174	6,304	$30.41	$191,704.64
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOE	3/31/2021	Office	4800815	34986	4,014	$29.36	$117,851.04
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2021	Unconditioned Storage	4800825	33351	332	$12.46	$4,136.72
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	6/30/2021	Office	4800805	32218	3,374	$19.50	$65,793.00
Orlando Market	Private	Orange	Orlando	FL	DOE	6/30/2021	Office	4800835	32803	14,685	$17.97	$263,889.45
Osceola County	Private	Osceola	Kissimmee	FL	DOE	6/30/2021	Office	4800855	34741	3,929	$28.56	$112,212.24
Panama City Market	Private	Bay	Panama City	FL	DOE	6/30/2021	Office	4800838	32401	4,951	$23.06	$114,170.06
Orlando Market	Private	Orange	Winter Park	FL	DOE	8/31/2021	Office	4800833	32792	2,400	$23.19	$55,656.00
Brevard County	Private	Brevard	Titusville	FL	DOE	9/30/2021	Office	4800854	32780	1,584	$29.19	$46,236.96

* Indicates leases whose contract has expired prior to 6/30/2020 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
Seminole County	Private	Seminole	Sanford	FL	DOE	9/30/2021	Office	4800819	32771	1,242	$25.50	$31,671.00
Hendry County	Private	Hendry	Labelle	FL	DOE	10/31/2021	Office	4800826	33935	816	$19.98	$16,303.68
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2021	Office	4800544	33145	3,942	$25.78	$101,624.76
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2022	Office	4800821	33189	8,857	$31.36	$277,755.52
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Office	4800816	33351	11,538	$26.86	$309,910.68
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	6/30/2020	Office	6400340	32303	4,990	$11.68	$58,283.20
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	$31.97	$104,222.20
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	$10.51	$288,919.90
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020	Office	6400395	32207	2,864	$16.04	$45,938.56
Southwest Market	Private	Lee	Bonita Springs	FL	DOH	1/31/2021	Medical Care	6400397	34134	2,815	$23.07	$64,942.05
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOH	2/28/2021	Medical Care	6400366	33165	2,731	$32.14	$87,774.34
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	2/28/2021	Office	6400347	32210	3,375	$27.76	$93,690.00
Southwest Market	Private	Lee	Fort Myers	FL	DOH	3/31/2021	Medical Care	6400355	33971	3,570	$26.99	$96,354.30
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2021	Office	6400399	32607	2,500	$25.70	$64,250.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2021	Medical Care	6400297	33317	4,950	$14.93	$73,903.50
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2021	Medical Care	6400343	33317	9,250	$14.93	$138,102.50
Tampa Bay Market	Private	Pinellas	Pinellas Park	FL	DOH	8/31/2021	Medical Care	6400356	33781	16,182	$26.81	$433,839.42
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2021	Office	6400380	32256	32,857	$17.00	$558,569.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOH	3/31/2022	Office	6400335	33401	1,505	$20.97	$31,559.85
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DOH	4/30/2022	Office	6400374	33606	593	$6.24	$3,700.32
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOR	9/30/2020	Office	7300339	33948	3,913	$25.19	$98,568.47
Clay County	Private	Clay	Orange Park	FL	DOR	11/30/2020	Office	7300306	32303	3,861	$26.00	$100,386.00
Non-FL County	Private	Non-FL Cnty	Hillside	IL	DOR	11/30/2020	Office	7300385	60162	4,078	$17.50	$71,365.00
Non-FL County	Private	Non-FL Cnty	Irving	TX	DOR	3/31/2021	Office	7300344	75062	4,478	$18.50	$82,843.00
Madison County	Private	Madison	Madison	FL	DOR	4/30/2021	Office	7300368	32340	1,500	$17.45	$26,175.00
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	$22.49	$266,618.95
Daytona Market	Private	Volusia	Daytona Beach	FL	DOR	10/31/2021	Office	7300346	32114	20,746	$23.42	$485,871.32
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	$22.67	$240,347.34
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2021	Conditioned Storage	4500114	32311	300	$12.15	$3,645.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	3/31/2022	Unconditioned Storage	4500099	32304	1,463	$5.33	$7,797.79
Non-FL County	Private	Non-FL Cnty	Washington	DC	EOG	1/31/2021	Office	3100050	20000	2,544	$72.12	$183,473.28
Orlando Market	Private	Orange	Orlando	FL	EOG	1/31/2022	Unconditioned Storage	3100082	32809	187,196	$14.15	$2,648,823.40
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
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	$21.34	$88,198.22
Palm Beach Market	Private	Palm Beach	Boynton Beach	FL	FDC	11/30/2020	Office	7001095	33426	7,554	$24.99	$188,774.46
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	FDC	1/31/2021	Office	7001083	33313	5,855	$22.50	$131,737.50
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	FDC	2/28/2021	Office	7001094	33186	6,557	$28.98	$190,021.86
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021	Office	7001103	33040	3,861	$31.00	$119,691.00

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Appendix 1A – Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
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
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2021	Office	7001200	33311	8,251	$28.75	$237,216.25
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2022	Office	7001194	32982	5,920	$15.92	$94,246.40
Seminole County	Private	Seminole	Casselberry	FL	FDC	5/31/2022	Office	7001107	32707	8,100	$22.00	$178,200.00
Tampa Bay Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022	Office	7001125	33756	6,989	$26.36	$184,230.04
Jacksonville Market	Private	Duval	Jacksonville	FL	FDLE	10/31/2020	Unconditioned Storage	7100258	32216	2,000	$9.50	$19,000.00
Suwannee County	Private	Suwannee	Live Oak	FL	FDLE	1/31/2022	Office	7100264	32064	3,747	$16.01	$59,989.47
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDLE	2/28/2022	Office	7100263	34950	1,811	$25.13	$45,510.43
Tallahassee Market	Private	Leon	Tallahassee	FL	FDLE	4/30/2022	Office	7100227	32308	23,993	$20.29	$486,817.97
Hernando County	Private	Hernando	Brooksville	FL	FDLE	6/30/2022	Office	7100240	34601	2,831	$11.75	$33,264.25
Polk County	Private	Polk	Lakeland	FL	FDLE	6/30/2022	Office	7100241	33815	2,400	$14.32	$34,368.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	FDOT	1/31/2022	Office	5500357	33609	3,730	$16.81	$62,701.30
Clay County	Private	Clay	Orange Park	FL	FDVA	9/30/2020	Office	5000004	32303	115	$43.48	$5,000.20
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2020	NOC	7700243	32901	1,965	$6.39	$12,556.35
Tampa Bay Market	Private	Hillsborough	Riverview	FL	FWCC	11/5/2020	Conditioned Storage	7700224	33579	200	$13.44	$2,688.00
Brevard County	Private	Brevard	Melbourne Beach	FL	FWCC	2/28/2021	Office	7700225	32951	580	$23.29	$13,508.20
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2021	NOC	7700217	33309	3,120	$14.14	$44,116.80
Southwest Market	Private	Lee	Fort Myers	FL	FWCC	10/14/2021	Office	7700244	33901	1,997	$15.02	$29,994.94
Charlotte County	Private	Charlotte	Port Charlotte	FL	FWCC	2/28/2022	Office	7700226	33954	6,613	$24.22	$160,166.86
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2022	Unconditioned Storage	7700188	32304	3,000	$5.38	$16,140.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	4/14/2022	Unconditioned Storage	7700234	32311	150	$7.79	$1,168.50
Tampa Bay Market	Private	Hillsborough	Tampa	FL	Lottery	9/30/2020	Office	3600692	33619	7,830	$17.06	$133,579.80
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 6/30/2020 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	Melbourne	FL	DACS	6/30/2022	Office	4200456	32901	951	$17.83	$16,956.33
Brevard County	Private	Brevard	Cocoa	FL	DCF	6/30/2020	Office	5903098	32922	1,989	$24.74	$49,207.86
Brevard County	Private	Brevard	Melbourne	FL	DCF	12/31/2020	Office	5903054	32940	1,370	$20.74	$28,413.80
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	Rockledge	FL	DCF	4/30/2022	Office	5903130	32955	19,007	$24.95	$474,224.65
Brevard County	Private	Brevard	Titusville	FL	DOE	9/30/2021	Office	4800854	32780	1,584	$29.19	$46,236.96
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2021	Office	7300369	32935	11,855	$22.49	$266,618.95
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2020	NOC	7700243	32901	1,965	$6.39	$12,556.35
Brevard County	Private	Brevard	Melbourne Beach	FL	FWCC	2/28/2021	Office	7700225	32951	580	$23.29	$13,508.20
Charlotte County	Private	Charlotte	Punta Gorda	FL	DJJ	4/30/2022	Office	8000342	33950	2,141	$25.69	$55,002.29
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOE	7/31/2020	Office	4800844	33948	2,549	$27.70	$70,607.30
Charlotte County	Private	Charlotte	Port Charlotte	FL	DOR	9/30/2020	Office	7300339	33948	3,913	$25.19	$98,568.47
Charlotte County	Private	Charlotte	Port Charlotte	FL	FWCC	2/28/2022	Office	7700226	33954	6,613	$24.22	$160,166.86
Clay County	Private	Clay	Green Cove Springs	FL	DJJ	12/31/2021	Office	8000194	32043	2,998	$22.00	$65,956.00
Clay County	Private	Clay	Orange Park	FL	DOR	11/30/2020	Office	7300306	32303	3,861	$26.00	$100,386.00
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	11/30/2020	Office	5903077	34144	3,870	$28.33	$109,637.10
Collier County	Private	Collier	Naples	FL	DCF	12/31/2020	Office	5903116	34104	1,253	$22.95	$28,756.35
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2022	Office	5903121	34142	3,750	$29.16	$109,350.00
Collier County	Private	Collier	Immokalee	FL	DJJ	7/31/2021	Office	8000264	34142	813	$15.29	$12,430.77
Collier County	Private	Collier	Naples	FL	DOE	6/30/2020	Office	4800785	34109	3,397	$30.45	$103,438.65
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2020	Office	4800751	32055	3,500	$17.50	$61,250.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOE	6/30/2020	Office	4809205	32114	90	$0.00	$0.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOR	10/31/2021	Office	7300346	32114	20,746	$23.42	$485,871.32
DeSoto County	Private	DeSoto	Arcadia	FL	DCF	2/28/2022	Office	5903120	34266	3,830	$25.04	$95,903.20
Dixie County	Private	Dixie	Old Town	FL	FDC	9/30/2021	Office	7001050	32680	2,660	$20.00	$53,200.00
Flagler County	Private	Flagler	Bunnell	FL	DCF	3/31/2021	Office	5903115	32110	4,614	$16.00	$73,824.00
Flagler County	Private	Flagler	Bunnell	FL	FDC	8/31/2021	Office	7001009	32110	3,246	$21.17	$68,717.82
Southwest Market	Private	Lee	Fort Myers	FL	DACS	8/31/2020	Conditioned Storage	4200481	33908	1,604	$9.07	$14,548.28
Southwest Market	Private	Lee	Fort Myers	FL	DJJ	11/30/2021	Office	8000327	33919	2,325	$17.00	$39,525.00
Southwest Market	Private	Lee	Fort Myers	FL	DOE	1/31/2021	Office	4800799	33907	11,355	$20.50	$232,777.50
Southwest Market	Private	Lee	Cape Coral	FL	DOE	2/28/2021	Office	4800814	33990	2,000	$23.00	$46,000.00
Southwest Market	Private	Lee	Bonita Springs	FL	DOH	1/31/2021	Medical Care	6400397	34134	2,815	$23.07	$64,942.05
Southwest Market	Private	Lee	Fort Myers	FL	DOH	3/31/2021	Medical Care	6400355	33971	3,570	$26.99	$96,354.30
Southwest Market	Private	Lee	Fort Myers	FL	FWCC	10/14/2021	Office	7700244	33901	1,997	$15.02	$29,994.94
Ft. Lauderdale Market	Private	Broward	Tamarac	FL	DEA	9/30/2021	Office	6500059	33321	4,276	$21.41	$91,549.16
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2022	Office	4300196	33313	7,891	$17.84	$140,775.44
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DHSMV	4/19/2022	Office	7600530	33311	12,500	$26.75	$334,375.00
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	Margate	FL	DJJ	8/31/2021	Office	8000364	33063	8,488	$28.15	$238,937.20
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DLA	9/30/2020	Office	4100123	33301	42,027	$36.98	$1,554,158.46
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	$29.54	$130,360.02
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2021	Unconditioned Storage	4800825	33351	332	$12.46	$4,136.72
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Office	4800816	33351	11,538	$26.86	$309,910.68
Ft. Lauderdale Market	Private	Broward	Pembroke Pines	FL	DOH	9/30/2020	Medical Care	6400393	33024	3,260	$31.97	$104,222.20
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2021	Medical Care	6400297	33317	4,950	$14.93	$73,903.50
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	5/31/2021	Medical Care	6400343	33317	9,250	$14.93	$138,102.50

