2021 MASTER LEASING REPORT

Five-Year Strategic Leasing Plan

Oct. 1, 2021

Department of MANAGEMENT SERVICES
We Serve Those Who Serve Florida

J. Todd Inman,
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 2020-2021 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, 2021, provides the foundation data used for development of the 2021 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 20,402 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.

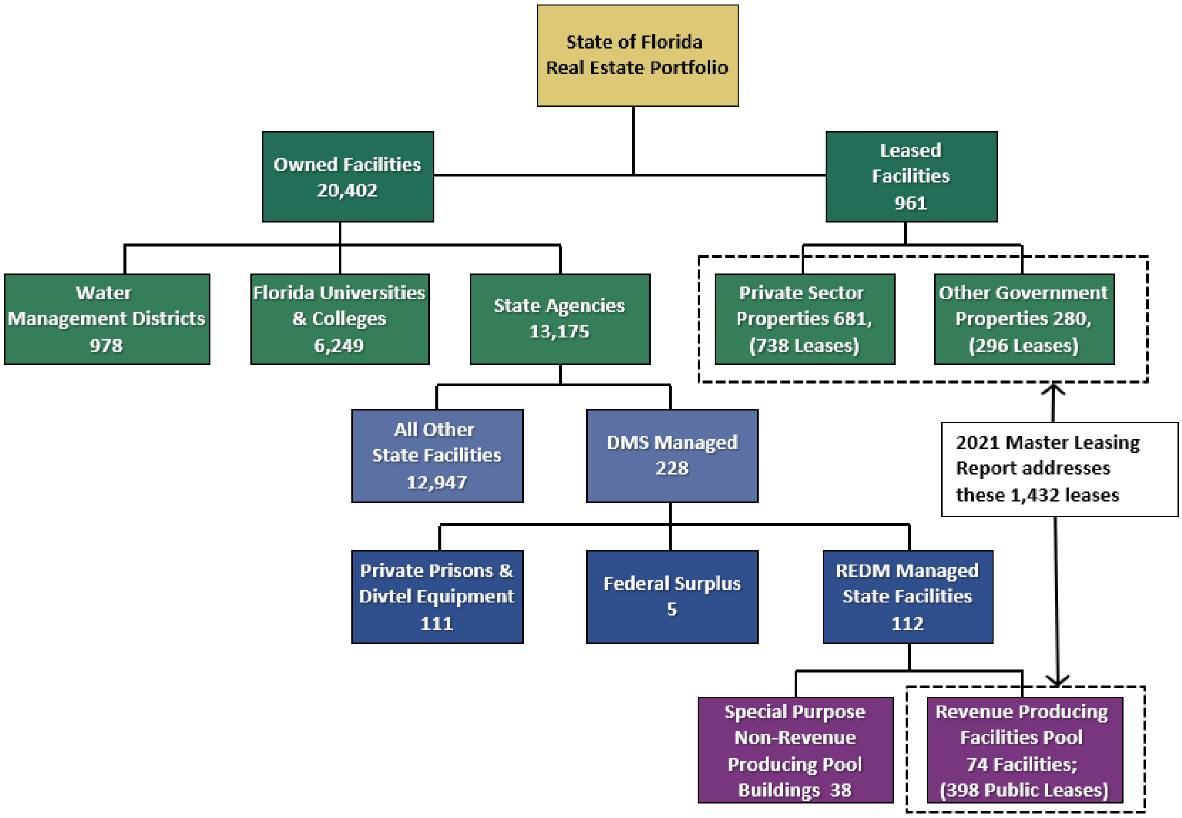
Executive Summary

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, 2021, agencies have entered into 398 leases for FFP space. Agencies have reported an additional 1,034 leases with private landlords or other governmental entities. The scope of this report addresses the 1,432 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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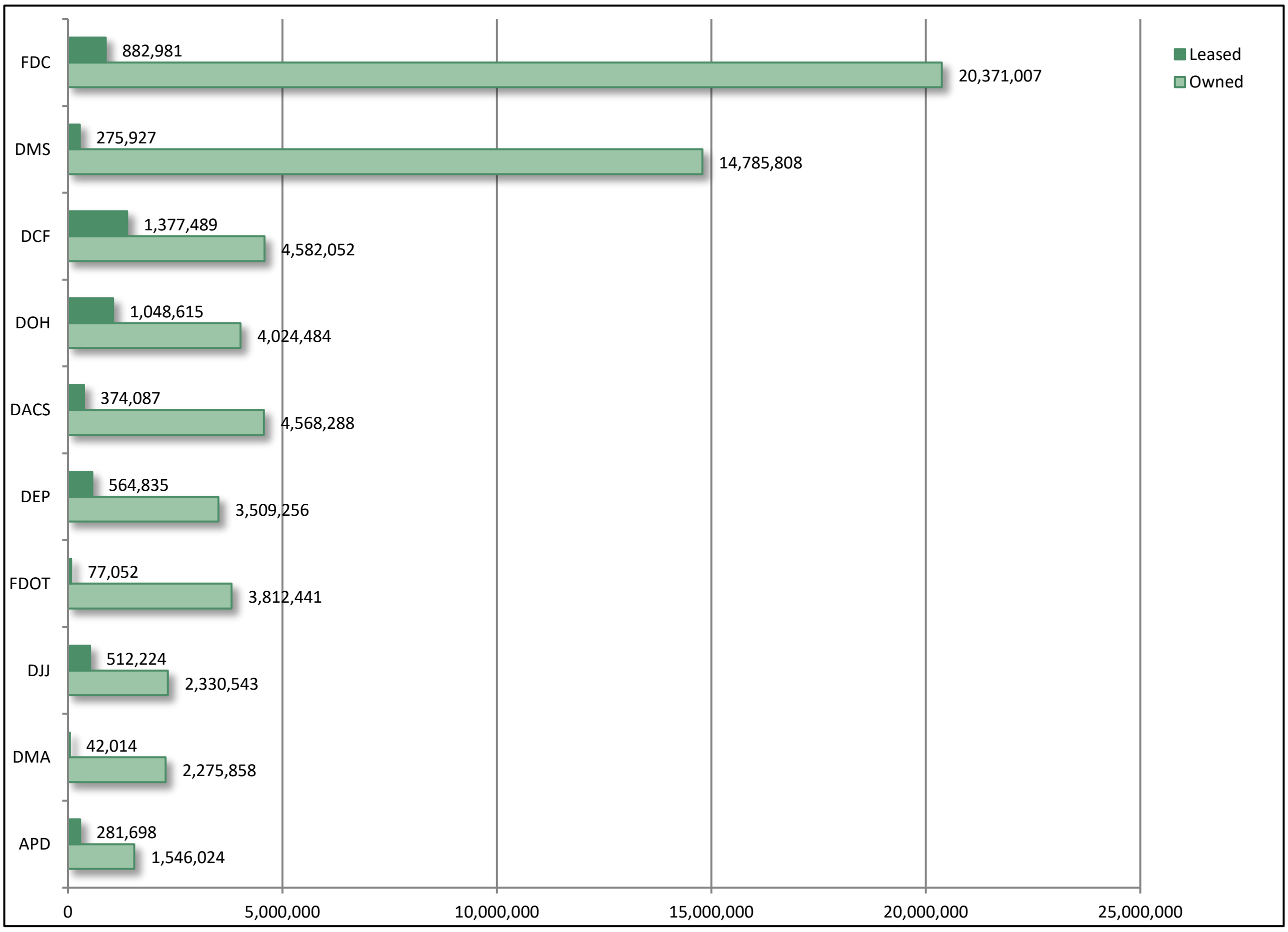
Table 1 – Summary of Public, Private, and Other Government Leases

Lease Type	Lease Count	Square Footage (SF)	Percentage of Total Leased Space (SF)	Annual Rent
Government	296	1,077,219	8%	$ 5,028,548.94
Private	738	6,266,421	47%	$ 139,027,267.10
Public	398	6,124,499	45%	$ 99,873,164.15
Grand Total	**1,432**	**13,468,139**	**100%**	**$ 243,928,980.19**

The state leases a range of space types, including office, conditioned storage, unconditioned storage, conference center, food services, and medical care. Of the total 13.5 million square feet of total leased space, approximately 12.2 million square feet is office space. Since office space makes up roughly 90 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



Executive Summary

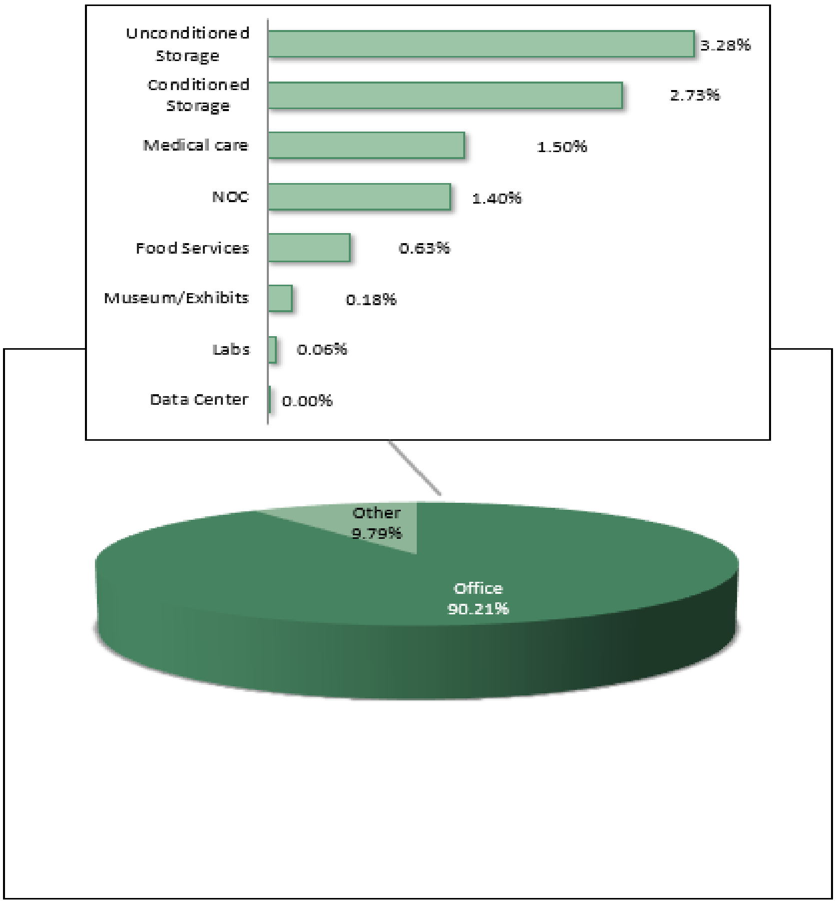
Table 2 and Figure 3 provide summary information on the distribution of leased space by type and square footage.

Table 2 – Summary of Leased Space Type by Square Footage

Space Type	Square Footage
Office	12,150,096
Unconditioned Storage	442,279
Conditioned Storage	368,311
Medical care	202,502
NOC	188,655
Food Services	84,748
Museum/Exhibits	23,978
Labs	7,420
Data Center	150
Grand Total	**13,468,139**

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2021

Figure 3 – Distribution of Leased Space by Type



Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2021

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	99	277,933	88,845	366,877
APD	138,262	10,621	132,815	281,698
Citrus	15,428			15,428
CPIC		288,867	265	289,132
DACS	92,083	188,189	93,815	374,087
DBPR	805	293,374	84,376	378,555
DCF	32,807	778,653	566,029	1,377,489
DEA		36,784	92,215	128,999
DEO	3,640	178,202	5,577	187,419
DEP	37,139	95,499	432,197	564,835
DFS	10,925	282,212	485,935	779,072
DHSMV	158,521	140,104	4,503	303,128
DJJ	52,210	372,379	87,635	512,224
DLA		237,312	173,426	410,738
DMA	23,440	17,872	702	42,014
DMS		37,994	237,933	275,927
DOAH	6,004	108,596	16,625	131,225
DOE	46,904	249,236	483,068	779,208
DOH	10,857	548,378	489,380	1,048,615
DOR		553,177	556,896	1,110,073
DOS		33,519	276,580	310,099
EOG	873	418,778	187,154	606,805
FCHR			12,111	12,111
FCOR	10,369	1,162	28,221	39,752
FDC	53,344	542,416	287,221	882,981
FDLE	84,219	115,012	503,951	703,182
FDOT	14,661	62,301	90	77,052
FDVA	17,338	432	21,693	39,463
FSCJ	195,033			195,033
FWCC	47,238	130,609	35,960	213,807
JUDICIAL		1	14,090	14,091
LEGIS			478,745	478,745
Lottery		217,885		217,885
MDC		890		890
NSA			3,715	3,715
OSCA	20	2	79,010	79,032
PERC		11,560		11,560
POLKSC	25,000			25,000
PSC		2,779	100,499	103,278
TCC		4,200		4,200
UF			3,152	3,152
USF			2,618	2,618
VALC		6,971		6,971
Grand Total	1,077,219	6,266,421	6,124,499	13,468,139

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2021

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

	Government		Private		Public		Grand Total	
Agency	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent
AG			22,522	$ 489,425.33	57,452	$ 901,844.44	79,974	$ 1,391,269.77
AHCA	99	$ 7,425.00	277,933	$ 7,257,475.30	88,845	$ 1,526,357.12	366,877	$ 8,791,257.42
APD	138,262	$ -	10,621	$ 241,100.56	132,815	$ 2,281,761.70	281,698	$ 2,522,862.26
Citrus	15,428	$ 100,408.60					15,428	$ 100,408.60
CPIC			288,867	$ 5,356,629.85	265	$ 4,552.70	289,132	$ 5,361,182.55
DACS	92,083	$ 177,441.50	188,189	$ 3,612,559.81	93,815	$ 1,609,363.88	374,087	$ 5,399,365.19
DBPR	805	$ 12,234.72	293,374	$ 6,817,403.93	84,376	$ 1,441,663.95	378,555	$ 8,271,302.60
DCF	32,807	$ 321,330.75	778,653	$ 16,837,950.74	566,029	$ 9,691,878.83	1,377,489	$ 26,851,160.32
DEA			36,784	$ 797,580.82	92,215	$ 1,577,687.61	128,999	$ 2,375,268.43
DEO	3,640	$ -	178,202	$ 3,627,107.84	5,577	$ 95,812.88	187,419	$ 3,722,920.72
DEP	37,139	$ 393,554.76	95,499	$ 1,895,801.51	432,197	$ 7,266,788.59	564,835	$ 9,556,144.86
DFS	10,925	$ 156,341.64	282,212	$ 6,198,094.49	485,935	$ 8,345,500.98	779,072	$ 14,699,937.11
DHSMV	158,521	$ 188,111.74	140,104	$ 4,529,532.18	4,503	$ 72,340.42	303,128	$ 4,789,984.34
DJJ	52,210	$ 723,672.77	372,379	$ 8,008,984.82	87,635	$ 1,505,569.22	512,224	$ 10,238,226.81
DLA			237,312	$ 7,985,206.89	173,426	$ 2,854,956.50	410,738	$ 10,840,163.39
DMA	23,440	$ 217,580.21	17,872	$ 290,701.07	702	$ 12,060.36	42,014	$ 520,341.64
DMS			37,994	$ 1,025,838.00	237,933	$ 3,362,093.46	275,927	$ 4,387,931.46
DOAH	6,004	$ 115,577.00	108,596	$ 2,386,480.51	16,625	$ 285,617.50	131,225	$ 2,787,675.01
DOE	46,904	$ 633,581.18	249,236	$ 5,832,624.75	483,068	$ 6,949,090.80	779,208	$ 13,415,296.73
DOH	10,857	$ 240,156.84	548,378	$ 11,061,036.80	489,380	$ 8,403,564.90	1,048,615	$ 19,704,758.54
DOR			553,177	$ 14,679,859.79	556,896	$ 9,565,058.24	1,110,073	$ 24,244,918.03
DOS			33,519	$ 688,253.02	276,580	$ 3,780,834.17	310,099	$ 4,469,087.19
EOG	873	$ -	418,778	$ 4,630,776.29	187,154	$ 2,924,462.40	606,805	$ 7,555,238.69
FCHR					12,111	$ 208,066.98	12,111	$ 208,066.98
FCOR	10,369	$ -	1,162	$ 20,939.24	28,221	$ 484,836.78	39,752	$ 505,776.02
FDC	53,344	$ 356,761.66	542,416	$ 13,291,892.27	287,221	$ 4,853,482.50	882,981	$ 18,502,136.43
FDLE	84,219	$ 816,292.96	115,012	$ 2,559,856.83	503,951	$ 8,344,218.04	703,182	$ 11,720,367.83
FDOT	14,661	$ 128,576.97	62,301	$ 1,682,127.00	90	$ -	77,052	$ 1,810,703.97
FDVA	17,338	$ -	432	$ -	21,693	$ 372,685.74	39,463	$ 372,685.74
FSCJ	195,033	$ -					195,033	$ -
FWCC	47,238	$ 214,500.64	130,609	$ 2,703,054.70	35,960	$ 539,970.52	213,807	$ 3,457,525.86
JUDICIAL			1	$ -	14,090	$ 234,606.93	14,091	$ 234,606.93
LEGIS					478,745	$ 7,169,640.76	478,745	$ 7,169,640.76
Lottery			217,885	$ 4,177,859.77			217,885	$ 4,177,859.77
MDC			890	$ 5,090.80			890	$ 5,090.80
NSA					3,715	$ 38,005.98	3,715	$ 38,005.98
OSCA	20	$ -	2	$ -	79,010	$ 1,343,088.36	79,032	$ 1,343,088.36
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	$ 81,230.17	100,499	$ 1,726,572.32	103,278	$ 1,807,802.49
TCC			4,200	$ 63,756.00			4,200	$ 63,756.00
UF					3,152	$ 54,151.36	3,152	$ 54,151.36
USF					2,618	$ 44,977.23	2,618	$ 44,977.23
VALC			6,971	$ 33,588.83			6,971	$ 33,588.83
Grand Total	1,077,219	$5,028,548.94	6,266,421	$139,027,267.10	6,124,499	$99,873,164.15	13,468,139	$243,928,980.19

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2021

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

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 rooms, and training rooms. Agency cooperation is a key factor in achieving continued reduction in leased space.

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

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

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

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Lease Procurement Process

State of Florida – Lease Procurement Process

Chapter 255, Florida Statutes, provides 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, modified, 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 prior 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 2014 and will expire in 2024.

Lease Procurement Process

The state's tenant brokers provide planning and support services to DMS and state agencies related to private-sector lease transactions, real estate strategies, and the buying and selling of properties. Agencies use tenant brokers to complete 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 (Savills), 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 Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Number of Office Leases	Total SF of Office Leases	Agency Average Rate	Average Class B Market Rate	Average Class A Market Rate
Tallahassee Market Leon County	106	3,915,900	$ 16.97	42	1,857,976	$ 21.76	$ 22.26	$ 31.15
Greater Miami Market Miami - Dade County	19	330,602	$ 17.18	58	418,244	$ 33.06	$ 41.33	$ 54.72
Tampa Market Hillsborough and Pinellas Counties	28	273,713	$ 17.18	51	383,585	$ 24.07	$ 29.05	$ 38.26
Jacksonville Market Duval County	11	233,749	$ 17.18	28	474,440	$ 19.40	$ 25.85	$ 29.05
Orlando Market Orange County	15	324,884	$ 17.18	24	244,508	$ 23.14	$ 29.29	$ 32.92
Ft. Lauderdale Market Broward County	14	177,007	$ 17.18	33	304,997	$ 29.64	$ 33.24	$ 46.77
Palm Beach Market Palm Beach County	5	61,019	$ 17.18	31	238,661	$ 26.36	$ 39.51	$ 52.03
Southwest Market Lee County	13	173,905	$ 17.18	16	54,476	$ 21.18	$ 26.50	$ 33.00
Pensacola Market Escambia County	5	65,783	$ 17.18	19	173,200	$ 26.05	$ 26.12	$ 29.08
Daytona Market Volusia County	9	69,804	$ 17.18	15	87,822	$ 23.57	$ 22.90	$ 29.79
Gainesville Market Alachua County	9	40,992	$ 17.18	11	75,265	$ 22.13	$ 22.61	$ 30.66
Panama City Market Bay County	0	-	-	17	91,536	$ 23.62	$ 26.77	$ 29.53

Source: FL-Solaris, Savills & 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 2021 and these market conditions were captured through the 1st quarter of the 2021 calendar year. 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 this may have an emerging impact on physical workspace throughout the Florida markets in years to come.

Major Market Review

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.

Tallahassee Market

Total Vacancy 8.0%

Lease Rate $21.53 PSF

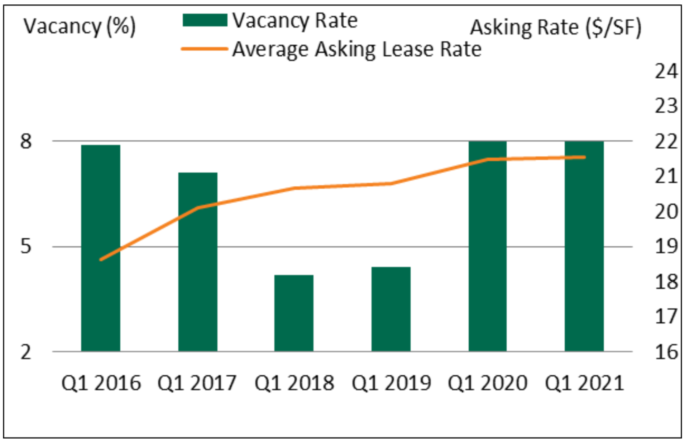
Net Absorption 2,281 SF

Under Construction 31,580 SF

*Arrows indicate change from previous year.

- 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 positive with 2,281 square feet.
- The average asking rate was $21.53 PSF, an increase from the previous year.
- Construction in the Tallahassee market continues to be constrained with limited construction occurring in the market and no proposed developments announced.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

The State of Florida currently leases approximately 1.85 million square feet of private office space in Tallahassee and is the market's largest tenant. With the State of Florida agencies having such a large presence, vacancy rates typically remain below the national average. In recent years, there were several build-to-suit projects that delivered new office product to the Tallahassee market and thereby, increased vacancy in several of Tallahassee's older office facilities. However, in the last year, the Department of Economic Opportunity has had two notable leases that have helped absorb some of that previously vacated office space.

Further, large universities including Florida State University and Florida A&M University, provide the reasoning for why many private sector office-tenants have been attracted to the area in order to attain the talent these universities provide. Outside of government and tenants with university ties, the other collection of tenants is primarily a mix of technology firms.

Market Outlook

During the economic recovery, job gains have been slow but steady in the Tallahassee market. In fact, Danfoss Turbocor has plans to add at least 200 jobs within the coming years, which will boost overall employment levels.

The local universities and the State of Florida are the primary employers of the Tallahassee market, which provides a solid base of employment for the market.

Tallahassee has also received an influx of retirees relocating to the area. Market services that once primarily catered to university students and education have now seen an expansion in services dedicated to retirees and health services.

Major Market Review

Tallahassee Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	4,350,299	5.1	5.7	(33,871)	0	$26.25
Suburban Total	19,492,270	6.8	8.5	36,152	31,580	$20.46
Overall Tallahassee	**23,842,569**	**6.5**	**8.0**	**2,281**	**31,580**	**$21.53**

Source: Savills & CoStar

Note: Data from first quarter of 2021

Tampa Bay Market

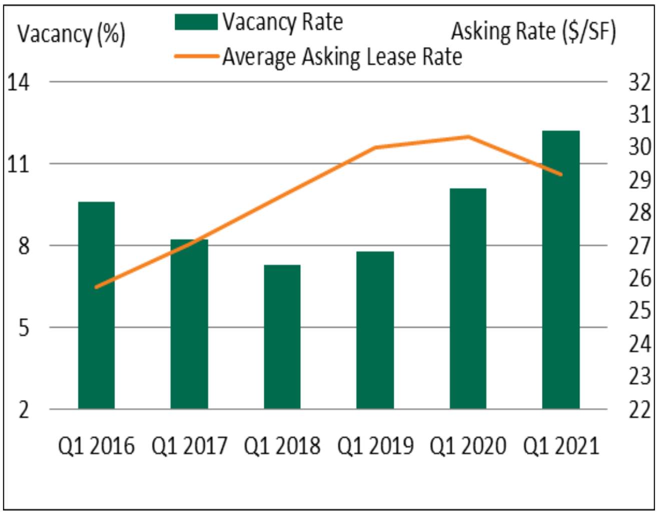
Total Vacancy	Lease Rate	Net Absorption	Under Construction
12.2%	$29.18 PSF	60,143 SF	928,460 SF

*Arrows indicate change from previous year.

Market Highlights

- The Tampa Bay market office tenant base remains strong and primarily dominated by financial services and their back-office operations or business services sectors.
- Net absorption was down but still remained positive with 60,143 square feet.
- Asking rental rates decreased with an average asking rate of $29.18 PSF.
- Tampa Bay's affordability has been a primary driver for population growth as a strong migration to the area is evident.
- Although rates have decreased in the first quarter of 2021, the Tampa Bay market still remained a relatively strong office rent growth market compared to other US office markets.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

As of the 1st quarter of 2021, office demand has declined compared to the previous year. Further, there will likely be a weakening over the next year as both direct and sublease space continue to come on the market.

However, despite weakening office market conditions, leasing activity has improved with Pfizer leasing 105,000 SF, just outside of the Tampa CBD in the 1st quarter of 2021. Co-working continues to take center stage in Tampa, even with minor setbacks such as WeWork no longer agreeing to lease 50,000 SF outside the Tampa CBD. WeWork still remains committed to their current lease in Tampa CBD. Other coworking expansions have been announced over the past year including Industrious announcing four locations: Truist Place, Centro Ybor, 200 Central Avenue, and Sparkman Wharf. In addition, Office Evolution has announced two locations while Hyde House in South Tampa continues to prosper and Novel Coworking has a planned renovation in St. Petersburg CBD. With employees desiring to get back into the office after a year of telecommuting, coworking spaces are confident tenants will continue to look at coworking as the future of office space.

Major Market Review

Rent growth has been the most impacted by the pandemic, with rates the lowest in nearly a decade. Slowing growth rates have been consistent throughout most submarkets, but the primary office submarkets within the Tampa Bay market continue to remain strong: Westshore, Tampa CBD, and St. Petersburg CBD.

The future of asking rent growth depends on how soon employees return to the office and the uncertainty of the flexible work schedule. There continues to be a large amount of available space as well as a large supply of office space under construction. Continuing the trend from last year, landlords will likely be more apt to lower rental rates, increase tenant concessions, and offer more favorable lease terms to ensure they attract and maintain building tenants.

Market Outlook

Construction continues to be a major focus in the Tampa Bay market, including large speculative projects. Currently, 928,460 square feet is in progress and expected to be completed by the close of 2021. Even with the excitement of new construction, about 75% of listed new construction is still available. This availability combined with other available office space, totaling 3 million square feet of available space and 2.3 million of that space being sublease space, could change the core market factors that have continued to strengthen this office market year after year.

As office demand decreases, the increase of supply will be the major concern throughout 2021 but in comparison, Tampa's workforce has improved as well as population growth. Further, given the quick economic rebound and comparatively manageable supply levels, the Tampa Bay submarket still appears to be well-positioned to return as a robust office market.

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	11,624,120	9.5	14	(64,400)	384,000	$36.40
St. Pete CBD Total	4,091,413	5.2	9.6	24,758	0	$31.21
Clearwater CBD Total	3,370,016	3.4	4.9	5,504	0	$22.69
Suburban Total	107,615,928	8.9	12.3	94,281	544,460	$28.49
Overall Tampa	**126,701,477**	**8.7**	**12.2**	**60,143**	**928,460**	**$29.18**
Class A	33,131,908	13.6	20.2	(222,971)	780,200	$38.26
Class B	51,223,986	7.6	10.3	162,473	127,760	$29.05

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 2021

Major Market Review

Greater Miami Market

Total Vacancy 14.9%

Lease Rate $45.34 PSF

Net Absorption 32,040 SF

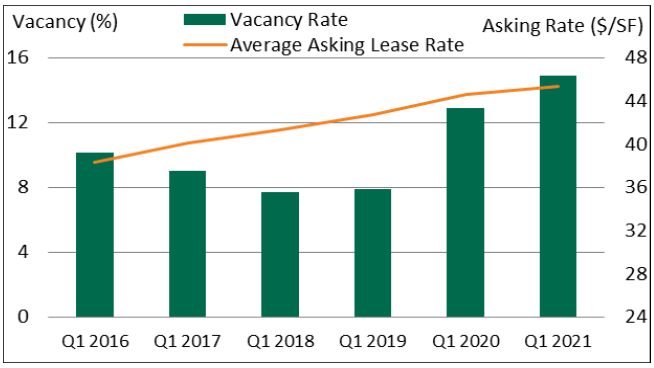
Under Construction 3,351,804 SF

*Arrows indicate change from previous year.

Market Highlights

- With about 3.4 million square feet under construction, the supply pipeline and lingering uncertainty regarding the economy, the Greater Miami market is projected to face several quarters of increasing vacancy rates.
- Net absorption was positive 32,040 square feet.
- The average asking rate was $45.34 PSF, further showing this market commands some of the highest rests in Florida.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Office vacancies continue to increase, most notably sublease space with 1.2 million square feet of availability. However, there has been some light at the end of the tunnel with notable leases proving the market's quick rebound from the COVID-19 outbreak. As of the first quarter of 2021, Blackstone announced their opening of a tech office totaling 41,000 square feet. In addition, Banco Sabadell renewed its 53,000 square foot lease in the Brickell submarket as well as Discovery Communications renewing for 24,500 square feet in the Miami Airport submarket. Further, one of the largest new to market leases included Subway, leasing 64,256 square feet of office space in the Miami Airport submarket. Bradesco BAC Florida Bank committed to a new 63,000 square foot headquarters in the Coral Gables submarket with ACI Worldwide Corp. and H.I.G. Capital also landing in the submarket at the same office property, Plaza Coral Gables.

Leasing activity is expected to increase but continue to be relatively subdued for the near term. Vacancy will also likely continue to increase as a significant amount of supply nears completion and many office tenants delaying space decisions while they reconsider their long-term space needs.

Rates have remained relatively stable but with stable rates, many landlords have been providing large concession packages, primarily in high-vacancy submarkets and buildings. Tenants willing to make a large and long-term commitment ultimately have the most leverage.

The Brickell submarket has experienced the most rent increases with many notable law firms and financial institutions occupying the area, which include law firms such as Holland & Knight LLP and Akerman as well as financial institutions such as Bank of America and Merrill Lynch, HSBC, and Banco Santander.

Market Outlook

Rising vacancy may start to contain rent growth as new construction begins to deliver. Yet, large demand continues to be focused on the modern, quality office buildings while large vacancy tends to come from older inventory.

Major Market Review

Even with leasing volume poised to continue to pick up, vacancy in older inventory will likely continue to rise.

Miami Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	12,285,471	17.7	19.1	(103,455)	823,258	$49.09
Suburban Total	96,962,974	10.5	14.2	135,495	2,528,546	$44.67
Overall Miami-Dade Market	**109,248,445**	**11.3**	**14.9**	**32,040**	**3,351,804**	**$45.34**
Class A	39,770,698	19.6	24.0	20,770	3,086,795	$54.72
Class B	45,520,691	8.3	11.3	(9,988)	265,009	$41.33

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 2021

Major Market Review

Jacksonville Market

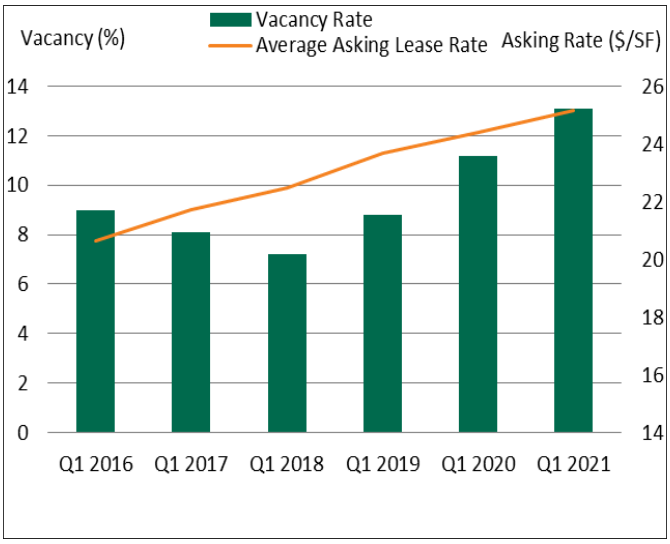
Total Vacancy 13.1% | Lease Rate $25.16 PSF | Net Absorption (229,809) SF | Under Construction 1,027,831 SF

*Arrows indicate change from previous year.

Market Highlights

- Large consolidations loosened Jacksonville's vacancy rate and rent growth has slowed down. Office vacancies continued to increase but did not change landlords' position on increasing rates particularly in the desirable CBD.
- Leasing activity has slowed down but with the absence of large speculative construction, this will prevent vacancies from soaring.
- Overall net absorption was negative 229,809 square feet.
- The average asking rate ultimately increased to $25.16

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Large tenant move-outs and slowing demand continue to define the Jacksonville office market. Several sizable tenants have already vacated office space in this market. State Farm closed its operations in the Butler/Baymeadows submarket and relocated its 600 employees to other out of state locations. Other tenants within the market continue to wait to finalize their occupancy decisions until later in 2021. Most demand has been driven primarily by existing tenants within the market. CSI Companies and Freedom Mortgage were notable moves.

Leasing activity was primarily focused within the Butler/Baymeadows submarket, comprising over 50% of leasing activity. This is largely in part due to the workforce living nearby in suburban neighborhoods.

Office rent growth remains strong in this market compared to the national average and still one of the highest in Florida. Jacksonville remains among the top five in rent growth, even ahead of Miami and Orlando but still behind Palm Beach.

Market Outlook

With a continuing boom in population growth, a relatively low cost of living, and affordable office rents, Jacksonville is poised to have one of the strongest economic recoveries in Florida. The market's largest employers are healthcare providers including Baptist Health and Mayo Clinic as well as the U.S. Navy. The Naval Air Station, located in the Jacksonville market, is the southern hub and employs more than 50,000 civilian employees, contractors, and active-duty personnel.