* Indicates leases whose contract has expired prior to 6/30/2020 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	FDC	1/31/2021	Office	7001083	33313	5,855	$22.50	$131,737.50
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2021	Office	7001200	33311	8,251	$28.75	$237,216.25
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2021	NOC	7700217	33309	3,120	$14.14	$44,116.80
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$21.07	$160,616.61
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	$25.70	$64,250.00
Gilchrist County	Private	Gilchrist	Trenton	FL	DACS	6/30/2021	Office	4200490	32693	1,400	$18.84	$26,376.00
Gilchrist County	Private	Gilchrist	Trenton	FL	DJJ	4/30/2022	Office	8000140	32693	1,751	$17.25	$30,204.75
Greater Miami-Dade Market	Private	Miami-Dade	Doral	FL	DBPR	4/30/2022	Office	7900104	33166	18,454	$35.19	$649,396.26
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DCF	11/30/2020	Office	5903114	33125	1,798	$26.55	$47,736.90
Greater Miami-Dade Market	Private	Miami-Dade	Hialeah	FL	DCF	12/31/2020	Office	5903071	33012	4,339	$34.63	$150,259.57
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2021	Office	5903119	33165	18,011	$26.78	$482,334.58
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DCF	2/28/2022	Unconditioned Storage	5902991	33126	3,020	$15.23	$45,994.60
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DEO	12/14/2020	Office	4000074	33166	2,732	$20.00	$54,640.00
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DJJ	12/31/2021	Office	8000096	33189	2,999	$21.85	$65,528.15
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DJJ	2/28/2022	Office	8000411	33176	5,733	$31.77	$182,137.41
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DJJ	4/30/2022	Office	8000413	33169	10,529	$18.50	$194,786.50
Greater Miami-Dade Market	Private	Miami-Dade	Miami Lakes	FL	DOE	2/28/2021	Office	4800779	33016	8,194	$31.11	$254,915.34
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOE	2/28/2021	Office	4800789	33174	6,304	$30.41	$191,704.64
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2021	Office	4800544	33145	3,942	$25.78	$101,624.76
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2022	Office	4800821	33189	8,857	$31.36	$277,755.52
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	DOH	2/28/2021	Medical Care	6400366	33165	2,731	$32.14	$87,774.34
Greater Miami-Dade Market	Private	Miami-Dade	Miami	FL	FDC	2/28/2021	Office	7001094	33186	6,557	$28.98	$190,021.86
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2020	Office	5903096	33873	1,750	$19.91	$34,842.50
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2021	Office	8000369	33935	826	$20.12	$16,619.12
Hendry County	Private	Hendry	Labelle	FL	DOE	10/31/2021	Office	4800826	33935	816	$19.98	$16,303.68
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	FDC	7/31/2020	Office	7000922	34601	4,734	$19.00	$89,946.00
Hernando County	Private	Hernando	Brooksville	FL	FDLE	6/30/2022	Office	7100240	34601	2,831	$11.75	$33,264.25
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	$29.09	$60,507.20
Holmes County	Private	Holmes	Bonifay	FL	DCF	6/30/2022	Office	5903053	32425	4,315	$22.76	$98,209.40
Indian River County	Private	Indian River	Vero Beach	FL	DCF	2/28/2022	Office	5903001	32960	2,709	$19.63	$53,177.67
Indian River County	Private	Indian River	Vero Beach	FL	DJJ	6/11/2021	Office	8000341	32960	2,858	$26.68	$76,251.44
Indian River County	Private	Indian River	Sebastian	FL	DOAH	11/30/2021	Office	7200159	32958	3,777	$22.50	$84,982.50
Indian River County	Private	Indian River	Vero Beach	FL	FDC	11/30/2020	Office	7001016	32980	4,133	$21.34	$88,198.22
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2020	Office	1140062	32447	2,657	$16.49	$43,813.93
Jackson County	Private	Jackson	Marianna	FL	DOR	10/31/2021	Office	7300351	32446	11,863	$20.95	$248,529.85
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	DBPR	3/31/2022	Office	7900094	32207	13,066	$18.00	$235,188.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	2/28/2021	Office	5902847	32207	16,199	$18.12	$293,525.88
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	4/9/2021	Office	5903136	32208	7,910	$17.59	$139,136.90
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2021	Office	8000403	32207	2,804	$16.50	$46,266.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	5/31/2022	Office	8000311	32207	18,668	$20.72	$386,800.96
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	6/30/2021	Office	4800805	32218	3,374	$19.50	$65,793.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020	Office	6400395	32207	2,864	$16.04	$45,938.56
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	2/28/2021	Office	6400347	32210	3,375	$27.76	$93,690.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2021	Office	6400380	32256	32,857	$17.00	$558,569.00
Jacksonville Market	Private	Duval	Jacksonville	FL	FDC	9/30/2021	Office	7001105	32207	6,068	$22.89	$138,896.52