Major Market Review

Additionally, many tech firms have been attracted to the area, given the low costs of doing business. Dun and Bradstreet is relocating to the area in the fall of 2021. Financial institutions continue to maintain their long-term occupancy within the market, and many have plans for expansion, even when many tenants are rethinking their long- term space needs.

Jacksonville Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	15,755,098	10.4	13.3	(116,649)	539,613	$25.74
Suburban Total	50,677,965	9.9	13.1	(113,160)	488,218	$24.98
Overall Jacksonville	**66,433,063**	**10.0**	**13.1**	**(229,809)**	**1,027,831**	**$25.16**
Class A	17,911,057	13.9	18.0	(158,905)	708,939	$29.05
Class B	27,349,348	9.5	12.8	(88,818)	318,892	$25.85

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 2021

Major Market Review

Orlando Market

Total Vacancy 11.5%

Lease Rate $29.01 PSF

Net Absorption 742 SF

Under Construction 537,380 SF

*Arrows indicate change from previous year.

Market Highlights

- Orlando's office market weakened further in the first quarter with rising vacancies and total available space. Sublease space is at a record high for the market.
- Most vacancies were largely in part due to occupancy reduction and tenants closing offices entirely.
- Net absorption was slight but positive with 742 square feet.
- The average asking lease rate increased to $29.01 PSF.

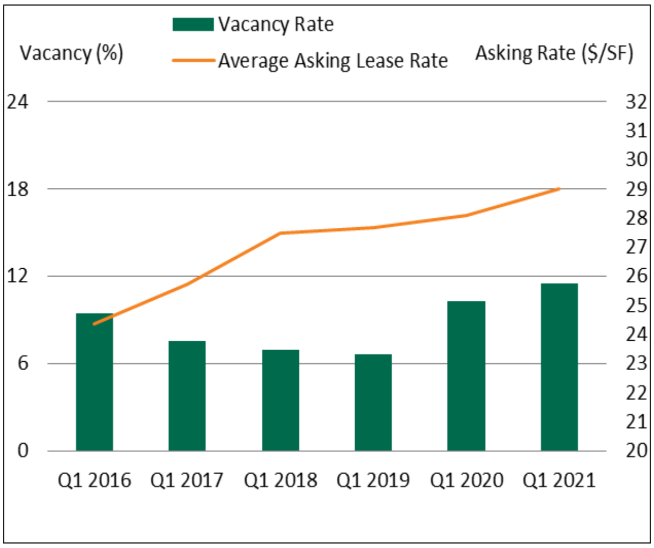
Leasing Activity

Many tenants within the market have reduced or eliminated their office space, including United Health Group, who vacated over 70,000 square feet and Houghton Mifflin with 50,000 square feet. Most notable move-outs were in the travel and leisure sector.

With numerous high-quality office space opportunities available, including sublease opportunities with furniture, this has caused a more tenant favorable market, with landlords and sublandlords competing for these qualified tenants.

Most leasing activity tends to be concentrated near Interstate 4, which runs throughout the market. Nevertheless, even with the amount of available space increasing, there has been some office leasing momentum with AssuredPartners signing a lease for 44,000 square feet, the Orlando Magic committing to 24,000 square feet of sublease space, and Arizona College's lease for 23,000 square feet.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Market Outlook

Orlando has been one of the nation's fastest growing markets over the past ten years, particularly the medical office sector.

Due to a healthy growth of tenants within the market, company relocations to Florida, and vacancies remaining manageable, rates will remain relatively stable and there is anticipation of a quick economic rebound.

Major Market Review

Orlando Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	12,531,951	12.5	16.7	43,858	175,000	$31.57
Suburban Total	88,088,597	8.2	10.8	(43,116)	362,380	$28.64
Overall Orlando	**100,620,548**	**8.7**	**11.5**	**742**	**537,380**	**$29.01**
Class A	31,285,220	13.1	17.2	(189,309)	350,488	$32.92
Class B	40,266,181	7.2	9.2	89,465	184,892	$29.29

Source: Savills & CoStar

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

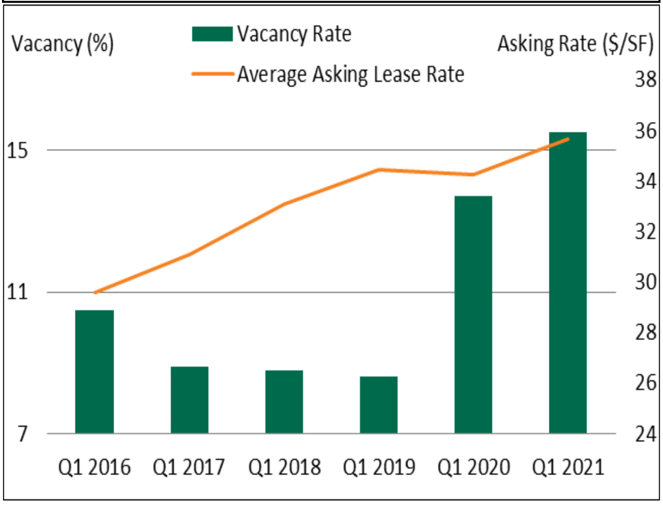
Note: Data from first quarter of 2021

Major Market Review

Fort Lauderdale/Broward County Market

Total Vacancy	Lease Rate	Net Absorption	Under Construction
15.5	$35.64 PSF	(479,017) SF	1,517,223 SF

*Arrows indicate change from previous year.



Source: SOS & CoStar

Market Highlights

- Office demand continues to weaken and net absorption continues to remain negative with 497, 017 square feet.
- The average asking lease rate was $35.64 PSF.
- Development has ramped up but with office demand remaining limited, vacancies are expected to climb further.

Leasing Activity

The Broward County market has been experiencing an increase of sublease space with an average size of 10,000 square feet, pushing landlords to consider shorter term leases as well as more flexibility on rates. While many office tenants within the market are choosing to consolidate or delay making decisions, some tenants are pushing forward with long term lease commitments.

Office leasing within the market has been primarily government occupiers, including the General Services Administration leasing 65,000 square feet in the Plantation submarket and Department of Juvenile Justice signing a lease for 31,000 square feet in the Cypress Creek submarket. Other notable but smaller leases included Morgan Stanley expanding by 11,000 square feet, Panda Conservation Group subleasing 10,000 square feet, and TSA renewing for 12,700 square feet.

Market Outlook

The Fort Lauderdale/ Broward County market has been struggling more than other large markets in Florida to recover from the previous year. This is largely due to the market having a large tourism industry including retail trade, which is integral to the market's economy. Still, Broward County benefits from a diverse workforce, spread across the multiple industries within the market.

As businesses continue to reopen, employees begin to return to the office, and tenants ultimately resume their office space decisions, leasing activity is set to increase.

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	9,741,501	19.3	22.0	(66,937)	0	$47.28
Suburban Total	61,503,440	10.8	14.4	(412,080)	1,517,223	$33.83
Overall Broward	**71,244,941**	**12.0**	**15.5**	**(479,017)**	**1,517,223**	**$35.64**
Class A	18,812,313	19.0	25.5	(274,766)	1,480,515	$46.77
Class B	31,024,673	11.0	13.7	(153,609)	36,708	$33.24

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 2021

Major Market Review

Palm Beach Market

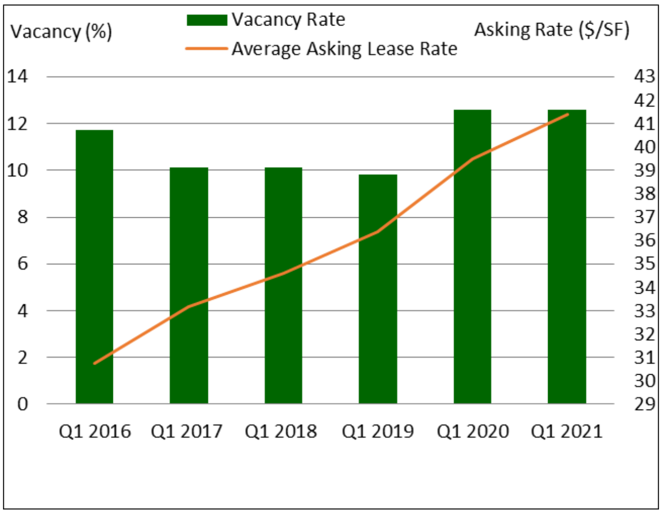
Total Vacancy	Lease Rate	Net Absorption	Under Construction
12.6%	$41.41 PSF	242,101 SF	865,786 SF

*Arrows indicate change from previous year.

Market Highlights

- New-to-market demand continues to remain a strong trend In the Palm Beach Market.
- Net absorption was down, but positive 242,101 square feet.
- The average asking lease rate was $41.41, continuing to increase from the previous year.
- Sublease availability remains minimal, compared to other office markets in Florida.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Many tenants have showed interest in Palm Beach County as a landing place, primarily financial services related tenants. Top priority among tenants within the market is building quality and more modern space. This has caused rates, primarily in the CBD area, to continue to increase rapidly.

The largest new-to-market tenant was NewDay USA, a home mortgage originator to veterans, leasing about 53,324 square feet. Further, Infinity Sales Group expanded into 70,000 square feet in the Boca Raton North submarket.

Even though there is continued tenant interest in the market and many tenants have signed leases, vacancy continues to increase. Interest has been primarily focused in the West Palm Beach area and nearby submarkets while leasing activity has remained relatively slow in the Boca Raton area. Goldman Sachs has announced plans to move its asset management division to South Florida and Hedge fund Elliott Management is looking for up to 40,000 square feet in the area.

Market Outlook

The Palm Beach market continues to attract new tenants, primarily those with a concentration in capital and financial firms. Many tenants are searching for quality, modern space and as demand continues to increase within the market, the Palm Beach market is hopeful there will be additional development plans in the future to subside the need for more supply.

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	5,359,903	14.1	16.9	21,212	671,880	$50.58
Suburban Total	52,544,102	10.2	12.2	220,889	193,906	$40.37
Overall Palm Beach	**57,904,005**	**10.6**	**12.6**	**242,101**	**865,786**	**$41.41**
Class A	14,571,499	16.4	19.3	35,711	761,786	$52.03
Class B	28,856,120	9.3	11.3	87,449	104,000	$39.51

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 2021

Major Market Review

Southwest Florida / Lee and Collier County Markets

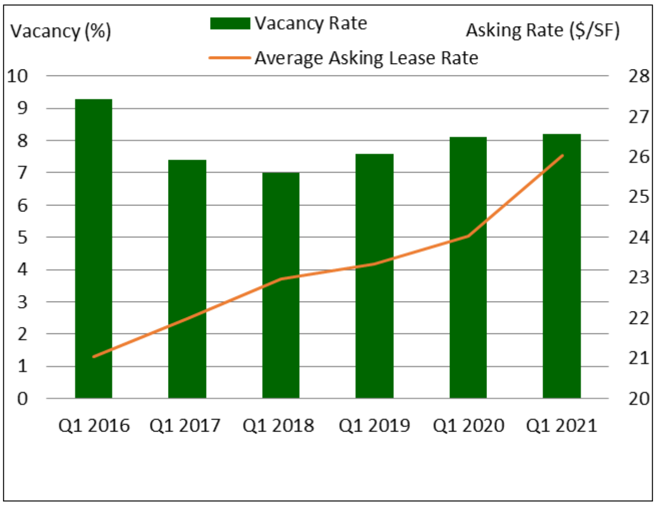
Total Vacancy 8.2% | Lease Rate $26.03 PSF | Net Absorption 188,624 SF | Under Construction 530,119 SF

*Arrows indicate change from previous year.

Market Highlights

- The Southwest Florida market, comprised of Fort Myers and Naples (Lee and Collier Counties, respectively), and known for tourism, retirement, hospitality, and retail trade, has an office market that has held up relatively well to the pandemic.
- The overall net absorption for the Southwest Florida market was positive 188,624 square feet.
- The lease rate was $26.03 PSF, an increase from the previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

Total available space in Naples (Collier County) has increased less than 100,000 square feet and sublease space has declined, an uncommon trend, with most markets in Florida experiencing an influx in available space, specifically sublease space, as many tenants rethink their office space.

Most office tenants in the Naples market are generally smaller-to-mid-size companies serving the local population. Noteworthy leases in Naples include O'Connell Behavioral Services with 11,500 square feet and Lee County leasing 8,800 square feet, both in the first quarter of 2021.

In Fort Myers, office demand has bounced back, which has helped keep vacancies low in this area. Available sublease space has also remained relatively unchanged over the past year in stark contrast to many other Florida markets. Similar to the Naples area, Fort Myers is comprised of many medical tenants servicing the local population of retirees and empty nesters.

Notable build-to-suit projects underway in the Fort Myers submarket include NeoGenomics with 150,000 square feet of office and lab, Scotlynn's upcoming 60,000 square foot North American headquarters, and Frantz EyeCare with 60,000 square feet.

Market Outlook

While the pandemic may have caused economic disruption in the Southwest Florida market, the market saw a quick economic rebound, specifically in workforce. Additionally, this market has had a significant population growth, only further proving this market's resilience and quick recovery.

Major Market Review

With the Southwest Florida market being one of the older markets and continued status as a retiree destination, demand for senior housing, assisted living, and medical office space is much higher than other markets in Florida. The older demographics of the area also drive up the region's affluence as well as median incomes, both of which are among the highest in Florida.

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	21,017,279	5.8	7.4	89,250	349,059	$22.92
Collier County/ Naples	9,723,209	9.8	10.0	99,374	181,060	$32.76

Source: Savills & CoStar

Note: Data from first quarter of 2021

Major Market Review

Daytona – Volusia County Market

Total Vacancy 5.6% | Lease Rate $22.77 PSF | Net Absorption 3,563 SF | Under Construction 39,940 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 down 3,563 square feet.
- The average asking lease rate was $22.77 PSF, increasing slightly from the previous year.

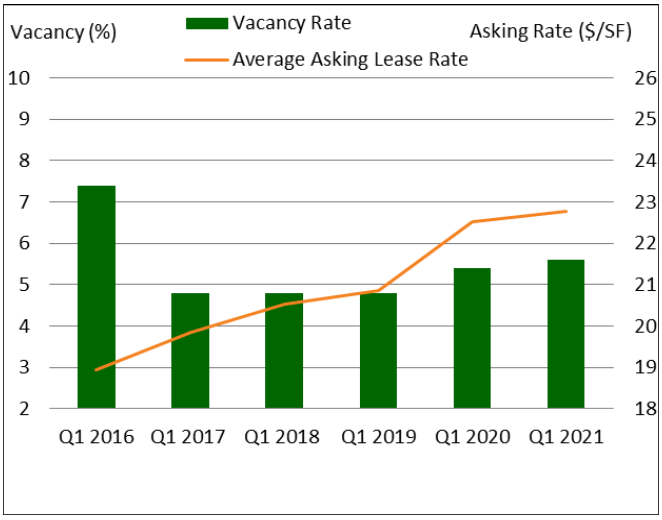
Leasing Activity

The Daytona Beach market will likely see some additional weakening, as more space becomes available. However, sublease space has remained relatively unchanged.

Primary office tenants or those interested are largely tenants in medical industries and medical office space servicing the market's population with over half being aged 50 or older. Yet, there is still no additional speculative office construction announced. One noteworthy completion is Brown and Brown's 225,000 square foot office tower, the largest office project in the Daytona Beach market in over a decade.

The market may see additional weakening during 2021 as available office space has increased; nevertheless, the lack of speculative office supply in the pipeline should help with potential demand slowing due to the pandemic.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Market Outlook

Although the economy is mainly driven by retail and tourism due to its beaches and Although Daytona / Volusia County's economy heavily relies on retail and tourism, specifically around their beaches and stock car races, the office market is sizable. The market's economy has primarily held up with less job losses compared to the national average and the market is positioned to quickly rebound.

Furthermore, the market's top employers are local municipalities and regional medical firms. Daytona / Volusia County is also home to many national headquarters of several businesses that were able to withstand the pandemic. This market has also seen an increase in logistics development with Amazon fulfillment centers, Trader Joe's warehouse, and Deltona Amazon's warehouse adding many more jobs.

Major Market Review

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	**14,162,771**	**4.8**	**5.6**	**3,563**	**39,940**	**$22.77**

Source: Savills & CoStar

Note: Data from first quarter of 2021

Major Market Review

Gainesville Market

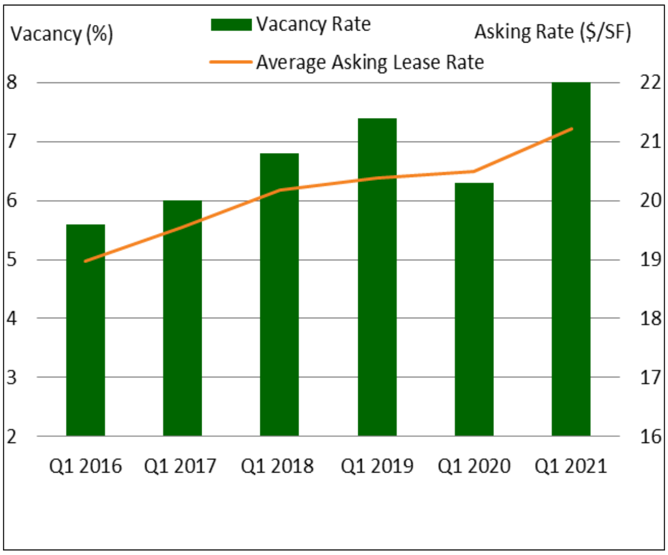
Total Vacancy 8.5%
Lease Rate $21.21 PSF
Net Absorption (55,293) SF
Under Construction 12,186 SF

*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.
- Absorption was negative with 55,293 square feet.
- The average asking lease rate was $21.21 PSF, a slight increase from previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Leasing Activity

With the market's primary focus on the University of Florida, the market's office inventory is relatively small and dated. Many tenants continue to rethink their return the office approach with many companies downsizing or eliminating space completely.

Vacancy has moved up but not as much as anticipated while rent growth has slowed significantly. Due to leasing activity slowing over the past year, it has made it challenging for landlord to increase rents. In fact, many landlords within the market provided tenants concessions and slightly lower base rental rates to maintain their tenants who were unsure during the economic uncertainty.

Market Outlook

Given Gainesville's strong affiliation with the local universities, Gainesville is positioned to be more resilient in terms of employment base. Gainesville's primary employment base is comprised of education, healthcare, and government. Hospitality and tourism are not main drivers of Gainesville's employment base and economy, which are industries that have been largely affected during the pandemic.

Professional and business services are a bright spot for the market. Job growth in this sector is likely due to the local educational institutions, with tenants and employees staying in the market after attending the local universities.

Gainesville Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Gainesville	**10,370,774**	**6.6**	**8.5**	**(55,293)**	**12,186**	**$21.21**

Source: Savills & CoStar

Note: Data from first quarter of 2021

Major Market Review

Panama City Market

Total Vacancy 3.6% | Lease Rate $23.09 PSF | Net Absorption 12,256 SF | Under Construction 0 SF

*Arrows indicate change from previous year.

Market Highlights

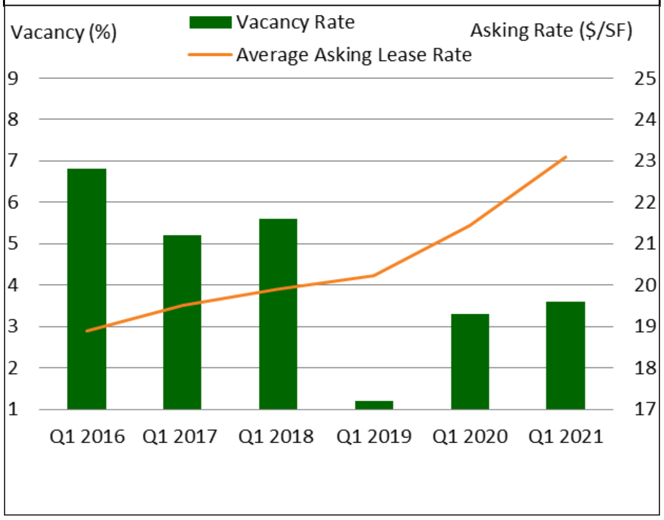
- Panama City (Bay County) is the home to Air Force and Navy support facilities and several beach towns, which are the economic drivers of this market. Tourism primarily drives the coastal economy.
- Net absorption was down but still positive with 12,256 square feet.
- The average asking lease rate was $23.09 PSF, a continued increase.

Leasing Activity

The Panama City market is not a typical office market and does not experience much vigor. The vacancy rate continues to remain tight, which is continuously driven from the previous leasing activity in 2018-2019, and many tenants relocating to different office locations and the demolition of several empty office buildings. In addition, due to no office construction, this has also helped keep vacancy low.

Although rental rates have increased, rent growth has slowed as demand has slowed. Very few leases have been signed over the past year largely in part due to limited space available.

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. With the destruction caused by the storm, many office buildings never recovered and have been slow to be built back. Because of this, even though business activity has been slow to come back since, office vacancies have remained tight simply due to the limited product. During the pandemic, Panama City had additional setbacks with their leading industries being 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	7,913,936	2.2	3.6	12,256	0	$23.09

Source: Savills & CoStar

Note: Data from first quarter of 2021

Major Market Review

Pensacola Market

Total Vacancy 3.9% | Lease Rate $23.54 PSF | Net Absorption (23,417) SF | Under Construction 21,882 SF

*Arrows indicate change from previous year.

Market Highlights

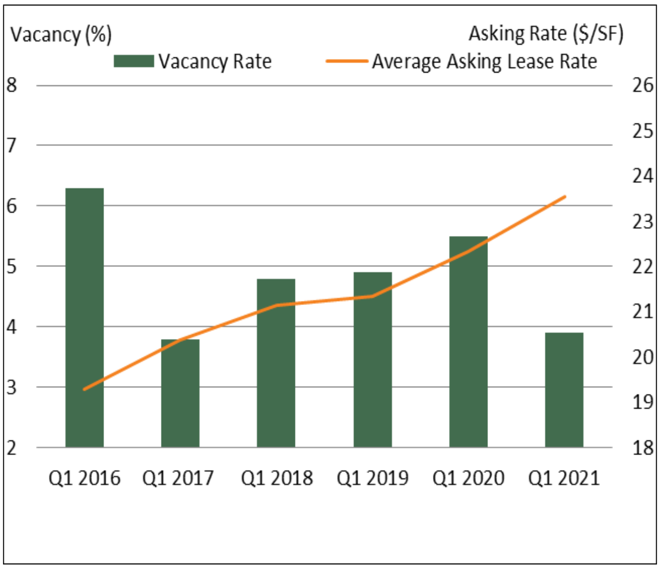
- Steady demand and lack of speculative construction has allowed office fundamentals to remain tight.
- Net absorption stayed in the negative with 23,417 square feet.
- The average asking rate lease rate was $23.54 PSF, an increase from the previous year.

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.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: SOS & CoStar

Market Outlook

Although the Pensacola market is not a robust office market, it is comprised of the Panhandle's largest employers including the Navy Federal Credit Union
and multiple healthcare tenants.

With this market being a fast-growing area and as the local economy continues to rebound, Pensacola could see continued interest from companies looking to expand in the area.

Pensacola Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Pensacola	16,685,062	3.1	3.9	(23,417)	21,882	$23.54

Source: Savills & CoStar

Note: Data from first quarter of 2021

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 738 total private leases, 204 are set to expire on or before June 30, 2023.

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, 2022.

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 2020 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 2021-22. The department maintains the FFP facilities within the budget that the Legislature allocates by reducing operational costs and deferring capital maintenance.

For Fiscal Year 2021-22, DMS has been appropriated $163,305,256 to address deficiencies which include aging roofs, elevators, heating and air conditioning equipment, fire sprinkler systems and other life safety 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

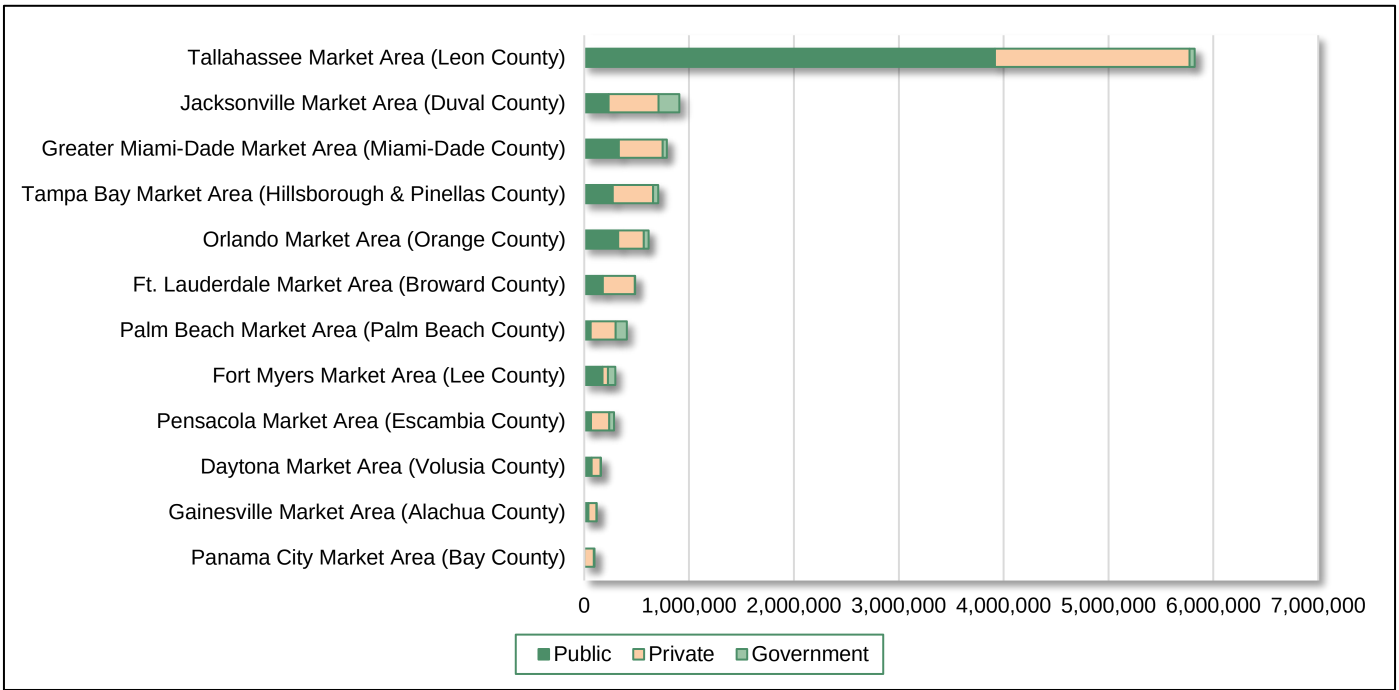
For analysis of the lease portfolio's supply and demand, this report focuses on 12 major metropolitan real estate markets in Florida, most of which have large concentrations of FFP facilities. Local market dynamics directly influence the availability and cost of office space in each market. The supply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

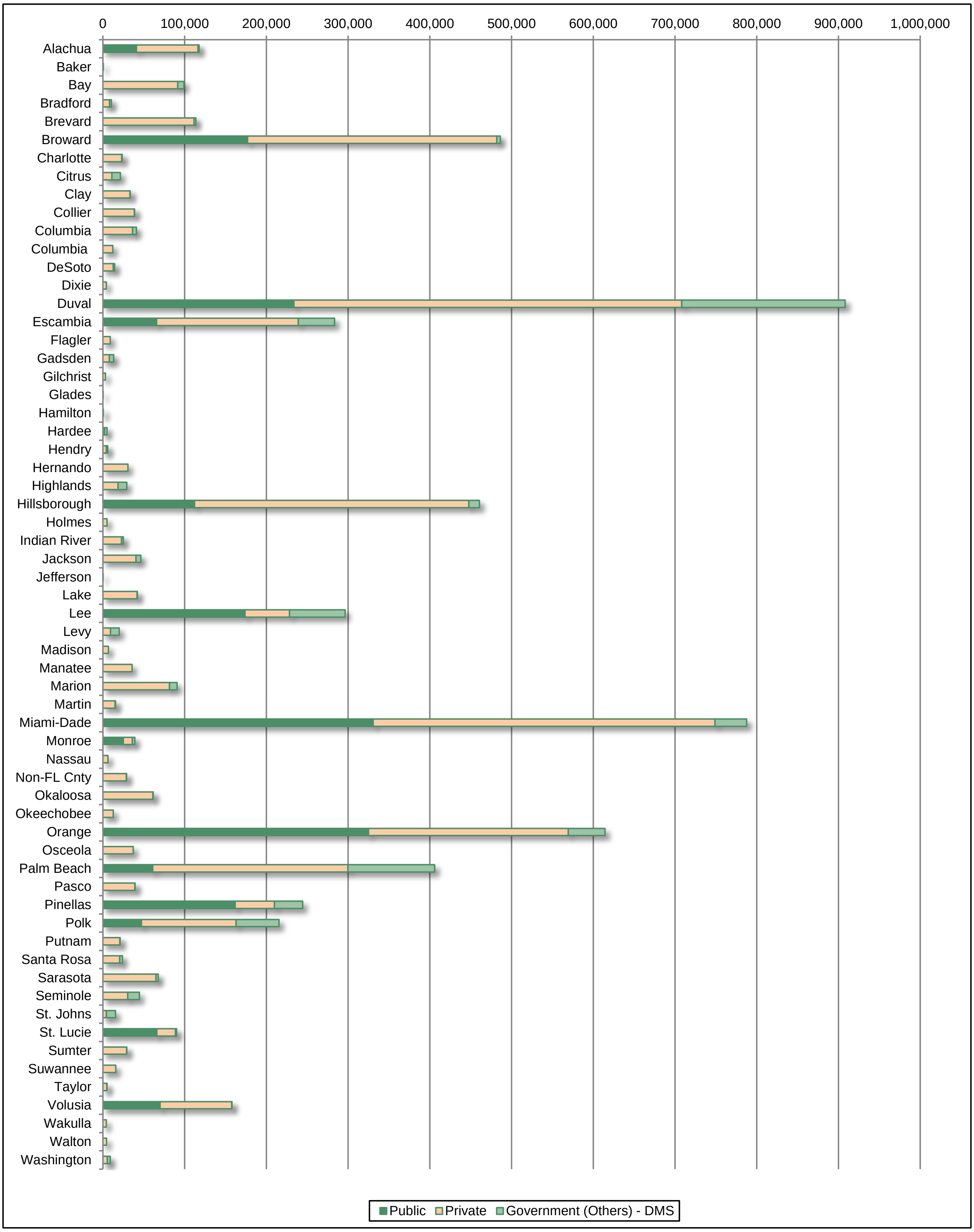
To accommodate the different services that agencies provide, the state needs space in nearly every county. As Figure 5 shows, the majority of the state's lease portfolio is in Leon County. Duval, Miami-Dade, Orange, Broward, and those counties in the Tampa Bay area form the next largest concentrations 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), 6/30/2021

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 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 128,749 square feet. This consists of 103,758 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

2021 Strategic Leasing Plan and Update to Five-Year Plan

The department has developed the 2021 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 2020-21 was the tenth 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.

Strategic Plan Update to Five-Year Plan

Figure 7 illustrates the change in space needs for all agencies between fiscal years 2018-2019, 2019-2020, 2020-2021 and forecasts the space needs for all agencies for fiscal year 2021-2022. This forecast suggests that, should the recent trend continue, space needs for all agencies may increase by approximately 1 percent in fiscal year 2021-2022.

Figure 7 – Space Needs for All Agencies

* Note: Space requirement for FY 21/22 is a projection based on recent trends.

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

The State of Florida has an expansive portfolio of state-owned facilities and private-leased facilities, as seen in figures 8 and 9.