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Appendix 1B – Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Jacksonville Market	Private	Duval	Jacksonville	FL	FDLE	10/31/2020	Unconditioned Storage	7100258	32216	2,000	$9.50	$19,000.00
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	$20.88	$55,499.04
Lake County	Private	Lake	Leesburg	FL	DOH	8/31/2020	Medical Care	6400361	34748	3,000	$10.00	$30,000.00
Madison County	Private	Madison	Madison	FL	DOR	4/30/2021	Office	7300368	32340	1,500	$17.45	$26,175.00
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2022	Office	4200474	34280	2,047	$17.91	$36,661.77
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	$27.89	$56,672.48
Manatee County	Private	Manatee	Bradenton	FL	FDC	8/31/2020	Office	7000788	34205	4,999	$18.76	$93,781.24
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2021	Office	5903103	34474	36,514	$20.00	$730,280.00
Marion County	Private	Marion	Ocala	FL	DJJ	7/31/2021	Office	8000395	34475	6,108	$22.80	$139,262.40
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2021	Office	5903122	34994	4,100	$24.90	$102,090.00
Martin County	Private	Martin	Stuart	FL	DJJ	4/30/2021	Office	8000382	34994	2,512	$22.00	$55,264.00
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	11/30/2020	Office	4800669	33037	905	$23.00	$20,815.00
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021	Office	7001103	33040	3,861	$31.00	$119,691.00
Non-FL County	Private	Non-FL Cnty	Washington	DC	DACS	3/31/2021	Office	4200503	20002	120	$120.00	$14,400.00
Non-FL County	Private	Non-FL Cnty	Hillside	IL	DOR	11/30/2020	Office	7300385	60162	4,078	$17.50	$71,365.00
Non-FL County	Private	Non-FL Cnty	Irving	TX	DOR	3/31/2021	Office	7300344	75062	4,478	$18.50	$82,843.00
Non-FL County	Private	Non-FL Cnty	Atlanta	GA	DOR	5/31/2022	Office	7300393	30339	10,602	$22.67	$240,347.34
Non-FL County	Private	Non-FL Cnty	Washington	DC	EOG	1/31/2021	Office	3100050	20000	2,544	$72.12	$183,473.28
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2021	Office	5903107	32536	4,753	$21.95	$104,328.35
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2022	Office	4300176	32547	2,117	$17.00	$35,989.00
Okaloosa County	Private	Okaloosa	Crestview	FL	DOR	10/31/2021	Office	7300355	32539	12,144	$24.50	$297,528.00
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2020	Office	5903057	34972	2,800	$22.50	$63,000.00
Orlando Market	Private	Orange	Orlando	FL	DCF	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	$21.38	$1,002,422.68
Orlando Market	Private	Orange	Orlando	FL	DLA	3/31/2022	Office	4100133	32801	21,176	$28.70	$607,751.20
Orlando Market	Private	Orange	Orlando	FL	DMA	9/30/2021	Office	6200046	32803	1,200	$35.00	$42,000.00
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2020	Office	4800852	34787	3,818	$24.76	$94,533.68
Orlando Market	Private	Orange	Orlando	FL	DOE	6/30/2021	Office	4800835	32803	14,685	$17.97	$263,889.45
Orlando Market	Private	Orange	Winter Park	FL	DOE	8/31/2021	Office	4800833	32792	2,400	$23.19	$55,656.00
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	EOG	1/31/2022	Unconditioned Storage	3100082	32809	187,196	$14.15	$2,648,823.40
Orlando Market	Private	Orange	Orlando	FL	SFWMD	9/30/2020	Office	_431019	32809	8,689	$15.57	$135,287.73
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2021	Office	5903084	34741	8,417	$22.00	$185,174.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	7/31/2021	Office	5903052	34741	1,972	$14.50	$28,594.00
Osceola County	Private	Osceola	Kissimmee	FL	DOE	6/30/2021	Office	4800855	34741	3,929	$28.56	$112,212.24
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AHCA	3/31/2021	Office	6800074	33486	9,700	$26.25	$254,625.00
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	West Palm Beach	FL	DLA	1/31/2022	Office	4100140	33401	26,212	$33.87	$887,800.44
Palm Beach Market	Private	Palm Beach	Greenacres	FL	DOE	6/30/2020	Office	4800856	33467	4,203	$28.14	$118,272.42
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DOH	9/30/2020	Unconditioned Storage	6400402	33404	27,490	$10.51	$288,919.90
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOH	3/31/2022	Office	6400335	33401	1,505	$20.97	$31,559.85
Palm Beach Market	Private	Palm Beach	Boynton Beach	FL	FDC	11/30/2020	Office	7001095	33426	7,554	$24.99	$188,774.46
Panama City Market	Private	Bay	Panama City	FL	APD	6/30/2020	Office	6700017	32407	2,901	$23.00	$66,723.00
Panama City Market	Private	Bay	Panama City	FL	DACS	6/30/2021	Office	4200430	32408	813	$18.27	$14,853.51
Panama City Market	Private	Bay	Panama City	FL	DCF	1/30/2022	Office	5903025	32401	910	$23.43	$21,321.30
Panama City Market	Private	Bay	Panama City	FL	DCF	1/31/2022	Office	5903041	32401	13,555	$23.61	$320,033.55

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Panama City Market	Private	Bay	Panama City	FL	DCF	3/31/2022	Office	5903127	32401	10,295	$23.62	$243,167.90
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	DFS	10/31/2021	Office	4300174	32405	1,926	$26.14	$50,345.64
Panama City Market	Private	Bay	Panama City	FL	DJJ	10/31/2020	Office	8000203	32401	9,356	$18.50	$173,086.00
Panama City Market	Private	Bay	Panama City	FL	DOE	6/30/2021	Office	4800838	32401	4,951	$23.06	$114,170.06
Pasco County	Private	Pasco	New Port Richey	FL	DOE	5/31/2020 *	Office	4800862	34652	2,805	$19.84	$55,651.20
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2021	Office	5903039	32503	19,813	$20.99	$415,874.87
Pensacola Market	Private	Escambia	Pensacola	FL	DOAH	4/30/2022	Office	7200149	32501	3,999	$20.25	$80,979.75
Polk County	Private	Polk	Lakeland	FL	FDLE	6/30/2022	Office	7100241	33815	2,400	$14.32	$34,368.00
Putnam County	Private	Putnam	Palatka	FL	DJJ	9/30/2021	Office	8000207	32177	2,678	$19.25	$51,551.50
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	2/28/2021	Office	5903036	32570	4,289	$15.75	$67,551.75
Santa Rosa County	Private	Santa Rosa	Jay	FL	DEP	6/30/2021	Office	3700225	32565	713	$4.63	$3,301.19
Santa Rosa County	Private	Santa Rosa	Milton	FL	DJJ	6/30/2022	Office	8000226	32570	3,038	$15.91	$48,334.58
Seminole County	Private	Seminole	Sanford	FL	DCF	10/31/2020	Office	5903097	32771	1,505	$24.00	$36,120.00
Seminole County	Private	Seminole	Sanford	FL	DCF	1/31/2022	Office	5903124	32773	1,999	$19.15	$38,280.85
Seminole County	Private	Seminole	Sanford	FL	DFS	4/30/2022	Unconditioned Storage	4300185	32810	2,160	$8.96	$19,353.60
Seminole County	Private	Seminole	Sanford	FL	DOE	9/30/2021	Office	4800819	32771	1,242	$25.50	$31,671.00
Seminole County	Private	Seminole	Casselberry	FL	FDC	5/31/2022	Office	7001107	32707	8,100	$22.00	$178,200.00
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	AG	3/31/2022	Office	1140073	34986	900	$21.38	$19,242.00
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	DOE	3/31/2021	Office	4800815	34986	4,014	$29.36	$117,851.04
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2022	Office	7001194	32982	5,920	$15.92	$94,246.40
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDLE	2/28/2022	Office	7100263	34950	1,811	$25.13	$45,510.43
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2021	Office	6700016	34785	7,594	$19.50	$148,083.00
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	Private	Suwannee	Live Oak	FL	DJJ	5/31/2022	Office	8000337	32064	2,038	$21.00	$42,798.00
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	AHCA	7/31/2020	Office	6800069	32399	14,041	$21.53	$302,302.73
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	11/30/2020	Office	590M140	32399	287,155	$20.62	$5,921,136.10
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2021	Conditioned Storage	5903135	32301	4,000	$7.00	$28,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2021	Conditioned Storage	4300183	32303	6,874	$11.26	$77,401.24
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2022	Office	4300195	32308	43,791	$21.92	$959,898.72
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	3/16/2021	Office	8000436	32351	3,072	$17.75	$54,528.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	6/30/2020	Office	6400340	32303	4,990	$11.68	$58,283.20
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	1/8/2021	Conditioned Storage	4500114	32311	300	$12.15	$3,645.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	3/31/2022	Unconditioned Storage	4500099	32304	1,463	$5.33	$7,797.79
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	FDLE	4/30/2022	Office	7100227	32308	23,993	$20.29	$486,817.97
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2022	Unconditioned Storage	7700188	32304	3,000	$5.38	$16,140.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	4/14/2022	Unconditioned Storage	7700234	32311	150	$7.79	$1,168.50
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DEA	3/31/2022	Office	6500051	33612	4,664	$20.10	$93,746.40
Tampa Bay Market	Private	Hillsborough	Temple Terrace	FL	DEP	9/14/2020	Office	3700177	33637	28,415	$21.02	$597,283.30
Tampa Bay Market	Private	Pinellas	St. Petersburg	FL	DFS	2/28/2022	Office	4300147	33702	5,469	$18.51	$101,231.19
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DHSMV	8/31/2021	Office	7600554	33610	8,000	$23.43	$187,440.00
Tampa Bay Market	Private	Hillsborough	Plant City	FL	DJJ	3/31/2021	Office	8000408	33563	2,265	$25.62	$58,029.30
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2021	Office	4100135	33602	22,283	$28.99	$645,984.17
Tampa Bay Market	Private	Pinellas	Brandon	FL	DMA	9/30/2020	Office	6200059	33511	1,250	$30.93	$38,662.50