Strategic Plan Update to Five-Year Plan

Figure 8 – Distribution of State-Owned Facilities

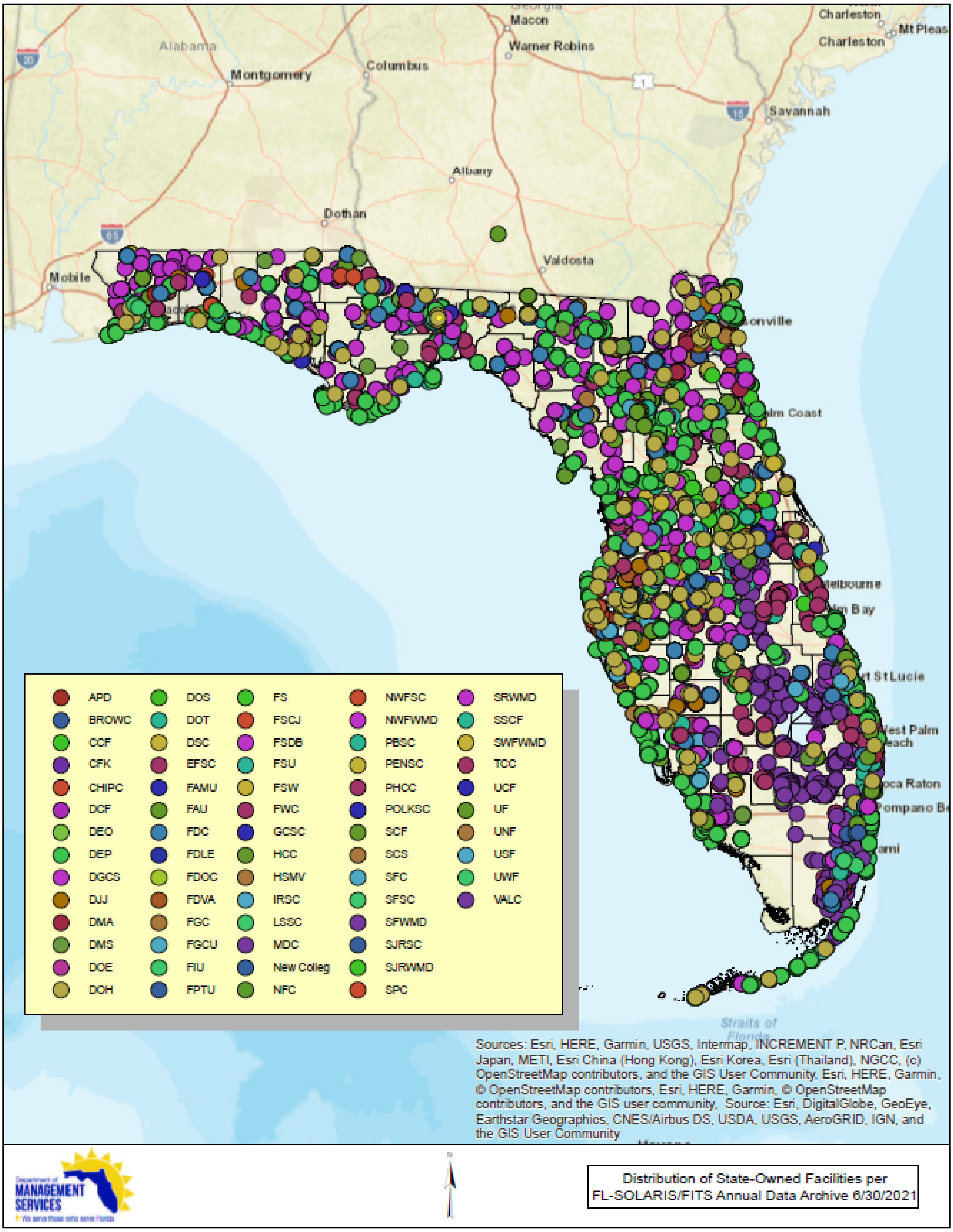
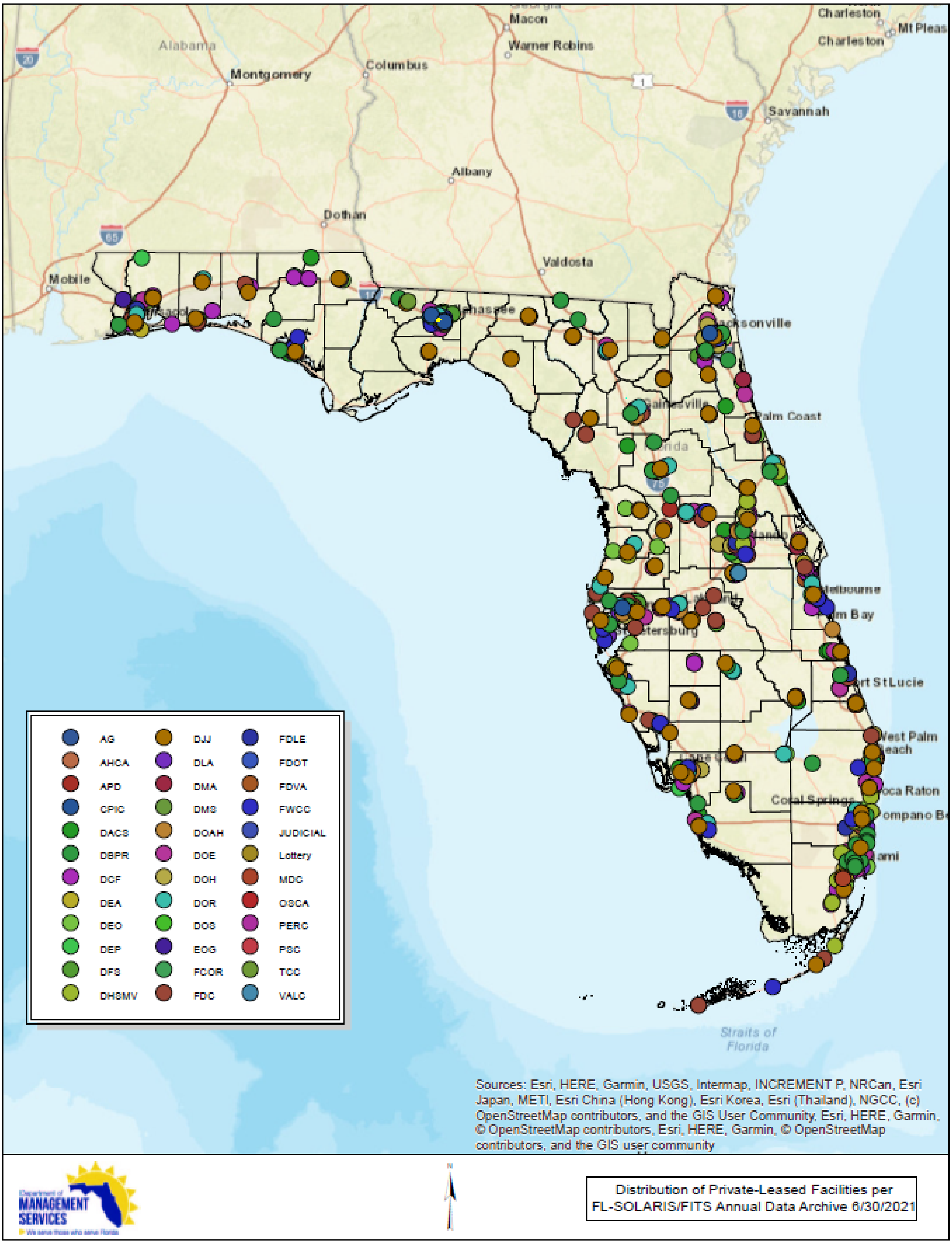


Figure 9 – Distribution of Private-Leased Facilities Within the State of Florida



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, 2022, and June 30, 2024, with the goal of achieving cost savings in future years, as directed by section 65 of Chapter 2020-37, 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 2019-2020 and 2020-2021. As depicted in Table 6, total square footage decreased from Fiscal Year 2019-2020 to Fiscal Year 2020-2021 by 1.3 percent, and overall leasing costs increased over the same time period by 1.04 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 34 of Chapter 2021-37, Laws of Florida:

Section 34. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 square feet in the 2021-2022 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, 2022, and June 30, 2024, in order to reduce costs in future years. The department shall incorporate this initiative into its 2021 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, 2021, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2022.

The department expects the trend of rising leasing rates to continue, and we 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		
	6/30/2020	6/30/2021	% Change	6/30/2020	6/30/2021	% Change
AG	79,974	79,974	0.00%	$ 1,380,537.70	$ 1,391,269.77	0.78%
AHCA	388,709	366,877	-5.62%	$ 9,155,076.55	$ 8,791,257.42	-3.97%
APD	281,572	281,698	0.04%	$ 2,496,567.70	$ 2,522,862.26	1.05%
Citrus	7,543	15,428	104.53%	$ 113,932.56	$ 100,408.60	-11.87%
CPIC	288,867	289,132	0.09%	$ 5,296,005.30	$ 5,361,182.55	1.23%
DACS	371,681	374,087	0.65%	$ 5,190,017.06	$ 5,399,365.19	4.03%
DBPR	380,249	378,555	-0.45%	$ 8,137,542.67	$ 8,271,302.60	1.64%
DCF	1,428,499	1,377,489	-3.57%	$ 27,767,919.66	$ 26,851,160.32	-3.30%
DEA	125,014	128,999	3.19%	$ 2,285,899.72	$ 2,375,268.43	3.91%
DEO	135,586	187,419	38.23%	$ 2,058,417.12	$ 3,722,920.72	80.86%
DEP	571,238	564,835	-1.12%	$ 9,705,674.90	$ 9,556,144.86	-1.54%
DFS	777,533	779,072	0.20%	$ 14,455,812.23	$ 14,699,937.11	1.69%
DHSMV	267,467	303,128	13.33%	$ 4,410,310.57	$ 4,789,984.34	8.61%
DJJ	513,058	512,224	-0.16%	$ 9,856,954.70	$ 10,238,226.81	3.87%
DLA	410,091	410,738	0.16%	$ 10,418,112.73	$ 10,840,163.39	4.05%
DMA	36,576	42,014	14.87%	$ 428,939.50	$ 520,341.64	21.31%
DMS	288,290	275,927	-4.29%	$ 4,632,243.14	$ 4,387,931.46	-5.27%
DOAH	131,225	131,225	0.00%	$ 2,749,556.27	$ 2,787,675.01	1.39%
DOE	808,296	779,208	-3.60%	$ 13,983,763.50	$ 13,415,296.73	-4.07%
DOH	1,092,577	1,048,615	-4.02%	$ 20,751,524.52	$ 19,704,758.54	-5.04%
DOR	1,134,850	1,110,073	-2.18%	$ 24,559,181.38	$ 24,244,918.03	-1.28%
DOS	317,808	310,099	-2.43%	$ 4,287,238.60	$ 4,469,087.19	4.24%
EOG	371,419	606,805	63.37%	$ 5,639,713.19	$ 7,555,238.69	33.96%
FCHR	12,111	12,111	0.00%	$ 208,066.98	$ 208,066.98	0.00%
FCOR	39,752	39,752	0.00%	$ 505,171.78	$ 505,776.02	0.12%
FDC	879,990	882,981	0.34%	$ 18,311,850.42	$ 18,502,136.43	1.04%
FDLE	696,949	703,182	0.89%	$ 11,650,976.87	$ 11,720,367.83	0.60%
FDOT	80,872	77,052	-4.72%	$ 1,873,405.27	$ 1,810,703.97	-3.35%
FDVA	38,266	39,463	3.13%	$ 377,685.94	$ 372,685.74	-1.32%
FSCJ	195,033	195,033	0.00%	$ -	$ -	0.00%
FWCC	208,983	213,807	2.31%	$ 3,338,966.07	$ 3,457,525.86	3.55%
JUDICIAL	15,909	14,091	-11.43%	$ 265,840.18	$ 234,606.93	-11.75%
LEGIS	452,899	478,745	5.71%	$ 7,131,915.06	$ 7,169,640.76	0.53%
Lottery	215,109	217,885	1.29%	$ 4,046,244.69	$ 4,177,859.77	3.25%
MDC	890	890	0.00%	$ 5,090.80	$ 5,090.80	0.00%
NSA	3,715	3,715	0.00%	$ 38,005.97	$ 38,005.98	0.00%
OSCA	79,033	79,032	0.00%	$ 1,343,088.85	$ 1,343,088.36	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	103,278	-4.97%	$ 1,898,247.20	$ 1,807,802.49	-4.76%
SFWMD	8,689	0	-100.00%	$ 135,287.73	$ -	-100.00%
TCC	4,200	4,200	0.00%	$ 63,756.00	$ 63,756.00	0.00%
UF	3,152	3,152	0.00%	$ 54,151.36	$ 54,151.36	0.00%
USF	0	2,618	100.00%	$ -	$ 44,977.23	100.00%
VALC	6,971	6,971	0.00%	$ 33,588.83	$ 33,588.83	0.00%
Grand Total	**13,295,885**	**13,468,139**	**1.30%**	**$ 241,424,728.47**	**$ 243,928,980.19**	**1.04%**

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

*** Includes all reported agency leases as of 6/30/2021.**

Note: This is a snapshot illustrating lease obligation as of 6/30/2021 and is not meant to represent or track actual lease payments made by agencies.

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 13,175 facilities totaling 66,7709,399 square feet. State agencies have also entered into 1,034 private-sector or other governmental leases for a total of 7,343,640 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;

- 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

Conditioned Storage	
County	Square Footage
Polk	189,842
Escambia	39,863
Leon	13,170
Orange	4,988
Santa Rosa	4,000
Lee	1,604

Medical care	
County	Square Footage
Duval	21,852
Broward	19,649
Miami-Dade	6,331
Lee	3,570
Lake	3,000
Pinellas	2,661

Unconditioned Storage	
County	Square Footage
Orange	214,196
Leon	47,341
Escambia	16,670
Seminole	8,760
Pinellas	7,077
Miami-Dade	6,065

Not Otherwise Classified	
County	Square Footage
Leon	57,117
Osceola	6,683
Gadsden	4,200
Broward	4,134
Orange	2,000
Brevard	1,965

Office	
County	Square Footage
Leon	1,857,976
Duval	474,440
Miami-Dade	418,244
Hillsborough	335,578
Broward	304,997
Orange	244,508

Food Services	
County	Square Footage
Escambia	125

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 dovetails with the 2017 Leon County Property Portfolio Strategy prepared by Savills Studley.

The state has continued to reduce its private office leased portfolio by 23.8 percent between 2012 and 2020. 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 approximately 265 SF/FTE. This compares with a targeted DMS leasing standard of 180 SF/FTE. By reinvesting, the state can achieve better utilization of space.

Strategy

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

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

Strategic Leasing Plan Strategies

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

Appendix - Definitions

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

Department – The Department of Management Services (DMS)

Florida Facilities Pool (FFP) – DMS has statutory oversight of the construction, leasing, and operations of 112 buildings in the FFP. The FFP includes both revenue-producing facilities in which space is leased and special-purpose, non-revenue-producing facilities such as parking structures, central energy plants, monuments, and the Historic Capitol.

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

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

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

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

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

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

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

Appendix – Common Acronyms and Abbreviations

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

Appendix 1A – Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	AG	3/31/2022	Office	1140073	34986	900	$22.03	$19,823.59
Southwest Market	Private	Lee	Fort Myers	FL	AG	2/28/2023	Office	1140069	33907	1,124	$19.67	$22,109.08
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AG	4/30/2023	Office	1140072	33445	1,785	$30.46	$54,371.10
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	$18.19	$41,527.77
Tampa Market	Private	Hillsborough	Tampa	FL	AHCA	4/30/2023	Office	6800075	33614	13,739	$24.50	$336,605.50
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021 *	Medical Care	6709000	32324	70,662	$0.00	$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021 *	Medical Care	6709001	32324	13,204	$0.00	$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021 *	Medical Care	6709002	32324	54,396	$0.00	$0.00
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2022	Office	6700016	34785	7,594	$19.99	$151,804.06
Southwest Market	Government (Others) - DMS	Lee	Cape Coral	FL	DACS	9/30/2021	Office	4209038	33990	763	$0.39	$300.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2021	NOC	4200426	34604	1,237	$3.15	$3,896.55
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2022	Office	4200474	34280	2,047	$18.45	$37,767.15
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2022	Office	4200457	33409	985	$14.77	$14,548.64
Non-FL County	Private	Non-FL Cnty	Washington	DC	DACS	3/31/2022	Office	4200503	20002	120	$120.00	$14,400.00
Jefferson County	Government (Others) - DMS	Jefferson	Monticello	FL	DACS	6/14/2022	Office	4200335	32344	96	$15.63	$1,500.48
Brevard County	Private	Brevard	Melbourne	FL	DACS	6/30/2022	Office	4200456	32901	951	$18.37	$17,469.87
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	$37.73	$425,971.70

* Indicates leases whose contract has expired prior to 6/30/2021 but remain on a month-to-month basis.

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Indian River County	Private	Indian River	Vero Beach	FL	DACS	10/31/2022	Office	4200440	32966	3,645	$16.17	$58,939.65
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DACS	12/31/2022	Office	4209039	32446	748	$0.00	$0.00
Sarasota County	Private	Sarasota	North Port	FL	DACS	12/31/2022	Office	4200482	34287	4,844	$25.95	$125,701.80
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DACS	2/28/2023	Office	4200392	34450	432	$16.00	$6,912.00
Daytona Market	Private	Volusia	Port Orange	FL	DACS	2/28/2023	Office	4200427	32127	960	$11.77	$11,299.20
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DACS	2/28/2023	Office	4200435	33445	1,255	$27.18	$34,110.90
Taylor County	Government (Others) - DMS	Taylor	Perry	FL	DACS	2/28/2023	Unconditioned Storage	4200479	32347	12,711	$1.85	$23,515.35
Ft. Lauderdale Market	Private	Broward	Davie	FL	DACS	3/31/2023	Office	4200468	33314	1,925	$25.02	$48,163.50
Marion County	Government (Others) - DMS	Marion	Ocala	FL	DACS	3/31/2023	NOC	4200477	34474	4,682	$5.82	$27,249.24
Holmes County	Private	Holmes	Bonifay	FL	DACS	4/30/2023	Office	4200491	32425	720	$5.00	$3,600.00
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	4/30/2023	Office	4200489	34972	1,192	$16.48	$19,644.16
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	4/30/2023	Office	4200501	33401	1,258	$32.02	$40,281.16
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	$20.16	$88,260.48
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2023	Office	4200488	32399	4,817	$18.94	$91,246.32
Jacksonville Market	Private	Duval	Jacksonville	FL	DBPR	3/31/2022	Office	7900094	32207	13,066	$18.50	$241,721.00
Greater Miami Market	Private	Miami-Dade	Doral	FL	DBPR	4/30/2022	Office	7900104	33166	18,454	$36.24	$668,772.96
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$21.49	$163,818.27
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Florida City	FL	DBPR	10/31/2022	Office	7909033	33034	75	$17.13	$1,284.72

* Indicates leases whose contract has expired prior to 6/30/2021 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
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DBPR	12/31/2022	Office	7900092	33873	730	$15.00	$10,950.00
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2023	Office	7909034	33870	120	$0.00	$0.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	$4.13	$5,079.90
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	2/28/2021 *	Office	5902847	32207	16,199	$18.12	$293,525.88
Sumter County	Private	Sumter	Wildwood	FL	DCF	6/30/2021 *	Office	5903112	34785	17,000	$17.34	$294,780.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2021	Office	5903119	33165	18,011	$27.58	$496,743.38
Osceola County	Private	Osceola	Kissimmee	FL	DCF	7/31/2021	Office	5903052	34741	1,972	$14.50	$28,593.96
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2021	Office	5903122	34994	4,100	$25.39	$104,099.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2021	Office	5903039	32503	19,813	$21.50	$425,979.50
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2021	Office	5903096	33873	1,750	$19.91	$34,842.50
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2021	Office	5903103	34474	36,514	$20.00	$730,280.00
Collier County	Private	Collier	Naples	FL	DCF	11/30/2021	Office	5903077	34114	1,995	$30.30	$60,448.50
Flagler County	Private	Flagler	Bunnell	FL	DCF	11/30/2021	Office	5903115	32110	4,614	$16.00	$73,824.00
Collier County	Private	Collier	Naples	FL	DCF	12/31/2021	Office	5903116	34112	1,253	$24.39	$30,560.67
Panama City Market	Private	Bay	Panama City	FL	DCF	1/30/2022	Office	5903025	32401	910	$24.13	$21,958.30
Panama City Market	Private	Bay	Panama City	FL	DCF	1/31/2022	Office	5903041	32401	13,555	$24.20	$328,031.04
DeSoto County	Private	DeSoto	Arcadia	FL	DCF	2/28/2022	Office	5903120	34266	3,830	$25.29	$96,860.70
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	2/28/2022	Unconditioned Storage	5902991	33126	3,020	$15.68	$47,353.60
Indian River County	Private	Indian River	Vero Beach	FL	DCF	2/28/2022	Office	5903001	32960	2,709	$19.63	$53,177.67
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	2/28/2022	Office	5903036	32570	4,289	$16.25	$69,696.24
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2022	Office	5903107	32536	4,753	$21.95	$104,328.30
Panama City Market	Private	Bay	Panama City	FL	DCF	3/31/2022	Office	5903127	32401	10,295	$24.21	$249,241.95
Brevard County	Private	Brevard	Rockledge	FL	DCF	4/30/2022	Office	5903130	32955	21,507	$24.95	$536,599.65

* Indicates leases whose contract has expired prior to 6/30/2021 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
Monroe County	Government (Others) - DMS	Monroe	Tavernier	FL	DCF	4/30/2022	Office	5909079	33070	500	$0.00	$0.00
Walton County	Private	Walton	Defuniak Springs	FL	DCF	4/30/2022	Office	5903123	32433	414	$8.77	$3,630.78
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2022	Conditioned Storage	5903135	32301	4,000	$7.50	$30,000.00
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2022	Office	5903121	34142	3,750	$30.03	$112,612.50
Holmes County	Private	Holmes	Bonifay	FL	DCF	6/30/2022	Office	5903053	32425	4,315	$23.44	$101,143.56
Wakulla County	Private	Wakulla	Crawfordville	FL	DCF	6/30/2022	Office	5903014	32327	1,412	$15.85	$22,380.20
Washington County	Private	Washington	Chipley	FL	DCF	6/30/2022	Office	5903063	32428	4,950	$24.91	$123,304.50
Brevard County	Private	Brevard	Titusville	FL	DCF	8/31/2022	Office	5903129	32780	2,059	$14.00	$28,826.04
Orlando Market	Private	Orange	Orlando	FL	DCF	9/30/2022	Office	5902891	32805	712	$25.85	$18,405.20
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2022	Office	5903050	32091	2,700	$21.75	$58,725.00
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DCF	11/30/2022	Office	5902951	33034	1,342	$11.00	$14,762.00
Madison County	Private	Madison	Madison	FL	DCF	11/30/2022	Office	5903044	32340	2,600	$18.50	$48,099.99
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2022	Office	5903045	33404	21,047	$22.56	$474,820.32
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2023	Office	5903064	32177	5,456	$21.31	$116,267.40
Columbia County	Private	Columbia	Lake City	FL	DCF	03/31/2023	Office	5903088	32055	12,158	$20.65	$251,062.70
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	3/31/2023	Office	5909046	33157	12,066	$0.00	$0.00
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
Santa Rosa County	Private	Santa Rosa	Navarre	FL	DCF	3/31/2023	Office	5902966	32566	1,318	$21.31	$28,086.58
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2023	Office	5903068	32907	8,372	$16.50	$138,138.00
Clay County	Private	Clay	Orange Park	FL	DCF	5/14/2023	Office	5903100	32303	9,520	$23.70	$225,624.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2023	Office	5903084	34741	7,518	$19.80	$148,856.40
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2023	Office	5903037	32958	1,242	$18.56	$23,051.52
Jacksonville Market	Private	Duval	Jacksonville	FL	DEA	12/31/2021	Office	6500049	32207	3,985	$17.50	$69,737.49

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Appendix 1A – Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tampa Market	Private	Hillsborough	Tampa	FL	DEA	3/31/2022	Office	6500051	33612	4,664	$20.50	$95,612.00
Brevard County	Private	Brevard	Cocoa	FL	DEA	2/28/2023	Office	6500031	32922	1,976	$18.58	$36,714.08
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DEA	3/31/2023	Office	6500057	33407	3,387	$22.95	$77,731.65
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	2/28/2022	Office	4000077	32399	49,757	$24.00	$1,194,168.00
Santa Rosa County	Private	Santa Rosa	Jay	FL	DEP	6/30/2021 *	Office	3700225	32565	713	$4.63	$3,301.19
Orlando Market	Private	Orange	Orlando	FL	DEP	9/30/2022	Office	3700223	32803	27,612	$21.00	$579,852.00
Panama City Market	Private	Bay	Panama City	FL	DEP	10/31/2022	Office	3700226	32401	3,200	$12.10	$38,720.00
Southwest Market	Private	Lee	Fort Myers	FL	DEP	1/31/2023	Office	3700227	33931	1,749	$9.48	$16,580.52
St. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DEP	4/30/2023	NOC	3700229	34945	992	$18.81	$18,659.52
Panama City Market	Private	Bay	Panama City	FL	DFS	10/31/2021	Office	4300174	32405	1,926	$26.92	$51,847.92
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2022	Office	4300176	32547	2,117	$17.50	$37,047.50
Tampa 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	$9.23	$19,936.80
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2022	Office	4300195	32308	43,791	$22.57	$988,362.87
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	$25.00	$719,800.00
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DFS	3/31/2023	Office	4300133	33907	8,296	$17.59	$145,926.64
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DFS	3/31/2023	Office	4300133	33907	2,083	$5.00	$10,415.00
Tampa Market	Private	Hillsborough	Tampa	FL	DHSMV	8/31/2021	Office	7600554	33610	8,000	$24.13	$193,040.00

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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
Tampa Market	Private	Pinellas	Clearwater	FL	DHSMV	7/31/2022	Office	7600423	33762	2,458	$20.10	$49,405.80
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	2/28/2023	Office	7600526	33144	16,006	$43.36	$694,020.16
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2023	NOC	7600538	33431	1,003	$8.69	$8,716.07
Gadsden County	Private	Gadsden	Quincy	FL	DJJ	6/30/2021 *	Office	8000436	32351	3,072	$17.75	$54,528.00
Pensacola Market	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2021 *	Office	8000366	32501	12,036	$14.02	$168,744.72
Collier County	Private	Collier	Immokalee	FL	DJJ	7/31/2021	Office	8000264	34142	813	$15.75	$12,804.75
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
Ft. Lauderdale Market	Private	Broward	Margate	FL	DJJ	8/31/2021	Office	8000364	33063	8,488	$29.04	$246,491.52
Southwest Market	Private	Lee	Fort Myers	FL	DJJ	11/30/2021	Office	8000327	33919	2,325	$17.00	$39,525.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	2/28/2022	Office	8000411	33176	5,733	$32.72	$187,583.76
Gilchrist County	Private	Gilchrist	Trenton	FL	DJJ	4/30/2022	Office	8000140	32693	1,751	$17.50	$30,642.50
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	4/30/2022	Office	8000413	33169	10,529	$18.50	$194,786.50
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2022	Office	8000369	33935	826	$20.93	$17,288.18
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	5/31/2022	Office	8000311	32207	18,668	$20.78	$387,921.04
Suwannee County	Private	Suwannee	Live Oak	FL	DJJ	5/31/2022	Office	8000337	32064	2,038	$21.50	$43,817.04
Baker County	Private	Baker	Macclenny	FL	DJJ	8/31/2022	Office	8000317	32063	525	$20.50	$10,762.50
Jackson County	Private	Jackson	Marianna	FL	DJJ	8/31/2022	Office	8000377	32448	4,457	$13.68	$60,971.76
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DJJ	8/31/2022	Office	8000388	34974	1,940	$18.50	$35,890.00
Polk County	Private	Polk	Bartow	FL	DJJ	9/30/2022	Office	8000409	33830	3,000	$17.75	$53,250.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2022	Office	8000403	32207	2,804	$17.00	$47,668.00
Monroe County	Private	Monroe	Islamorada	FL	DJJ	10/31/2022	Office	8000270	33036	1,400	$23.00	$32,200.00
Monroe County	Government (Others) - DMS	Monroe	Key West	FL	DJJ	10/31/2022	Office	8000266	33040	2,525	$22.45	$56,686.25

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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
Seminole County	Private	Seminole	Sanford	FL	DJJ	10/31/2022	Office	8000376	32773	6,529	$22.50	$146,902.50
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	1/31/2023	Office	8000417	33619	10,695	$18.11	$193,686.45
Pensacola Market	Private	Escambia	Pensacola	FL	DJJ	2/28/2023	Office	8000350	32501	7,179	$21.32	$153,056.28
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	2/28/2023	Unconditioned Storage	8000295	32301	1,000	$7.00	$7,000.00
Manatee County	Private	Manatee	Bradenton	FL	DJJ	3/31/2023	Office	8000380	34208	11,499	$22.70	$261,027.30
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DLA	1/31/2022	Office	4100140	33401	26,212	$33.89	$888,324.60
Orlando Market	Private	Orange	Orlando	FL	DLA	3/31/2022	Office	4100133	32801	21,176	$29.20	$618,339.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DLA	9/30/2022	Office	4100095	32207	13,385	$21.79	$291,659.15
Orlando Market	Private	Orange	Orlando	FL	DMA	9/30/2021	Office	6200046	32803	1,200	$35.00	$42,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DMA	09/24/2022	Office	6200065	32084	6,688	$17.94	$119,982.72
Tampa Market	Private	Hillsborough	Tampa	FL	DOAH	2/28/2022	Office	7200160	33619	7,784	$26.47	$206,042.48
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
Tampa Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020 *	Office	4800743	33702	5,488	$19.50	$107,016.00
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2021 *	Office	4800751	32055	3,500	$20.50	$71,750.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	6/30/2021 *	Office	4800805	32218	3,374	$19.75	$66,636.50
Orlando Market	Private	Orange	Orlando	FL	DOE	6/30/2021 *	Office	4800835	32803	14,685	$18.51	$271,819.35
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2021	Office	4800851	33065	4,413	$32.49	$143,378.37
Brevard County	Private	Brevard	Titusville	FL	DOE	9/30/2021	Office	4800854	32780	1,584	$30.07	$47,630.88
Seminole County	Private	Seminole	Sanford	FL	DOE	9/30/2021	Office	4800819	32771	1,242	$26.00	$32,292.00
Hendry County	Private	Hendry	Labelle	FL	DOE	10/31/2021	Office	4800826	33935	816	$19.98	$16,303.68

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Appendix 1A – Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Greater Miami Market	Private	Miami-Dade	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	$32.23	$285,461.11
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Office	4800816	33351	11,538	$27.61	$318,564.24
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Unconditioned Storage	4800825	33351	332	$12.83	$4,259.56
DeSoto County	Private	DeSoto	Arcadia	FL	DOE	7/31/2022	Office	4800803	34266	976	$24.25	$23,668.00
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DOE	9/6/2022	Food Services	4809425	32446	740	$0.00	$0.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	9/30/2022	Office	4800773	33166	2,922	$30.25	$88,390.50
Tampa Market	Private	Hillsborough	Brandon	FL	DOE	9/30/2022	Office	4800827	33511	2,739	$20.27	$55,519.53
Orlando Market	Government (Others) - DMS	Orange	Orlando	FL	DOE	12/31/2022	Food Services	4809060	32803	100	$0.00	$0.00
Suwannee County	Private	Suwannee	Live Oak	FL	DOE	1/31/2023	Office	4800879	32064	1,538	$25.40	$39,065.20
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	DOE	2/28/2023	Office	4800778	33169	3,500	$26.00	$91,000.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	3/31/2023	Office	4800871	33401	10,733	$24.00	$257,592.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	5/31/2023	Office	4800877	32207	14,561	$14.75	$214,774.80
Lake County	Private	Lake	Leesburg	FL	DOE	5/31/2023	Office	4800880	34788	2,160	$21.57	$46,591.20
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2023	Office	4800647	34142	618	$33.79	$20,882.22
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020 *	Office	6400395	32207	2,864	$16.04	$45,938.55
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	3/31/2021 *	Medical Care	6400355	33973	3,570	$26.99	$96,354.30
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2021	Office	6400380	32256	32,857	$17.50	$574,997.50
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2022	Office	6400399	32607	2,500	$26.48	$66,200.00
Tampa Market	Private	Hillsborough	Tampa	FL	DOH	4/30/2022	Office	6400374	33606	593	$6.24	$3,700.32

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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
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	9/30/2022	Medical Care	6400307	33125	3,600	$24.79	$89,244.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	9/30/2022	Office	6400308	32207	43,576	$22.05	$960,850.80
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOH	11/30/2022	Medical Care	6400396	33319	4,999	$30.72	$153,569.28
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	2/28/2023	Office	6400409	33463	10,857	$22.12	$240,156.84
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2021 *	Office	7300369	32935	11,855	$22.72	$269,345.60
Non-FL County	Private	Non-FL Cnty	Atlanta	GA	DOR	5/31/2022	Office	7300393	30339	10,602	$23.35	$247,556.70
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2022	Office	7300312	32653	9,730	$25.08	$244,028.40
Columbia County	Private	Columbia	Lake City	FL	DOR	9/30/2022	Office	7300379	32055	20,250	$23.67	$479,317.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	2/28/2023	Office	7300262	32304	34,809	$17.20	$598,714.80
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	3/31/2023	Office	7300362	33126	33,399	$30.42	$1,015,997.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	4/30/2023	Office	7300341	32303	26,744	$23.39	$625,542.10
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2023	Office	7300370	32940	4,999	$24.75	$123,725.25
Non-FL County	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	$29.76	$156,001.92
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2022	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	$7,800.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	5/9/2023	Unconditioned Storage	4500107	32311	350	$11.69	$4,091.50
Polk County	Private	Polk	Lakeland	FL	EOG	10/4/2021	Conditioned Storage	3100056	33811	189,842	$7.00	$1,328,894.00
Pensacola Market	Private	Escambia	Cantonment	FL	EOG	12/31/2021	Conditioned Storage	3100058	32533	39,863	$9.03	$359,962.89
Orlando Market	Private	Orange	Orlando	FL	EOG	1/31/2022	Unconditioned Storage	3100082	32809	187,196	$15.15	$2,836,019.40
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021 *	Office	7001103	33040	3,861	$31.00	$119,691.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2021	Office	7001200	33311	8,251	$28.75	$237,216.25

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St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	3/31/2022	Office	7001194	32982	5,920	$15.92	$94,246.40
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	FDC	4/30/2022	Office	7000871	32084	4,754	$19.75	$93,891.50
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
Flagler County	Private	Flagler	Bunnell	FL	FDC	8/31/2022	Office	7001009	32110	3,246	$21.17	$68,717.82
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	$172,004.70
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
Monroe County	Private	Monroe	Islamorada	FL	FDC	6/30/2023	Office	7000662	33036	1,859	$26.37	$49,021.83
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	FDLE	12/31/2021	Office	7100244	32446	393	$14.75	$5,796.75
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2021	Office	7100254	33426	2,600	$9.09	$23,634.00
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDLE	2/28/2022	Office	7100263	34950	1,811	$25.89	$46,886.79
Tallahassee Market	Private	Leon	Tallahassee	FL	FDLE	4/30/2022	Office	7100227	32308	23,993	$20.65	$495,455.45
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2022	Office	7100267	32405	1,414	$10.00	$14,139.99
Hernando County	Private	Hernando	Brooksville	FL	FDLE	6/30/2022	Office	7100240	34601	2,831	$12.00	$33,972.00
Polk County	Private	Polk	Lakeland	FL	FDLE	6/30/2022	Office	7100241	33815	2,400	$14.75	$35,400.00

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Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2022	Unconditioned Storage	7100259	32514	3,500	$9.51	$33,285.00
Highlands County	Private	Highlands	Sebring	FL	FDLE	10/31/2022	Office	7100260	33870	4,800	$18.55	$89,040.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2022	NOC	7100266	34604	3,900	$4.62	$18,018.00
Orlando Market	Private	Orange	Orlando	FL	FDLE	11/30/2022	Unconditioned Storage	7100255	32804	26,000	$13.80	$358,800.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	1/31/2023	Office	7100265	32501	30,620	$37.25	$1,140,595.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2023	Office	7109021	33324	968	$0.00	$0.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	6/30/2023	NOC	7100261	32310	13,500	$6.01	$81,135.00
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	$15.62	$31,193.14
Levy County	Government (Others) - DMS	Levy	Yankeetown	FL	FWCC	11/30/2021	Office	7700251	34498	650	$22.15	$14,397.50
Indian River County	Government (Others) - DMS	Indian River	Vero Beach	FL	FWCC	12/31/2021	Office	7709016	32960	330	$0.00	$0.00
Putnam County	Government (Others) - DMS	Putnam	East Palatka	FL	FWCC	12/31/2021	Labs	7709018	32177	60	$0.00	$0.00
Charlotte County	Private	Charlotte	Port Charlotte	FL	FWCC	2/28/2022	Office	7700226	33954	6,613	$24.69	$163,274.97
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2022	Office	7700229	34471	8,340	$10.50	$87,570.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2022	Unconditioned Storage	7700188	32304	3,000	$5.51	$16,530.00