* Indicates leases whose contract has expired prior to 6/30/2020 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 Bay Market	Private	Hillsborough	Tampa	FL	DOAH	2/28/2022	Office	7200160	33619	7,784	$25.70	$200,048.80
Tampa Bay Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020	Office	4800743	33702	5,488	$19.50	$107,016.00
Tampa Bay Market	Private	Pinellas	Pinellas Park	FL	DOH	8/31/2021	Medical Care	6400356	33781	16,182	$26.81	$433,839.42
Tampa Bay Market	Private	Hillsborough	Tampa	FL	DOH	4/30/2022	Office	6400374	33606	593	$6.24	$3,700.32
Tampa Bay Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022	Office	7001125	33756	6,989	$26.36	$184,230.04
Tampa Bay Market	Private	Hillsborough	Tampa	FL	FDOT	1/31/2022	Office	5500357	33609	3,730	$16.81	$62,701.30
Tampa Bay Market	Private	Hillsborough	Riverview	FL	FWCC	11/5/2020	Conditioned Storage	7700224	33579	200	$13.44	$2,688.00
Tampa Bay Market	Private	Hillsborough	Tampa	FL	Lottery	9/30/2020	Office	3600692	33619	7,830	$17.06	$133,579.80
Taylor County	Private	Taylor	Perry	FL	DJJ	7/31/2021	Office	8000071	32347	2,200	$12.00	$26,400.00
Wakulla County	Private	Wakulla	Crawfordville	FL	DCF	6/30/2022	Office	5903014	32327	1,412	$15.39	$21,730.68
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2021	Office	8000365	32327	665	$14.77	$9,822.05
Walton County	Private	Walton	Defuniak Springs	FL	DCF	4/30/2021	Office	5903123	32433	414	$8.52	$3,527.28
Washington County	Private	Washington	Chipley	FL	DCF	6/30/2022	Office	5903063	32428	4,950	$24.18	$119,691.00

* Indicates leases whose contract has expired prior to 6/30/2020 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
Jackson County	Private	Jackson	AG	6/30/2020	Office	1140062	2,657	$16.49	$43,813.93	No	No
St. Lucie County	Private	St. Lucie	AG	3/31/2022	Office	1140073	900	$21.38	$19,242.00	Yes	No
Tallahassee Market	Private	Leon	AHCA	7/31/2020	Office	6800069	14,041	$21.53	$302,302.73	Yes	No
Non-FL County	Government (Others) - DMS	Non-FL Cnty	AHCA	1/31/2021	Office	6800077	233	$72.12	$16,803.96	No	No
Palm Beach Market	Private	Palm Beach	AHCA	3/31/2021	Office	6800074	9,700	$26.25	$254,625.00	Yes	No
Panama City Market	Private	Bay	APD	6/30/2020	Office	6700017	2,901	$23.00	$66,723.00	No	No
Gadsden County	Government (Others) - DMS	Gadsden	APD	6/30/2021	Medical care	6709000	70,662	$0.00	$0.00	No	No
Gadsden County	Government (Others) - DMS	Gadsden	APD	6/30/2021	Medical care	6709001	13,204	$0.00	$0.00	No	No
Gadsden County	Government (Others) - DMS	Gadsden	APD	6/30/2021	Medical care	6709002	54,396	$0.00	$0.00	No	No
Sumter County	Private	Sumter	APD	6/30/2021	Office	6700016	7,594	$19.50	$148,083.00	No	No
Polk County	Government (Others) - DMS	Polk	Citrus	12/15/2020	Office	5702590	6,503	$17.52	$113,932.56	Yes	Yes
Tampa Market	Government (Others) - DMS	Hillsborough	DACS	8/14/2020	Conditioned Storage	4209030	1,400	$0.00	$0.00	Yes	No
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	$9.07	$14,548.28	Yes	No
Lake County	Private	Lake	DACS	9/30/2020	Office	4200484	2,658	$20.88	$55,499.04	No	No
Levy County	Government (Others) - DMS	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 (Others) - DMS	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 (Others) - DMS	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
Non-FL County	Private	Non-FL Cnty	DACS	3/31/2021	Office	4200503	120	$120.00	$14,400.00	No	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
Brevard County	Government (Others) - DMS	Brevard	DACS	7/14/2021	Office	4200413	324	$19.76	$6,402.24	No	No
Hernando County	Government (Others) - DMS	Hernando	DACS	12/31/2021	NOC	4200426	1,237	$3.15	$3,896.55	No	No
Manatee County	Private	Manatee	DACS	2/28/2022	Office	4200474	2,047	$17.91	$36,661.77	No	No
Jefferson County	Government (Others) - DMS	Jefferson	DACS	6/14/2022	Office	4200335	96	$15.63	$1,500.48	No	No
Brevard County	Private	Brevard	DACS	6/30/2022	Office	4200456	951	$17.83	$16,956.33	No	No
Tallahassee Market	Government (Others) - DMS	Leon	DACS	6/30/2022	Office	4200414	1,926	$16.60	$31,971.60	Yes	Yes
Manatee County	Private	Manatee	DBPR	6/30/2020	Office	7909034	120	$0.00	$0.00	No	No
Jacksonville Market	Private	Duval	DBPR	3/31/2022	Office	7900094	13,066	$18.00	$235,188.00	Yes	No
Greater Miami Market	Private	Miami-Dade	DBPR	4/30/2022	Office	7900104	18,454	$35.19	$649,396.26	Yes	No
Gainesville Market	Private	Alachua	DBPR	6/30/2022	Office	7900095	7,623	$21.07	$160,616.61	Yes	No
Brevard County	Private	Brevard	DCF	6/30/2020	Office	5903098	1,989	$24.74	$49,207.86	No	No
Okeechobee County	Private	Okeechobee	DCF	6/30/2020	Office	5903057	2,800	$22.50	$63,000.00	No	No
Manatee County	Private	Manatee	DCF	8/31/2020	Office	5903087	2,032	$27.89	$56,672.48	No	No
Hardee County	Government (Others) - DMS	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
Collier County	Private	Collier	DCF	11/30/2020	Office	5903077	3,870	$28.33	$109,637.10	No	No
Greater Miami Market	Private	Miami-Dade	DCF	11/30/2020	Office	5903114	1,798	$26.55	$47,736.90	Yes	Yes
Tallahassee Market	Private	Leon	DCF	11/30/2020	Office	590M140	287,155	$20.62	$5,921,136.10	Yes	No
Brevard County	Private	Brevard	DCF	12/31/2020	Office	5903054	1,370	$20.74	$28,413.80	No	No
Collier County	Private	Collier	DCF	12/31/2020	Office	5903116	1,253	$22.95	$28,756.35	No	No
Greater Miami Market	Private	Miami-Dade	DCF	12/31/2020	Office	5903071	4,339	$34.63	$150,259.57	Yes	No
Citrus County	Government (Others) - DMS	Citrus	DCF	1/31/2021	Office	5903081	5,089	$21.94	$111,652.66	No	No
Jacksonville Market	Private	Duval	DCF	2/28/2021	Office	5902847	16,199	$18.12	$293,525.88	Yes	No
Orlando Market	Private	Orange	DCF	2/28/2021	Office	5903018	9,789	$25.04	$245,116.56	Yes	Yes

* 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
Santa Rosa County	Private	Santa Rosa	DCF	2/28/2021	Office	5903036	4,289	$15.75	$67,551.75	No	No
Flagler County	Private	Flagler	DCF	3/31/2021	Office	5903115	4,614	$16.00	$73,824.00	No	No
Okaloosa County	Private	Okaloosa	DCF	3/31/2021	Office	5903107	4,753	$21.95	$104,328.35	No	No
Jacksonville Market	Private	Duval	DCF	4/9/2021	Office	5903136	7,910	$17.59	$139,136.90	Yes	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	$8.52	$3,527.28	No	No
Osceola County	Private	Osceola	DCF	5/31/2021	Office	5903084	8,417	$22.00	$185,174.00	No	No
Tallahassee Market	Private	Leon	DCF	5/31/2021	Conditioned Storage	5903135	4,000	$7.00	$28,000.00	Yes	Yes
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
Greater Miami Market	Private	Miami-Dade	DCF	7/31/2021	Office	5903119	18,011	$26.78	$482,334.58	Yes	No
Osceola County	Private	Osceola	DCF	7/31/2021	Office	5903052	1,972	$14.50	$28,594.00	No	No
Martin County	Private	Martin	DCF	9/30/2021	Office	5903122	4,100	$24.90	$102,090.00	No	No
Pensacola Market	Private	Escambia	DCF	9/30/2021	Office	5903039	19,813	$20.99	$415,874.87	Yes	No
Marion County	Private	Marion	DCF	10/31/2021	Office	5903103	36,514	$20.00	$730,280.00	No	No
Panama City Market	Private	Bay	DCF	1/30/2022	Office	5903025	910	$23.43	$21,321.30	No	No
Panama City Market	Private	Bay	DCF	1/31/2022	Office	5903041	13,555	$23.61	$320,033.55	No	No
Seminole County	Private	Seminole	DCF	1/31/2022	Office	5903124	1,999	$19.15	$38,280.85	No	No
DeSoto County	Private	DeSoto	DCF	2/28/2022	Office	5903120	3,830	$25.04	$95,903.20	No	No
Greater Miami Market	Private	Miami-Dade	DCF	2/28/2022	Unconditioned Storage	5902991	3,020	$15.23	$45,994.60	Yes	No
Indian River County	Private	Indian River	DCF	2/28/2022	Office	5903001	2,709	$19.63	$53,177.67	No	No
Panama City Market	Private	Bay	DCF	3/31/2022	Office	5903127	10,295	$23.62	$243,167.90	No	No
Brevard County	Private	Brevard	DCF	4/30/2022	Office	5903130	19,007	$24.95	$474,224.65	No	No
Monroe County	Government (Others) - DMS	Monroe	DCF	4/30/2022	Office	5909079	500	$0.00	$0.00	No	No
Collier County	Private	Collier	DCF	6/30/2022	Office	5903121	3,750	$29.16	$109,350.00	No	No
Holmes County	Private	Holmes	DCF	6/30/2022	Office	5903053	4,315	$22.76	$98,209.40	No	No
Wakulla County	Private	Wakulla	DCF	6/30/2022	Office	5903014	1,412	$15.39	$21,730.68	No	No
Washington County	Private	Washington	DCF	6/30/2022	Office	5903063	4,950	$24.18	$119,691.00	No	No
Panama City Market	Private	Bay	DEA	2/28/2021	Office	6500065	2,460	$22.00	$54,120.00	No	No
Ft. Lauderdale Market	Private	Broward	DEA	9/30/2021	Office	6500059	4,276	$21.41	$91,549.16	Yes	No
Tampa Market	Private	Hillsborough	DEA	3/31/2022	Office	6500051	4,664	$20.10	$93,746.40	Yes	Yes
Greater Miami Market	Private	Miami-Dade	DEO	12/14/2020	Office	4000074	2,732	$20.00	$54,640.00	Yes	No
Orlando Market	Private	Orange	DEO	1/31/2021	Office	4000067	46,886	$21.38	$1,002,422.68	Yes	No
Tallahassee Market	Government (Others) - DMS	Leon	DEO	1/31/2021	Office	4000070	32,258	$20.15	$649,998.70	Yes	No
Tampa Market	Private	Hillsborough	DEP	9/14/2020	Office	3700177	28,415	$21.02	$597,283.30	Yes	No
Non-FL County	Government (Others) - DMS	Non-FL Cnty	DEP	1/31/2021	Office	3700166	221	$72.12	$15,938.52	No	No
Santa Rosa County	Private	Santa Rosa	DEP	6/30/2021	Office	3700225	713	$4.63	$3,301.19	No	No
Tallahassee Market	Private	Leon	DFS	4/30/2021	Conditioned Storage	4300183	6,874	$11.26	$77,401.24	Yes	No
Panama City Market	Private	Bay	DFS	10/31/2021	Office	4300174	1,926	$26.14	$50,345.64	No	No
Okaloosa County	Private	Okaloosa	DFS	2/14/2022	Office	4300176	2,117	$17.00	$35,989.00	No	No
Tampa Market	Private	Pinellas	DFS	2/28/2022	Office	4300147	5,469	$18.51	$101,231.19	Yes	Yes
Seminole County	Private	Seminole	DFS	4/30/2022	Unconditioned Storage	4300185	2,160	$8.96	$19,353.60	No	No
Tallahassee Market	Private	Leon	DFS	4/30/2022	Office	4300195	43,791	$21.92	$959,898.72	Yes	No
Ft. Lauderdale Market	Private	Broward	DFS	6/30/2022	Office	4300196	7,891	$17.84	$140,775.44	Yes	No
Monroe County	Private	Monroe	DHSMV	12/31/2020	Office	7609038	264	$0.00	$0.00	No	No
Tampa Market	Private	Hillsborough	DHSMV	8/31/2021	Office	7600554	8,000	$23.43	$187,440.00	Yes	Yes
Ft. Lauderdale Market	Private	Broward	DHSMV	4/19/2022	Office	7600530	12,500	$26.75	$334,375.00	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
Pensacola Market	Government (Others) - DMS	Escambia	DJJ	6/30/2020	Office	8000331	30,355	$11.27	$342,100.85	Yes	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	9,356	$18.50	$173,086.00	No	No
Sumter County	Private	Sumter	DJJ	2/28/2021	Office	8000407	1,163	$24.00	$27,912.00	No	No
Tallahassee Market	Private	Leon	DJJ	3/16/2021	Office	8000436	3,072	$17.75	$54,528.00	Yes	Yes
Tampa Market	Private	Hillsborough	DJJ	3/31/2021	Office	8000408	2,265	$25.62	$58,029.30	Yes	Yes
Martin County	Private	Martin	DJJ	4/30/2021	Office	8000382	2,512	$22.00	$55,264.00	No	No
Hendry County	Private	Hendry	DJJ	5/31/2021	Office	8000369	826	$20.12	$16,619.12	No	No
Indian River County	Private	Indian River	DJJ	6/11/2021	Office	8000341	2,858	$26.68	$76,251.44	No	No
Pensacola Market	Government (Others) - DMS	Escambia	DJJ	6/30/2021	Office	8000366	12,036	$13.62	$163,930.32	Yes	No
Collier County	Private	Collier	DJJ	7/31/2021	Office	8000264	813	$15.29	$12,430.77	No	No
Marion County	Private	Marion	DJJ	7/31/2021	Office	8000395	6,108	$22.80	$139,262.40	No	No
Taylor County	Private	Taylor	DJJ	7/31/2021	Office	8000071	2,200	$12.00	$26,400.00	No	No
Wakulla County	Private	Wakulla	DJJ	7/31/2021	Office	8000365	665	$14.77	$9,822.05	No	No
Ft. Lauderdale Market	Private	Broward	DJJ	8/31/2021	Office	8000364	8,488	$28.15	$238,937.20	Yes	No
Putnam County	Private	Putnam	DJJ	9/30/2021	Office	8000207	2,678	$19.25	$51,551.50	No	No
Gadsden County	Government (Others) - DMS	Gadsden	DJJ	10/31/2021	Office	8000399	1,457	$15.50	$22,583.50	No	No
Jacksonville Market	Private	Duval	DJJ	10/31/2021	Office	8000403	2,804	$16.50	$46,266.00	Yes	No
Southwest Market	Private	Lee	DJJ	11/30/2021	Office	8000327	2,325	$17.00	$39,525.00	Yes	No
Clay County	Private	Clay	DJJ	12/31/2021	Office	8000194	2,998	$22.00	$65,956.00	No	No
Greater Miami Market	Private	Miami-Dade	DJJ	12/31/2021	Office	8000096	2,999	$21.85	$65,528.15	Yes	No
Greater Miami Market	Private	Miami-Dade	DJJ	2/28/2022	Office	8000411	5,733	$31.77	$182,137.41	Yes	No
Charlotte County	Private	Charlotte	DJJ	4/30/2022	Office	8000342	2,141	$25.69	$55,002.29	No	No
Gilchrist County	Private	Gilchrist	DJJ	4/30/2022	Office	8000140	1,751	$17.25	$30,204.75	No	No
Greater Miami Market	Private	Miami-Dade	DJJ	4/30/2022	Office	8000413	10,529	$18.50	$194,786.50	Yes	No
Jacksonville Market	Private	Duval	DJJ	5/31/2022	Office	8000311	18,668	$20.72	$386,800.96	Yes	No
Suwanee County	Private	Suwannee	DJJ	5/31/2022	Office	8000337	2,038	$21.00	$42,798.00	No	No
Santa Rosa County	Private	Santa Rosa	DJJ	6/30/2022	Office	8000226	3,038	$15.91	$48,334.58	No	No
Ft. Lauderdale Market	Private	Broward	DLA	9/30/2020	Office	4100123	42,027	$36.98	$1,554,158.46	Yes	No
Tampa Market	Private	Hillsborough	DLA	3/31/2021	Office	4100135	22,283	$28.99	$645,984.17	Yes	No
Palm Beach Market	Private	Palm Beach	DLA	1/31/2022	Office	4100140	26,212	$33.87	$887,800.44	Yes	No
Orlando Market	Private	Orange	DLA	3/31/2022	Office	4100133	21,176	$28.70	$607,751.20	Yes	No
Tampa Market	Private	Pinellas	DMA	9/30/2020	Office	6200059	1,250	$30.93	$38,662.50	Yes	Yes
Orlando Market	Private	Orange	DMA	9/30/2021	Office	6200046	1,200	$35.00	$42,000.00	Yes	Yes
Ft. Lauderdale Market	Private	Broward	DOAH	1/31/2021	Office	7200170	9,270	$21.50	$199,305.00	Yes	No
Indian River County	Private	Indian River	DOAH	11/30/2021	Office	7200159	3,777	$22.50	$84,982.50	No	No
Tampa Market	Private	Hillsborough	DOAH	2/28/2022	Office	7200160	7,784	$25.70	$200,048.80	Yes	Yes
Pensacola Market	Private	Escambia	DOAH	4/30/2022	Office	7200149	3,999	$20.25	$80,979.75	Yes	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	$17.50	$61,250.00	No	No
Daytona Market	Private	Volusia	DOE	6/30/2020	Office	4809205	90	$0.00	$0.00	Yes	Yes
Orlando Market	Private	Orange	DOE	6/30/2020	Office	4800852	3,818	$24.76	$94,533.68	Yes	Yes
Palm Beach Market	Private	Palm Beach	DOE	6/30/2020	Office	4800856	4,203	$28.14	$118,272.42	Yes	No
Charlotte County	Private	Charlotte	DOE	7/31/2020	Office	4800844	2,549	$27.70	$70,607.30	No	No
Ft. Lauderdale Market	Private	Broward	DOE	7/31/2020	Office	4800851	4,413	$29.54	$130,360.02	Yes	No
Sarasota County	Government (Others) - DMS	Sarasota	DOE	7/31/2020	Food Services	4809273	25	$0.00	$0.00	No	No
Okaloosa County	Government (Others) - DMS	Okaloosa	DOE	8/11/2020	Food Services	4809238	100	$0.00	$0.00	No	No
Collier County	Government (Others) - DMS	Collier	DOE	9/30/2020	Food Services	4809249	30	$0.00	$0.00	No	No
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOE	9/30/2020	NOC	4800853	921	$17.52	$16,135.92	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
Tampa Market	Government (Others) - DMS	Hillsborough	DOE	9/30/2020	Food Services	4809248	30	$0.00	$0.00	Yes	No
Tampa Market	Private	Pinellas	DOE	9/30/2020	Office	4800743	5,488	$19.50	$107,016.00	Yes	Yes
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOE	10/4/2020	Office	4800867	836	$27.91	$23,332.76	Yes	No
Monroe County	Private	Monroe	DOE	11/30/2020	Office	4800669	905	$23.00	$20,815.00	No	No
Greater Miami Market	Government (Others) - DMS	Miami-Dade	DOE	12/31/2020	Food Services	4809061	750	$0.00	$0.00	Yes	No
Tampa Market	Government (Others) - DMS	Hillsborough	DOE	1/1/2021	Food Services	4809268	50	$0.00	$0.00	Yes	No
Highlands County	Private	Highlands	DOE	1/31/2021	Office	4800767	2,080	$29.09	$60,507.20	No	No
Southwest Market	Government (Others) - DMS	Lee	DOE	1/31/2021	Food Services	4809262	30	$0.00	$0.00	Yes	No
Southwest Market	Private	Lee	DOE	1/31/2021	Office	4800799	11,355	$20.50	$232,777.50	Yes	No
Daytona Market	Government (Others) - DMS	Volusia	DOE	2/14/2021	Food Services	4809263	30	$0.00	$0.00	Yes	No
Ft. Lauderdale Market	Government (Others) - DMS	Broward	DOE	2/14/2021	Food Services	4809246	30	$0.00	$0.00	Yes	No
Greater Miami Market	Government (Others) - DMS	Miami-Dade	DOE	2/14/2021	Food Services	4809252	30	$0.00	$0.00	Yes	No
Jacksonville Market	Government (Others) - DMS	Duval	DOE	2/14/2021	Food Services	4809250	30	$0.00	$0.00	Yes	No
Manatee County	Government (Others) - DMS	Manatee	DOE	2/14/2021	Food Services	4809251	30	$0.00	$0.00	No	No
Monroe County	Government (Others) - DMS	Monroe	DOE	2/14/2021	Food Services	4809255	30	$0.00	$0.00	No	No
Orlando Market	Government (Others) - DMS	Orange	DOE	2/14/2021	Food Services	4809254	30	$0.00	$0.00	Yes	No
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOE	2/14/2021	Food Services	4809257	30	$0.00	$0.00	Yes	No
Tampa Market	Government (Others) - DMS	Pinellas	DOE	2/14/2021	Food Services	4809259	30	$0.00	$0.00	Yes	No
Brevard County	Government (Others) - DMS	Brevard	DOE	2/15/2021	Food Services	4809245	30	$0.00	$0.00	No	No
Tallahassee Market	Government (Others) - DMS	Leon	DOE	2/15/2021	Food Services	4809243	30	$0.00	$0.00	Yes	No
St. Lucie County	Government (Others) - DMS	St. Lucie	DOE	2/16/2021	Food Services	4809261	30	$0.00	$0.00	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	2/28/2021	Office	4800789	6,304	$30.41	$191,704.64	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	2/28/2021	Office	4800779	8,194	$31.11	$254,915.34	Yes	No
Southwest Market	Private	Lee	DOE	2/28/2021	Office	4800814	2,000	$23.00	$46,000.00	Yes	No
St. Lucie County	Private	St. Lucie	DOE	3/31/2021	Office	4800815	4,014	$29.36	$117,851.04	Yes	No
Ft. Lauderdale Market	Private	Broward	DOE	6/30/2021	Unconditioned Storage	4800825	332	$12.46	$4,136.72	Yes	No
Jacksonville Market	Private	Duval	DOE	6/30/2021	Office	4800805	3,374	$19.50	$65,793.00	Yes	No
Orlando Market	Private	Orange	DOE	6/30/2021	Office	4800835	14,685	$17.97	$263,889.45	Yes	No
Osceola County	Private	Osceola	DOE	6/30/2021	Office	4800855	3,929	$28.56	$112,212.24	No	No
Panama City Market	Private	Bay	DOE	6/30/2021	Office	4800838	4,951	$23.06	$114,170.06	No	No
Orlando Market	Private	Orange	DOE	8/31/2021	Office	4800833	2,400	$23.19	$55,656.00	Yes	Yes
Brevard County	Private	Brevard	DOE	9/30/2021	Office	4800854	1,584	$29.19	$46,236.96	No	No
Seminole County	Private	Seminole	DOE	9/30/2021	Office	4800819	1,242	$25.50	$31,671.00	No	No
Hendry County	Private	Hendry	DOE	10/31/2021	Office	4800826	816	$19.98	$16,303.68	No	No
Greater Miami Market	Private	Miami-Dade	DOE	12/31/2021	Office	4800544	3,942	$25.78	$101,624.76	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	1/31/2022	Office	4800821	8,857	$31.36	$277,755.52	Yes	No
Ft. Lauderdale Market	Private	Broward	DOE	6/30/2022	Office	4800816	11,538	$26.86	$309,910.68	Yes	No
Tallahassee Market	Private	Leon	DOH	6/30/2020	Office	6400340	4,990	$11.68	$58,283.20	Yes	Yes
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	$31.97	$104,222.20	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	$10.51	$288,919.90	Yes	No
Jacksonville Market	Private	Duval	DOH	10/31/2020	Office	6400395	2,864	$16.04	$45,938.56	Yes	No
Southwest Market	Private	Lee	DOH	1/31/2021	Medical care	6400397	2,815	$23.07	$64,942.05	Yes	No
Greater Miami Market	Private	Miami-Dade	DOH	2/28/2021	Medical care	6400366	2,731	$32.14	$87,774.34	Yes	No
Jacksonville Market	Private	Duval	DOH	2/28/2021	Office	6400347	3,375	$27.76	$93,690.00	Yes	No
Gainesville Market	Private	Alachua	DOH	3/31/2021	Office	6400399	2,500	$25.70	$64,250.00	Yes	No
Southwest Market	Private	Lee	DOH	3/31/2021	Medical care	6400355	3,570	$26.99	$96,354.30	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
Ft. Lauderdale Market	Private	Broward	DOH	5/31/2021	Medical care	6400297	4,950	$14.93	$73,903.50	Yes	No
Ft. Lauderdale Market	Private	Broward	DOH	5/31/2021	Medical care	6400343	9,250	$14.93	$138,102.50	Yes	No
Tampa Market	Private	Pinellas	DOH	8/31/2021	Medical care	6400356	16,182	$26.81	$433,839.42	Yes	No
Jacksonville Market	Private	Duval	DOH	10/31/2021	Office	6400380	32,857	$17.00	$558,569.00	Yes	No
Palm Beach Market	Private	Palm Beach	DOH	3/31/2022	Office	6400335	1,505	$20.97	$31,559.85	Yes	No
Tampa Market	Private	Hillsborough	DOH	4/30/2022	Office	6400374	593	$6.24	$3,700.32	Yes	Yes
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOR	6/30/2020	Office	7300420	540	$17.18	$9,277.20	Yes	No
Charlotte County	Private	Charlotte	DOR	9/30/2020	Office	7300339	3,913	$25.19	$98,568.47	No	No
Clay County	Private	Clay	DOR	11/30/2020	Office	7300306	3,861	$26.00	$100,386.00	No	No
Non-FL County	Private	Non-FL Cnty	DOR	11/30/2020	Office	7300385	4,078	$17.50	$71,365.00	No	No
Non-FL County	Private	Non-FL Cnty	DOR	3/31/2021	Office	7300344	4,478	$18.50	$82,843.00	No	No
Madison County	Private	Madison	DOR	4/30/2021	Office	7300368	1,500	$17.45	$26,175.00	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	$22.49	$266,618.95	No	No
Daytona Market	Private	Volusia	DOR	10/31/2021	Office	7300346	20,746	$23.42	$485,871.32	Yes	No
Jackson County	Private	Jackson	DOR	10/31/2021	Office	7300351	11,863	$20.95	$248,529.85	No	No
Okaloosa County	Private	Okaloosa	DOR	10/31/2021	Office	7300355	12,144	$24.50	$297,528.00	No	No
Non-FL County	Private	Non-FL Cnty	DOR	5/31/2022	Office	7300393	10,602	$22.67	$240,347.34	No	No
Tallahassee Market	Private	Leon	DOS	1/8/2021	Conditioned Storage	4500114	300	$12.15	$3,645.00	Yes	Yes
Tallahassee Market	Private	Leon	DOS	3/31/2022	Unconditioned Storage	4500099	1,463	$5.33	$7,797.79	Yes	Yes
Non-FL County	Private	Non-FL Cnty	EOG	1/31/2021	Office	3100050	2,544	$72.12	$183,473.28	No	No
Orlando Market	Private	Orange	EOG	1/31/2022	Unconditioned Storage	3100082	187,196	$14.15	$2,648,823.40	Yes	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
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	$21.34	$88,198.22	No	No
Palm Beach Market	Private	Palm Beach	FDC	11/30/2020	Office	7001095	7,554	$24.99	$188,774.46	Yes	No
Ft. Lauderdale Market	Private	Broward	FDC	1/31/2021	Office	7001083	5,855	$22.50	$131,737.50	Yes	No
Greater Miami Market	Private	Miami-Dade	FDC	2/28/2021	Office	7001094	6,557	$28.98	$190,021.86	Yes	No
Monroe County	Private	Monroe	FDC	6/30/2021	Office	7001103	3,861	$31.00	$119,691.00	No	No
Flagler County	Private	Flagler	FDC	8/31/2021	Office	7001009	3,246	$21.17	$68,717.82	No	No
DeSoto County	Private	Dixie	FDC	9/30/2021	Office	7001050	2,660	$20.00	$53,200.00	No	No
Jacksonville Market	Private	Duval	FDC	9/30/2021	Office	7001105	6,068	$22.89	$138,896.52	Yes	No
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2021	Office	7001200	8,251	$28.75	$237,216.25	Yes	No
St. Lucie County	Private	St. Lucie	FDC	3/31/2022	Office	7001194	5,920	$15.92	$94,246.40	Yes	No
St. Johns County	Government (Others) - DMS	St. Johns	FDC	4/30/2022	Office	7000871	4,754	$19.36	$92,037.44	No	No
Seminole County	Private	Seminole	FDC	5/31/2022	Office	7001107	8,100	$22.00	$178,200.00	No	No
Tampa Market	Private	Pinellas	FDC	6/30/2022	Office	7001125	6,989	$26.36	$184,230.04	Yes	Yes
Jacksonville Market	Private	Duval	FDLE	10/31/2020	Unconditioned Storage	7100258	2,000	$9.50	$19,000.00	Yes	No
Hernando County	Government (Others) - DMS	Hernando	FDLE	11/30/2020	NOC	7100266	1,950	$4.29	$8,365.50	No	No
Panama City Market	Government (Others) - DMS	Bay	FDLE	5/31/2021	Office	7100267	1,414	$10.00	$14,140.00	No	No
Ft. Lauderdale Market	Government (Others) - DMS	Broward	FDLE	6/30/2021	Office	7109021	968	$0.00	$0.00	Yes	No
Jackson County	Government (Others) - DMS	Jackson	FDLE	12/31/2021	Office	7100244	393	$14.75	$5,796.75	No	No
Palm Beach Market	Government (Others) - DMS	Palm Beach	FDLE	12/31/2021	Office	7100254	2,600	$8.83	$22,958.00	Yes	No
Suwanee County	Private	Suwannee	FDLE	1/31/2022	Office	7100264	3,747	$16.01	$59,989.47	No	No
St. Lucie County	Private	St. Lucie	FDLE	2/28/2022	Office	7100263	1,811	$25.13	$45,510.43	Yes	No
Tallahassee Market	Private	Leon	FDLE	4/30/2022	Office	7100227	23,993	$20.29	$486,817.97	Yes	No
Hernando County	Private	Hernando	FDLE	6/30/2022	Office	7100240	2,831	$11.75	$33,264.25	No	No
Polk County	Private	Polk	FDLE	6/30/2022	Office	7100241	2,400	$14.32	$34,368.00	Yes	Yes