* Indicates leases whose contract has expired prior to 6/30/2021 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
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	4/14/2022	Unconditioned Storage	7700234	32311	150	$7.79	$1,168.50
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2022	NOC	7700243	32901	1,965	$6.58	$12,929.70
Tampa Market	Private	Pinellas	Pinellas Park	FL	FWCC	12/31/2022	Unconditioned Storage	7700218	33781	6,777	$9.22	$62,483.94
Jacksonville Market	Private	Duval	Jacksonville	FL	FWCC	3/31/2023	Office	7700237	32211	4,995	$19.68	$98,301.60
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2023	NOC	7700179	34474	3,396	$5.82	$19,764.72
Orlando Market	Private	Orange	Orlando	FL	FWCC	3/31/2023	Office	7700211	32812	4,642	$20.49	$95,114.58
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2023	NOC	7700199	32310	7,607	$9.59	$72,951.13
Pensacola Market	Private	Escambia	Pensacola	FL	Lottery	11/18/2022	Office	3600690	32504	6,195	$17.00	$105,315.00
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2023	Office	3600691	32714	7,438	$32.41	$241,065.58
Greater Miami Market	Private	Miami-Dade	Miami	FL	PSC	7/31/2022	Office	6100025	33166	2,779	$29.23	$81,230.17

* Indicates leases whose contract has expired prior to 6/30/2021 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
Baker County	Private	Baker	Macclenny	FL	DJJ	8/31/2022	Office	8000317	32063	525	$20.50	$10,762.50
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2022	Office	5903050	32091	2,700	$21.75	$58,725.00
Brevard County	Private	Brevard	Melbourne	FL	DACS	6/30/2022	Office	4200456	32901	951	$18.37	$17,469.87
Brevard County	Private	Brevard	Rockledge	FL	DCF	4/30/2022	Office	5903130	32955	21,507	$24.95	$536,599.65
Brevard County	Private	Brevard	Titusville	FL	DCF	8/31/2022	Office	5903129	32780	2,059	$14.00	$28,826.04
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2023	Office	5903068	32907	8,372	$16.50	$138,138.00
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2023	Office	5903037	32958	1,242	$18.56	$23,051.52
Brevard County	Private	Brevard	Cocoa	FL	DEA	2/28/2023	Office	6500031	32922	1,976	$18.58	$36,714.08
Brevard County	Private	Brevard	Titusville	FL	DOE	9/30/2021	Office	4800854	32780	1,584	$30.07	$47,630.88
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2021 *	Office	7300369	32935	11,855	$22.72	$269,345.60
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2023	Office	7300370	32940	4,999	$24.75	$123,725.25
Brevard County	Private	Brevard	Melbourne	FL	FDC	9/30/2022	Office	7001101	32935	9,300	$17.89	$166,377.00
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2022	NOC	7700243	32901	1,965	$6.58	$12,929.70
Charlotte County	Private	Charlotte	Port Charlotte	FL	FWCC	2/28/2022	Office	7700226	33954	6,613	$24.69	$163,274.97
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DACS	2/28/2023	Office	4200392	34450	432	$16.00	$6,912.00
Clay County	Private	Clay	Orange Park	FL	DCF	5/14/2023	Office	5903100	32303	9,520	$23.70	$225,624.00
Clay County	Private	Clay	Orange Park	FL	DFS	7/31/2022	Office	4300184	32605	3,000	$7.56	$22,680.00
Collier County	Private	Collier	Naples	FL	DCF	11/30/2021	Office	5903077	34114	1,995	$30.30	$60,448.50
Collier County	Private	Collier	Naples	FL	DCF	12/31/2021	Office	5903116	34112	1,253	$24.39	$30,560.67
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2022	Office	5903121	34142	3,750	$30.03	$112,612.50
Collier County	Private	Collier	Immokalee	FL	DJJ	7/31/2021	Office	8000264	34142	813	$15.75	$12,804.75
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2023	Office	4800647	34142	618	$33.79	$20,882.22
Columbia County	Private	Columbia	Lake City	FL	DCF	03/31/2023	Office	5903088	32055	12,158	$20.65	$251,062.70
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	$18.19	$41,527.77
Columbia County	Private	Columbia	Lake City	FL	DOE	6/30/2021 *	Office	4800751	32055	3,500	$20.50	$71,750.00
Columbia County	Private	Columbia	Lake City	FL	DOR	9/30/2022	Office	7300379	32055	20,250	$23.67	$479,317.50
Columbia County	Private	Columbia	Lake City	FL	FDC	8/31/2022	Office	7001113	32055	5,882	$19.95	$117,345.90
Daytona Market	Private	Volusia	Port Orange	FL	DACS	2/28/2023	Office	4200427	32127	960	$11.77	$11,299.20
DeSoto County	Private	DeSoto	Arcadia	FL	DCF	2/28/2022	Office	5903120	34266	3,830	$25.29	$96,860.70
DeSoto County	Private	DeSoto	Arcadia	FL	DOE	7/31/2022	Office	4800803	34266	976	$24.25	$23,668.00

* Indicates leases whose contract has expired prior to 6/30/2021 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
Flagler County	Private	Flagler	Bunnell	FL	DCF	11/30/2021	Office	5903115	32110	4,614	$16.00	$73,824.00
Flagler County	Private	Flagler	Bunnell	FL	FDC	8/31/2022	Office	7001009	32110	3,246	$21.17	$68,717.82
Ft. Lauderdale Market	Private	Broward	Davie	FL	DACS	3/31/2023	Office	4200468	33314	1,925	$25.02	$48,163.50
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	Margate	FL	DJJ	8/31/2021	Office	8000364	33063	8,488	$29.04	$246,491.52
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOE	7/31/2021	Office	4800851	33065	4,413	$32.49	$143,378.37
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Office	4800816	33351	11,538	$27.61	$318,564.24
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	DOE	6/30/2022	Unconditioned Storage	4800825	33351	332	$12.83	$4,259.56
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOH	11/30/2022	Medical Care	6400396	33319	4,999	$30.72	$153,569.28
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	Pembroke Pines	FL	FDC	12/31/2022	Office	7001136	33312	6,284	$22.96	$144,280.64
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2023	Office	7109021	33324	968	$0.00	$0.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2021 *	NOC	7700217	33309	3,120	$14.14	$44,116.80
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021 *	Medical Care	6709000	32324	70,662	$0.00	$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021 *	Medical Care	6709001	32324	13,204	$0.00	$0.00
Gadsden County	Government (Others) - DMS	Gadsden	Chattahoochee	FL	APD	6/30/2021 *	Medical Care	6709002	32324	54,396	$0.00	$0.00
Gadsden County	Private	Gadsden	Quincy	FL	DJJ	6/30/2021 *	Office	8000436	32351	3,072	$17.75	$54,528.00
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$21.49	$163,818.27

* Indicates leases whose contract has expired prior to 6/30/2021 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
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2022	Office	7200109	32608	3,919	$19.50	$76,420.50
Gainesville Market	Private	Alachua	Gainesville	FL	DOH	3/31/2022	Office	6400399	32607	2,500	$26.48	$66,200.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2022	Office	7300312	32653	9,730	$25.08	$244,028.40
Gilchrist County	Private	Gilchrist	Trenton	FL	DJJ	4/30/2022	Office	8000140	32693	1,751	$17.50	$30,642.50
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	$37.73	$425,971.70
Greater Miami Market	Private	Miami-Dade	Doral	FL	DBPR	4/30/2022	Office	7900104	33166	18,454	$36.24	$668,772.96
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Florida City	FL	DBPR	10/31/2022	Office	7909033	33034	75	$17.13	$1,284.72
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	$4.13	$5,079.90
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2021	Office	5903119	33165	18,011	$27.58	$496,743.38
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	2/28/2022	Unconditioned Storage	5902991	33126	3,020	$15.68	$47,353.60
Greater Miami Market	Private	Miami-Dade	Florida City	FL	DCF	11/30/2022	Office	5902951	33034	1,342	$11.00	$14,762.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	3/31/2023	Office	5909046	33157	12,066	$0.00	$0.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	2/28/2023	Office	7600526	33144	16,006	$43.36	$694,020.16
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	2/28/2022	Office	8000411	33176	5,733	$32.72	$187,583.76
Greater Miami Market	Private	Miami-Dade	Miami	FL	DJJ	4/30/2022	Office	8000413	33169	10,529	$18.50	$194,786.50
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	$32.23	$285,461.11

* Indicates leases whose contract has expired prior to 6/30/2021 but remain on a month-to-month basis.

Appendix 1B – Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	9/30/2022	Office	4800773	33166	2,922	$30.25	$88,390.50
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	DOE	2/28/2023	Office	4800778	33169	3,500	$26.00	$91,000.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	9/30/2022	Medical Care	6400307	33125	3,600	$24.79	$89,244.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	3/31/2023	Office	7300362	33126	33,399	$30.42	$1,015,997.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	PSC	7/31/2022	Office	6100025	33166	2,779	$29.23	$81,230.17
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DBPR	12/31/2022	Office	7900092	33873	730	$15.00	$10,950.00
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2021	Office	5903096	33873	1,750	$19.91	$34,842.50
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2022	Office	8000369	33935	826	$20.93	$17,288.18
Hendry County	Private	Hendry	Labelle	FL	DOE	10/31/2021	Office	4800826	33935	816	$19.98	$16,303.68
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2021	NOC	4200426	34604	1,237	$3.15	$3,896.55
Hernando County	Private	Hernando	Brooksville	FL	FDLE	6/30/2022	Office	7100240	34601	2,831	$12.00	$33,972.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2022	NOC	7100266	34604	3,900	$4.62	$18,018.00
Highlands County	Private	Highlands	Sebring	FL	FDLE	10/31/2022	Office	7100260	33870	4,800	$18.55	$89,040.00
Holmes County	Private	Holmes	Bonifay	FL	DACS	4/30/2023	Office	4200491	32425	720	$5.00	$3,600.00
Holmes County	Private	Holmes	Bonifay	FL	DCF	6/30/2022	Office	5903053	32425	4,315	$23.44	$101,143.56
Indian River County	Private	Indian River	Vero Beach	FL	DACS	8/14/2022	Office	4200464	32966	2,495	$19.17	$47,829.15
Indian River County	Private	Indian River	Vero Beach	FL	DACS	10/31/2022	Office	4200440	32966	3,645	$16.17	$58,939.65
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	Government (Others) - DMS	Indian River	Vero Beach	FL	FWCC	12/31/2021	Office	7709016	32960	330	$0.00	$0.00

* Indicates leases whose contract has expired prior to 6/30/2021 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
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DACS	12/31/2022	Office	4209039	32446	748	$0.00	$0.00
Jackson County	Private	Jackson	Marianna	FL	DJJ	8/31/2022	Office	8000377	32448	4,457	$13.68	$60,971.76
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DOE	9/6/2022	Food Services	4809425	32446	740	$0.00	$0.00
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	FDLE	12/31/2021	Office	7100244	32446	393	$14.75	$5,796.75
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	$20.16	$88,260.48
Jacksonville Market	Private	Duval	Jacksonville	FL	DBPR	3/31/2022	Office	7900094	32207	13,066	$18.50	$241,721.00
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	DEA	12/31/2021	Office	6500049	32207	3,985	$17.50	$69,737.49
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	5/31/2022	Office	8000311	32207	18,668	$20.78	$387,921.04
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2022	Office	8000403	32207	2,804	$17.00	$47,668.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DLA	9/30/2022	Office	4100095	32207	13,385	$21.79	$291,659.15
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	6/30/2021 *	Office	4800805	32218	3,374	$19.75	$66,636.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	5/31/2023	Office	4800877	32207	14,561	$14.75	$214,774.80
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2020 *	Office	6400395	32207	2,864	$16.04	$45,938.55
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	10/31/2021	Office	6400380	32256	32,857	$17.50	$574,997.50
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	9/30/2022	Office	6400308	32207	43,576	$22.05	$960,850.80
Jacksonville Market	Private	Duval	Jacksonville	FL	FWCC	3/31/2023	Office	7700237	32211	4,995	$19.68	$98,301.60

* Indicates leases whose contract has expired prior to 6/30/2021 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
Jefferson County	Government (Others) - DMS	Jefferson	Monticello	FL	DACS	6/14/2022	Office	4200335	32344	96	$15.63	$1,500.48
Lake County	Private	Lake	Leesburg	FL	DOE	5/31/2023	Office	4800880	34788	2,160	$21.57	$46,591.20
Levy County	Government (Others) - DMS	Levy	Yankeetown	FL	FWCC	11/30/2021	Office	7700251	34498	650	$22.15	$14,397.50
Madison County	Private	Madison	Madison	FL	DCF	11/30/2022	Office	5903044	32340	2,600	$18.50	$48,099.99
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/28/2022	Office	4200474	34280	2,047	$18.45	$37,767.15
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2023	Office	7909034	33870	120	$0.00	$0.00
Manatee County	Private	Manatee	Bradenton	FL	DJJ	3/31/2023	Office	8000380	34208	11,499	$22.70	$261,027.30
Manatee County	Private	Manatee	Sarasota	FL	DOAH	3/31/2023	Office	7200132	34243	3,827	$19.00	$72,713.00
Marion County	Government (Others) - DMS	Marion	Ocala	FL	DACS	3/31/2023	NOC	4200477	34474	4,682	$5.82	$27,249.24
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2021	Office	5903103	34474	36,514	$20.00	$730,280.00
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2022	Office	7700229	34471	8,340	$10.50	$87,570.00
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2023	NOC	7700179	34474	3,396	$5.82	$19,764.72
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2021	Office	5903122	34994	4,100	$25.39	$104,099.00
Martin County	Private	Martin	Stuart	FL	FDC	5/31/2023	Office	7001137	34994	5,598	$30.74	$172,082.52
Monroe County	Government (Others) - DMS	Monroe	Tavernier	FL	DCF	4/30/2022	Office	5909079	33070	500	$0.00	$0.00
Monroe County	Private	Monroe	Islamorada	FL	DJJ	10/31/2022	Office	8000270	33036	1,400	$23.00	$32,200.00
Monroe County	Government (Others) - DMS	Monroe	Key West	FL	DJJ	10/31/2022	Office	8000266	33040	2,525	$22.45	$56,686.25
Monroe County	Private	Monroe	Key West	FL	FDC	6/30/2021 *	Office	7001103	33040	3,861	$31.00	$119,691.00
Monroe County	Private	Monroe	Islamorada	FL	FDC	6/30/2023	Office	7000662	33036	1,859	$26.37	$49,021.83
Non-FL County	Private	Non-FL Cnty	Washington	DC	DACS	3/31/2022	Office	4200503	20002	120	$120.00	$14,400.00
Non-FL County	Private	Non-FL Cnty	Atlanta	GA	DOR	5/31/2022	Office	7300393	30339	10,602	$23.35	$247,556.70
Non-FL County	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	$29.76	$156,001.92
Okaloosa County	Private	Okaloosa	Crestview	FL	DCF	3/31/2022	Office	5903107	32536	4,753	$21.95	$104,328.30

* Indicates leases whose contract has expired prior to 6/30/2021 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
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DCF	3/31/2023	Office	5903113	32110	11,948	$25.25	$301,687.00
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2022	Office	4300176	32547	2,117	$17.50	$37,047.50
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	4/30/2023	Office	4200489	34972	1,192	$16.48	$19,644.16
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DJJ	8/31/2022	Office	8000388	34974	1,940	$18.50	$35,890.00
Orlando Market	Private	Orange	Orlando	FL	DCF	9/30/2022	Office	5902891	32805	712	$25.85	$18,405.20
Orlando Market	Private	Orange	Orlando	FL	DEP	9/30/2022	Office	3700223	32803	27,612	$21.00	$579,852.00
Orlando Market	Private	Orange	Orlando	FL	DLA	3/31/2022	Office	4100133	32801	21,176	$29.20	$618,339.20
Orlando Market	Private	Orange	Orlando	FL	DMA	9/30/2021	Office	6200046	32803	1,200	$35.00	$42,000.00
Orlando Market	Private	Orange	Orlando	FL	DOE	6/30/2021 *	Office	4800835	32803	14,685	$18.51	$271,819.35
Orlando Market	Government (Others) - DMS	Orange	Orlando	FL	DOE	12/31/2022	Food Services	4809060	32803	100	$0.00	$0.00
Orlando Market	Private	Orange	Orlando	FL	EOG	1/31/2022	Unconditioned Storage	3100082	32809	187,196	$15.15	$2,836,019.40
Orlando Market	Private	Orange	Orlando	FL	FDC	9/22/2022	Office	7000964	32805	9,773	$17.60	$172,004.70
Orlando Market	Private	Orange	Orlando	FL	FDC	10/7/2022	Office	7000963	32805	7,053	$17.60	$124,132.80
Orlando Market	Private	Orange	Orlando	FL	FDLE	11/30/2022	Unconditioned Storage	7100255	32804	26,000	$13.80	$358,800.00
Orlando Market	Private	Orange	Orlando	FL	FWCC	3/31/2023	Office	7700211	32812	4,642	$20.49	$95,114.58
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2023	Office	3600691	32714	7,438	$32.41	$241,065.58
Osceola County	Private	Osceola	Kissimmee	FL	DCF	7/31/2021	Office	5903052	34741	1,972	$14.50	$28,593.96
Osceola County	Private	Osceola	Kissimmee	FL	DCF	3/31/2023	Office	5903083	34741	7,886	$28.60	$225,539.60
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2023	Office	5903084	34741	7,518	$19.80	$148,856.40
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AG	4/30/2023	Office	1140072	33445	1,785	$30.46	$54,371.10
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	2/28/2022	Office	4200457	33409	985	$14.77	$14,548.64
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DACS	2/28/2023	Office	4200435	33445	1,255	$27.18	$34,110.90
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	4/30/2023	Office	4200501	33401	1,258	$32.02	$40,281.16
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2022	Office	5903045	33404	21,047	$22.56	$474,820.32