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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
Tampa Market	Private	Hillsborough	FDOT	1/31/2022	Office	5500357	3,730	$16.81	$62,701.30	Yes	Yes
Clay County	Private	Clay	FDVA	9/30/2020	Office	5000004	115	$43.48	$5,000.20	No	No
Suwanee County	Government (Others) - DMS	Suwannee	FWCC	6/30/2020	Office	7700236	154	$17.18	$2,645.72	No	No
Brevard County	Private	Brevard	FWCC	9/30/2020	NOC	7700243	1,965	$6.39	$12,556.35	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 (Others) - DMS	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	$23.29	$13,508.20	No	No
Ft. Lauderdale Market	Private	Broward	FWCC	6/30/2021	NOC	7700217	3,120	$14.14	$44,116.80	Yes	No
Brevard County	Government (Others) - DMS	Brevard	FWCC	8/31/2021	Office	7700227	654	$14.34	$9,378.36	No	No
Southwest Market	Private	Lee	FWCC	10/14/2021	Office	7700244	1,997	$15.02	$29,994.94	Yes	No
Indian River County	Government (Others) - DMS	Indian River	FWCC	12/31/2021	Office	7709016	330	$0.00	$0.00	No	No
Putnam County	Government (Others) - DMS	Putnam	FWCC	12/31/2021	Labs	7709018	60	$0.00	$0.00	No	No
Charlotte County	Private	Charlotte	FWCC	2/28/2022	Office	7700226	6,613	$24.22	$160,166.86	No	No
Marion County	Government (Others) - DMS	Marion	FWCC	3/31/2022	Office	7700229	8,340	$10.00	$83,400.00	No	No
Tallahassee Market	Private	Leon	FWCC	3/31/2022	Unconditioned Storage	7700188	3,000	$5.38	$16,140.00	Yes	Yes
Tallahassee Market	Private	Leon	FWCC	4/14/2022	Unconditioned Storage	7700234	150	$7.79	$1,168.50	Yes	Yes
Tampa Market	Private	Hillsborough	Lottery	9/30/2020	Office	3600692	7,830	$17.06	$133,579.80	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 7/1/2021 and 6/30/2023

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	$17.66	$40,317.78
Tampa Market	Private	Hillsborough	Tampa	FL	AHCA	4/30/2023	Office	6800075	33614	13,739	$23.90	$328,362.10
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2022	Office	4200474	34280	2,047	$17.91	$36,661.77
Indian River County	Private	Indian River	Vero Beach	FL	DACS	8/14/2022	Office	4200464	32966	2,495	$19.17	$47,829.15
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	DACS	8/31/2022	Office	4200485	33016	2,943	$21.75	$64,010.25
Greater Miami Market	Private	Miami-Dade	Doral	FL	DACS	9/30/2022	Office	4200459	33166	11,290	$33.87	$382,392.30
Indian River County	Private	Indian River	Vero Beach	FL	DACS	10/31/2022	Office	4200440	32966	3,645	$15.57	$56,752.65
Sarasota County	Private	Sarasota	North Port	FL	DACS	12/31/2022	Office	4200482	34287	4,844	$25.95	$125,701.80
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	$19.57	$85,677.46
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2023	Office	4200488	32399	4,817	$18.57	$89,451.69
Jacksonville Market	Private	Duval	Jacksonville	FL	DBPR	3/31/2022	Office	7900094	32207	13,066	$18.00	$235,188.00
Greater Miami Market	Private	Miami-Dade	Doral	FL	DBPR	4/30/2022	Office	7900104	33166	18,454	$35.19	$649,396.26
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$21.07	$160,616.61
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2021	Office	5903119	33165	18,011	$26.78	$482,334.58
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2021	Office	5903122	34994	4,100	$24.90	$102,090.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2021	Office	5903039	32503	19,813	$20.99	$415,874.87
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	$23.61	$320,033.55
DeSoto County	Private	DeSoto	Arcadia	FL	DCF	2/28/2022	Office	5903120	34266	3,830	$25.04	$95,903.20
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	2/28/2022	Unconditioned Storage	5902991	33126	3,020	$15.23	$45,994.60
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	32401	10,295	$23.62	$243,167.90
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	$29.16	$109,350.00
Holmes County	Private	Holmes	Bonifay	FL	DCF	6/30/2022	Office	5903053	32425	4,315	$22.76	$98,209.40
Washington County	Private	Washington	Chipley	FL	DCF	6/30/2022	Office	5903063	32428	4,950	$24.18	$119,691.00
Brevard County	Private	Brevard	Titusville	FL	DCF	8/31/2022	Office	5903129	32780	2,059	$14.00	$28,826.00
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2022	Office	5903050	32091	2,700	$21.75	$58,725.00
Madison County	Private	Madison	Madison	FL	DCF	11/30/2022	Office	5903044	32340	2,600	$19.00	$49,400.00
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2022	Office	5903045	33404	21,047	$22.12	$465,559.64
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2023	Office	5903064	32177	5,456	$20.69	$112,884.64
Columbia County	Private	Columbia	Lake City	FL	DCF	3/31/2023	Office	5903088	32055	12,158	$20.65	$251,062.70
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DCF	3/31/2023	Office	5903113	32110	11,948	$25.25	$301,687.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	3/31/2023	Office	5903083	34741	7,886	$28.60	$225,539.60
Clay County	Private	Clay	Orange Park	FL	DCF	5/14/2023	Office	5903100	32303	9,520	$23.70	$225,624.00
Ft. Lauderdale Market	Private	Broward	Tamarac	FL	DEA	9/30/2021	Office	6500059	33321	4,276	$21.41	$91,549.16
Tampa Market	Private	Hillsborough	Tampa	FL	DEA	3/31/2022	Office	6500051	33612	4,664	$20.10	$93,746.40
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DEA	3/31/2023	Office	6500057	33407	3,387	$22.28	$75,462.36
Jacksonville Market	Private	Duval	Jacksonville	FL	DEP	8/31/2022	Office	3700224	32256	33,810	$19.98	$675,523.80
Orlando Market	Private	Orange	Orlando	FL	DEP	9/30/2022	Office	3700223	32803	33,902	$21.00	$711,942.00
Panama City Market	Private	Bay	Panama City	FL	DEP	10/31/2022	Office	3700226	32401	3,200	$12.10	$38,720.00
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2022	Office	4300176	32547	2,117	$17.00	$35,989.00
Tampa Market	Private	Pinellas	St. Petersburg	FL	DFS	2/28/2022	Office	4300147	33702	5,469	$18.51	$101,231.19

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2021 and 6/30/2023

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
Seminole County	Private	Seminole	Sanford	FL	DFS	4/30/2022	Unconditioned Storage	4300185	32810	2,160	$8.96	$19,353.60
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2022	Office	4300195	32308	43,791	$21.92	$959,898.72
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2022	Office	4300196	33313	7,891	$17.84	$140,775.44
Clay County	Private	Clay	Orange Park	FL	DFS	7/31/2022	Office	4300184	32605	3,000	$7.56	$22,680.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DFS	3/31/2023	Office	4300181	33401	28,792	$22.00	$633,424.00
Tampa Market	Private	Hillsborough	Tampa	FL	DHSMV	8/31/2021	Office	7600554	33610	8,000	$23.43	$187,440.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DHSMV	4/19/2022	Office	7600530	33311	12,500	$26.75	$334,375.00
Tampa Market	Private	Pinellas	Clearwater	FL	DHSMV	7/31/2022	Office	7600423	33762	2,458	$19.51	$47,955.58
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	2/28/2023	Office	7600526	33144	16,006	$42.10	$673,852.60
Marion County	Private	Marion	Ocala	FL	DJJ	7/31/2021	Office	8000395	34475	6,108	$22.80	$139,262.40
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	$28.15	$238,937.20
Putnam County	Private	Putnam	Palatka	FL	DJJ	9/30/2021	Office	8000207	32177	2,678	$19.25	$51,551.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2021	Office	8000403	32207	2,804	$16.50	$46,266.00
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	$21.85	$65,528.15
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	2/28/2022	Office	8000411	33176	5,733	$31.77	$182,137.41
Charlotte County	Private	Charlotte	Punta Gorda	FL	DJJ	4/30/2022	Office	8000342	33950	2,141	$25.69	$55,002.29
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	$20.72	$386,800.96
Suwannee County	Private	Suwannee	Live Oak	FL	DJJ	5/31/2022	Office	8000337	32064	2,038	$21.00	$42,798.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DJJ	6/30/2022	Office	8000226	32570	3,038	$15.91	$48,334.58
Jackson County	Private	Jackson	Marianna	FL	DJJ	8/31/2022	Office	8000377	32448	4,457	$13.28	$59,188.96
Polk County	Private	Polk	Bartow	FL	DJJ	9/30/2022	Office	8000409	33830	3,000	$17.38	$52,140.00
Highlands County	Private	Highlands	Sebring	FL	DJJ	10/31/2022	Office	8000309	33870	2,994	$21.26	$63,652.44
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DJJ	10/31/2022	Office	8000389	33404	3,433	$21.65	$74,324.45
Seminole County	Private	Seminole	Sanford	FL	DJJ	10/31/2022	Office	8000376	32773	6,529	$22.50	$146,902.50
Lake County	Private	Lake	Mount Dora	FL	DJJ	11/30/2022	Office	8000336	32757	4,435	$26.52	$117,616.20
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	1/31/2023	Office	8000417	33619	10,695	$17.59	$188,125.05
Pensacola Market	Private	Escambia	Pensacola	FL	DJJ	2/28/2023	Office	8000350	32501	7,179	$20.71	$148,677.09
Manatee County	Private	Manatee	Bradenton	FL	DJJ	3/31/2023	Office	8000380	34208	11,499	$21.85	$251,253.15
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DLA	1/31/2022	Office	4100140	33401	26,212	$33.87	$887,800.44
Orlando Market	Private	Orange	Orlando	FL	DLA	3/31/2022	Office	4100133	32801	21,176	$28.70	$607,751.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DLA	9/30/2022	Office	4100095	32207	13,385	$21.16	$283,226.60
Tampa Market	Private	Pinellas	St. Petersburg	FL	DLA	10/31/2022	Office	4100129	33701	14,332	$21.83	$312,867.56
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	$25.70	$200,048.80
Pensacola Market	Private	Escambia	Pensacola	FL	DOAH	4/30/2022	Office	7200149	32501	3,999	$20.25	$80,979.75
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2022	Office	7200109	32608	3,919	$19.50	$76,420.50
Manatee County	Private	Manatee	Sarasota	FL	DOAH	3/31/2023	Office	7200132	34243	3,827	$19.00	$72,713.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOAH	3/31/2023	Office	7200163	33401	7,989	$35.00	$279,615.00
Polk County	Private	Polk	Lakeland	FL	DOAH	5/31/2023	Office	7200168	33813	3,973	$25.00	$99,325.00

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2021 and 6/30/2023

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	Winter Park	FL	DOE	8/31/2021	Office	4800833	32792	2,400	$23.19	$55,656.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	12/31/2021	Office	4800544	33145	3,942	$25.78	$101,624.76
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2022	Office	4800821	33189	8,857	$31.36	$277,755.52
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Office	4800816	33351	11,538	$26.86	$309,910.68
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	9/30/2022	Office	4800773	33166	2,922	$29.50	$86,199.00
Tampa Market	Private	Hillsborough	Brandon	FL	DOE	9/30/2022	Office	4800827	33511	2,739	$19.77	$54,150.03
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	DOE	2/28/2023	Office	4800778	33169	3,500	$25.50	$89,250.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	5/31/2023	Office	4800877	32207	14,561	$14.25	$207,494.25
Lake County	Private	Lake	Leesburg	FL	DOE	5/31/2023	Office	4800880	34788	2,160	$21.57	$46,591.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2021	Office	6400380	32256	32,857	$17.00	$558,569.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	9/30/2022	Office	6400308	32207	43,576	$21.32	$929,040.32
Daytona Market	Private	Volusia	Daytona Beach	FL	DOR	10/31/2021	Office	7300346	32114	20,746	$23.42	$485,871.32
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 Cnty County	Private	Non-FL Cnty	Atlanta	GA	DOR	5/31/2022	Office	7300393	30339	10,602	$22.67	$240,347.34
Highlands County	Private	Highlands	Sebring	FL	DOR	7/31/2022	Office	7300395	33870	4,762	$22.84	$108,764.08
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2022	Office	7300312	32653	9,730	$24.34	$236,828.20
Columbia County	Private	Columbia	Lake City	FL	DOR	9/30/2022	Office	7300379	32055	20,250	$23.09	$467,572.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	2/28/2023	Office	7300262	32304	34,809	$16.73	$582,354.57
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	3/31/2023	Office	7300362	33126	33,399	$29.53	$986,272.47
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2023	Office	7300370	32940	4,999	$24.26	$121,275.74
Non-FL Cnty County	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	$29.16	$152,856.72
Orlando Market	Private	Orange	Orlando	FL	EOG	1/31/2022	Unconditioned Storage	3100082	32809	187,196	$14.15	$2,648,823.40
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
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2021	Office	7001200	33311	8,251	$28.75	$237,216.25
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2022	Office	7001194	32982	5,920	$15.92	$94,246.40
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
Columbia County	Private	Columbia	Lake City	FL	FDC	8/31/2022	Office	7001113	32055	5,882	$19.95	$117,345.90
Okeechobee County	Private	Okeechobee	Okeechobee	FL	FDC	8/31/2022	Office	7001111	34974	3,222	$22.50	$72,495.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	8/31/2022	Office	7001132	32505	7,337	$21.50	$157,745.50
Orlando Market	Private	Orange	Orlando	FL	FDC	9/22/2022	Office	7000964	32805	9,773	$17.60	$172,004.80
Brevard County	Private	Brevard	Melbourne	FL	FDC	9/30/2022	Office	7001101	32935	9,300	$17.89	$166,377.00
Orlando Market	Private	Orange	Orlando	FL	FDC	10/7/2022	Office	7000963	32805	7,053	$17.60	$124,132.80
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	10/24/2022	Office	7001062	34950	6,351	$21.00	$133,371.00
Ft. Lauderdale Market	Private	Broward	Pembroke Pines	FL	FDC	12/31/2022	Office	7001136	33312	6,284	$22.96	$144,280.64
Taylor County	Private	Taylor	Perry	FL	FDC	1/31/2023	Office	7001129	32348	2,607	$16.50	$43,015.50
Martin County	Private	Martin	Stuart	FL	FDC	5/31/2023	Office	7001137	34994	5,598	$30.74	$172,082.52
Sumter County	Private	Sumter	Bushnell	FL	FDC	5/31/2023	Office	7001119	33513	3,212	$21.95	$70,503.40
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	$20.29	$486,817.97

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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
Hernando County	Private	Hernando	Brooksville	FL	FDLE	6/30/2022	Office	7100240	34601	2,831	$11.75	$33,264.25
Polk County	Private	Polk	Lakeland	FL	FDLE	6/30/2022	Office	7100241	33815	2,400	$14.32	$34,368.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2022	Unconditioned Storage	7100259	32514	3,500	$9.51	$33,285.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2022	Office	7100265	32501	30,620	$36.50	$1,117,630.00
Highlands County	Private	Highlands	Sebring	FL	FDLE	10/31/2022	Office	7100260	33870	4,800	$18.01	$86,448.00
Orlando Market	Private	Orange	Orlando	FL	FDLE	11/30/2022	Unconditioned Storage	7100255	32804	26,000	$13.80	$358,800.00
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	$24.22	$160,166.86
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2022	Unconditioned Storage	7700188	32304	3,000	$5.38	$16,140.00
Tampa Market	Private	Pinellas	Pinellas Park	FL	FWCC	12/31/2022	Unconditioned Storage	7700218	33781	6,777	$8.87	$60,111.99
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	FWCC	1/14/2023	Office	7700135	33351	3,932	$18.00	$70,776.00
Jacksonville Market	Private	Duval	Jacksonville	FL	FWCC	3/31/2023	Office	7700237	32211	4,995	$18.74	$93,606.30
Orlando Market	Private	Orange	Orlando	FL	FWCC	3/31/2023	Office	7700211	32812	4,642	$19.89	$92,329.38
Pensacola Market	Private	Escambia	Pensacola	FL	Lottery	11/18/2022	Office	3600690	32504	6,195	$16.50	$102,217.50
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2023	Office	3600691	32714	7,438	$31.17	$231,842.46
Greater Miami Market	Private	Miami-Dade	Miami	FL	PSC	7/31/2022	Office	6100025	33166	2,779	$28.38	$78,868.02