* Indicates leases whose contract has expired prior to 6/30/2021 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
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DEA	3/31/2023	Office	6500057	33407	3,387	$22.95	$77,731.65
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DFS	3/31/2023	Office	4300181	33401	28,792	$25.00	$719,800.00
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2023	NOC	7600538	33431	1,003	$8.69	$8,716.07
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DLA	1/31/2022	Office	4100140	33401	26,212	$33.89	$888,324.60
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOAH	3/31/2023	Office	7200163	33401	7,989	$35.00	$279,615.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DOE	3/31/2023	Office	4800871	33401	10,733	$24.00	$257,592.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	2/28/2023	Office	6400409	33463	10,857	$22.12	$240,156.84
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2021	Office	7100254	33426	2,600	$9.09	$23,634.00
Panama City Market	Private	Bay	Panama City	FL	DCF	1/30/2022	Office	5903025	32401	910	$24.13	$21,958.30
Panama City Market	Private	Bay	Panama City	FL	DCF	1/31/2022	Office	5903041	32401	13,555	$24.20	$328,031.04
Panama City Market	Private	Bay	Panama City	FL	DCF	3/31/2022	Office	5903127	32401	10,295	$24.21	$249,241.95
Panama City Market	Private	Bay	Panama City	FL	DEP	10/31/2022	Office	3700226	32401	3,200	$12.10	$38,720.00
Panama City Market	Private	Bay	Panama City	FL	DFS	10/31/2021	Office	4300174	32405	1,926	$26.92	$51,847.92
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2022	Office	7100267	32405	1,414	$10.00	$14,139.99
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2021	Office	5903039	32503	19,813	$21.50	$425,979.50
Pensacola Market	Government (Others) - DMS	Escambia	Pensacola	FL	DJJ	6/30/2021 *	Office	8000366	32501	12,036	$14.02	$168,744.72

* Indicates leases whose contract has expired prior to 6/30/2021 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
Pensacola Market	Private	Escambia	Pensacola	FL	DJJ	2/28/2023	Office	8000350	32501	7,179	$21.32	$153,056.28
Pensacola Market	Private	Escambia	Pensacola	FL	DOAH	4/30/2022	Office	7200149	32501	3,999	$20.25	$80,979.75
Pensacola Market	Private	Escambia	Cantonment	FL	EOG	12/31/2021	Conditioned Storage	3100058	32533	39,863	$9.03	$359,962.89
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	8/31/2022	Office	7001132	32505	7,337	$21.50	$157,745.50
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	1/31/2023	Office	7100265	32501	30,620	$37.25	$1,140,595.00
Pensacola Market	Private	Escambia	Pensacola	FL	Lottery	11/18/2022	Office	3600690	32504	6,195	$17.00	$105,315.00
Polk County	Private	Polk	Bartow	FL	DJJ	9/30/2022	Office	8000409	33830	3,000	$17.75	$53,250.00
Polk County	Private	Polk	Lakeland	FL	DOAH	5/31/2023	Office	7200168	33813	3,973	$25.00	$99,325.00
Polk County	Private	Polk	Lakeland	FL	EOG	10/4/2021	Conditioned Storage	3100056	33811	189,842	$7.00	$1,328,894.00
Polk County	Private	Polk	Lakeland	FL	FDLE	6/30/2022	Office	7100241	33815	2,400	$14.75	$35,400.00
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2023	Office	5903064	32177	5,456	$21.31	$116,267.40
Putnam County	Government (Others) - DMS	Putnam	East Palatka	FL	FWCC	12/31/2021	Labs	7709018	32177	60	$0.00	$0.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	2/28/2022	Office	5903036	32570	4,289	$16.25	$69,696.24
Santa Rosa County	Private	Santa Rosa	Navarre	FL	DCF	3/31/2023	Office	5902966	32566	1,318	$21.31	$28,086.58
Santa Rosa County	Private	Santa Rosa	Jay	FL	DEP	6/30/2021 *	Office	3700225	32565	713	$4.63	$3,301.19
Sarasota County	Private	Sarasota	North Port	FL	DACS	12/31/2022	Office	4200482	34287	4,844	$25.95	$125,701.80
Seminole County	Private	Seminole	Sanford	FL	DFS	4/30/2022	Unconditioned Storage	4300185	32810	2,160	$9.23	$19,936.80
Seminole County	Private	Seminole	Sanford	FL	DJJ	10/31/2022	Office	8000376	32773	6,529	$22.50	$146,902.50
Seminole County	Private	Seminole	Sanford	FL	DOE	9/30/2021	Office	4800819	32771	1,242	$26.00	$32,292.00
Seminole County	Private	Seminole	Casselberry	FL	FDC	5/31/2022	Office	7001107	32707	8,100	$22.00	$178,200.00

* Indicates leases whose contract has expired prior to 6/30/2021 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
Southwest Market	Private	Lee	Fort Myers	FL	AG	2/28/2023	Office	1140069	33907	1,124	$19.67	$22,109.08
Southwest Market	Government (Others) - DMS	Lee	Cape Coral	FL	DACS	9/30/2021	Office	4209038	33990	763	$0.39	$300.00
Southwest Market	Private	Lee	Fort Myers	FL	DEP	1/31/2023	Office	3700227	33931	1,749	$9.48	$16,580.52
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DFS	3/31/2023	Office	4300133	33907	8,296	$17.59	$145,926.64
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DFS	3/31/2023	Office	4300133	33907	2,083	$5.00	$10,415.00
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	Lehigh Acres	FL	DOH	3/31/2021 *	Medical Care	6400355	33973	3,570	$26.99	$96,354.30
Southwest Market	Private	Lee	Fort Myers	FL	FWCC	10/14/2021	Office	7700244	33901	1,997	$15.62	$31,193.14
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	FDC	4/30/2022	Office	7000871	32084	4,754	$19.75	$93,891.50
St. Lucie County	Private	St. Lucie	Port St. Lucie	FL	AG	3/31/2022	Office	1140073	34986	900	$22.03	$19,823.59
St. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DEP	4/30/2023	NOC	3700229	34945	992	$18.81	$18,659.52
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	FDC	10/24/2022	Office	7001062	34950	6,351	$21.00	$133,371.00
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDLE	2/28/2022	Office	7100263	34950	1,811	$25.89	$46,886.79
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2022	Office	6700016	34785	7,594	$19.99	$151,804.06
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	FDC	5/31/2023	Office	7001119	33513	3,212	$21.95	$70,503.40
Suwannee County	Private	Suwannee	Live Oak	FL	DJJ	5/31/2022	Office	8000337	32064	2,038	$21.50	$43,817.04
Suwannee County	Private	Suwannee	Live Oak	FL	DOE	1/31/2023	Office	4800879	32064	1,538	$25.40	$39,065.20
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2023	Office	4200488	32399	4,817	$18.94	$91,246.32

* Indicates leases whose contract has expired prior to 6/30/2021 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
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2022	Conditioned Storage	5903135	32301	4,000	$7.50	$30,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	2/28/2022	Office	4000077	32399	49,757	$24.00	$1,194,168.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2022	Office	4300195	32308	43,791	$22.57	$988,362.87
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	2/28/2023	Unconditioned Storage	8000295	32301	1,000	$7.00	$7,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DMA	09/24/2022	Office	6200065	32084	6,688	$17.94	$119,982.72
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	2/28/2023	Office	7300262	32304	34,809	$17.20	$598,714.80
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	4/30/2023	Office	7300341	32303	26,744	$23.39	$625,542.10
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2022	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	$7,800.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	5/9/2023	Unconditioned Storage	4500107	32311	350	$11.69	$4,091.50
Tallahassee Market	Private	Leon	Tallahassee	FL	FDLE	4/30/2022	Office	7100227	32308	23,993	$20.65	$495,455.45
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	6/30/2023	NOC	7100261	32310	13,500	$6.01	$81,135.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2022	Unconditioned Storage	7700188	32304	3,000	$5.51	$16,530.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	4/14/2022	Unconditioned Storage	7700234	32311	150	$7.79	$1,168.50
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2023	NOC	7700199	32310	7,607	$9.59	$72,951.13
Tampa Market	Private	Hillsborough	Tampa	FL	AHCA	4/30/2023	Office	6800075	33614	13,739	$24.50	$336,605.50
Tampa Market	Private	Hillsborough	Tampa	FL	DEA	3/31/2022	Office	6500051	33612	4,664	$20.50	$95,612.00
Tampa Market	Private	Pinellas	St. Petersburg	FL	DFS	2/28/2022	Office	4300147	33702	5,469	$18.51	$101,231.19
Tampa Market	Private	Hillsborough	Tampa	FL	DHSMV	8/31/2021	Office	7600554	33610	8,000	$24.13	$193,040.00
Tampa Market	Private	Pinellas	Clearwater	FL	DHSMV	7/31/2022	Office	7600423	33762	2,458	$20.10	$49,405.80
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	1/31/2023	Office	8000417	33619	10,695	$18.11	$193,686.45

* Indicates leases whose contract has expired prior to 6/30/2021 but remain on a month-to-month basis.

Appendix 1B – Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tampa Market	Private	Hillsborough	Tampa	FL	DOAH	2/28/2022	Office	7200160	33619	7,784	$26.47	$206,042.48
Tampa Market	Private	Pinellas	St. Petersburg	FL	DOE	9/30/2020 *	Office	4800743	33702	5,488	$19.50	$107,016.00
Tampa Market	Private	Hillsborough	Brandon	FL	DOE	9/30/2022	Office	4800827	33511	2,739	$20.27	$55,519.53
Tampa Market	Private	Hillsborough	Tampa	FL	DOH	4/30/2022	Office	6400374	33606	593	$6.24	$3,700.32
Tampa Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022	Office	7001125	33756	6,989	$26.36	$184,230.04
Tampa Market	Private	Pinellas	Pinellas Park	FL	FWCC	12/31/2022	Unconditioned Storage	7700218	33781	6,777	$9.22	$62,483.94
Taylor County	Government (Others) - DMS	Taylor	Perry	FL	DACS	2/28/2023	Unconditioned Storage	4200479	32347	12,711	$1.85	$23,515.35
Taylor County	Private	Taylor	Perry	FL	DJJ	7/31/2021	Office	8000071	32347	2,200	$12.00	$26,400.00
Taylor County	Private	Taylor	Perry	FL	FDC	1/31/2023	Office	7001129	32348	2,607	$16.50	$43,015.50
Wakulla County	Private	Wakulla	Crawfordville	FL	DCF	6/30/2022	Office	5903014	32327	1,412	$15.85	$22,380.20
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	4/30/2022	Office	5903123	32433	414	$8.77	$3,630.78
Washington County	Private	Washington	Chipley	FL	DCF	6/30/2022	Office	5903063	32428	4,950	$24.91	$123,304.50

* Indicates leases whose contract has expired prior to 6/30/2021 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
Baker County	Private	Baker	DJJ	8/31/2022	Office	8000317	525	$20.50	$10,762.50	No	No
Bradford County	Private	Bradford	DCF	10/31/2022	Office	5903050	2,700	$21.75	$58,725.00	No	No
Brevard County	Private	Brevard	DACS	6/30/2022	Office	4200456	951	$18.37	$17,469.87	No	No
Brevard County	Private	Brevard	DCF	4/30/2022	Office	5903130	21,507	$24.95	$536,599.65	No	No
Brevard County	Private	Brevard	DCF	8/31/2022	Office	5903129	2,059	$14.00	$28,826.04	No	No
Brevard County	Private	Brevard	DCF	4/30/2023	Office	5903068	8,372	$16.50	$138,138.00	No	No
Brevard County	Private	Brevard	DCF	6/30/2023	Office	5903037	1,242	$18.56	$23,051.52	No	No
Brevard County	Private	Brevard	DEA	2/28/2023	Office	6500031	1,976	$18.58	$36,714.08	No	No
Brevard County	Private	Brevard	DOE	9/30/2021	Office	4800854	1,584	$30.07	$47,630.88	No	No
Brevard County	Private	Brevard	DOR	6/30/2023	Office	7300370	4,999	$24.75	$123,725.25	No	No
Brevard County	Private	Brevard	FDC	9/30/2022	Office	7001101	9,300	$17.89	$166,377.00	No	No
Brevard County	Private	Brevard	FWCC	9/30/2022	NOC	7700243	1,965	$6.58	$12,929.70	No	No
Charlotte County	Private	Charlotte	FWCC	2/28/2022	Office	7700226	6,613	$24.69	$163,274.97	No	No
Citrus County	Government (Others) - DMS	Citrus	DACS	2/28/2023	Office	4200392	432	$16.00	$6,912.00	No	No
Clay County	Private	Clay	DCF	5/14/2023	Office	5903100	9,520	$23.70	$225,624.00	No	No
Clay County	Private	Clay	DFS	7/31/2022	Office	4300184	3,000	$7.56	$22,680.00	No	No
Collier County	Private	Collier	DCF	11/30/2021	Office	5903077	1,995	$30.30	$60,448.50	No	No
Collier County	Private	Collier	DCF	12/31/2021	Office	5903116	1,253	$24.39	$30,560.67	No	No
Collier County	Private	Collier	DCF	6/30/2022	Office	5903121	3,750	$30.03	$112,612.50	No	No
Collier County	Private	Collier	DJJ	7/31/2021	Office	8000264	813	$15.75	$12,804.75	No	No
Collier County	Private	Collier	DOE	6/30/2023	Office	4800647	618	$33.79	$20,882.22	No	No
Columbia County	Private	Columbia	AG	6/30/2023	Office	1140070	2,283	$18.19	$41,527.77	No	No
Columbia County	Private	Columbia	DCF	3/31/2023	Office	5903088	12,158	$20.65	$251,062.70	No	No
Columbia County	Private	Columbia	DOR	9/30/2022	Office	7300379	20,250	$23.67	$479,317.50	No	No
Columbia County	Private	Columbia	FDC	8/31/2022	Office	7001113	5,882	$19.95	$117,345.90	No	No
Daytona Market	Private	Volusia	DACS	2/28/2023	Office	4200427	960	$11.77	$11,299.20	Yes	Yes
DeSoto County	Private	DeSoto	DCF	2/28/2022	Office	5903120	3,830	$25.29	$96,860.70	No	No
DeSoto County	Private	DeSoto	DOE	7/31/2022	Office	4800803	976	$24.25	$23,668.00	No	No
Flagler County	Private	Flagler	DCF	11/30/2021	Office	5903115	4,614	$16.00	$73,824.00	No	No
Flagler County	Private	Flagler	FDC	8/31/2022	Office	7001009	3,246	$21.17	$68,717.82	No	No
Ft. Lauderdale Market	Private	Broward	DACS	3/31/2023	Office	4200468	1,925	$25.02	$48,163.50	Yes	No
Ft. Lauderdale Market	Private	Broward	DFS	6/30/2022	Office	4300196	7,891	$17.84	$140,775.44	Yes	No
Ft. Lauderdale Market	Private	Broward	DJJ	8/31/2021	Office	8000364	8,488	$29.04	$246,491.52	Yes	No
Ft. Lauderdale Market	Private	Broward	DOE	7/31/2021	Office	4800851	4,413	$32.49	$143,378.37	Yes	No
Ft. Lauderdale Market	Private	Broward	DOE	6/30/2022	Office	4800816	11,538	$27.61	$318,564.24	Yes	No
Ft. Lauderdale Market	Private	Broward	DOE	6/30/2022	Unconditioned Storage	4800825	332	$12.83	$4,259.56	Yes	No
Ft. Lauderdale Market	Private	Broward	DOH	11/30/2022	Medical care	6400396	4,999	$30.72	$153,569.28	Yes	Not Applicable
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2021	Office	7001200	8,251	$28.75	$237,216.25	Yes	No
Ft. Lauderdale Market	Private	Broward	FDC	12/31/2022	Office	7001136	6,284	$22.96	$144,280.64	Yes	No
Ft. Lauderdale Market	Government (Others) - DMS	Broward	FDLE	6/30/2023	Office	7109021	968	$0.00	$0.00	Yes	Not Applicable*
Gainesville Market	Private	Alachua	DBPR	6/30/2022	Office	7900095	7,623	$21.49	$163,818.27	Yes	No
Gainesville Market	Private	Alachua	DOAH	11/30/2022	Office	7200109	3,919	$19.50	$76,420.50	Yes	No
Gainesville Market	Private	Alachua	DOH	3/31/2022	Office	6400399	2,500	$26.48	$66,200.00	Yes	No
Gainesville Market	Private	Alachua	DOR	8/31/2022	Office	7300312	9,730	$25.08	$244,028.40	Yes	No
Gilchrist County	Private	Gilchrist	DJJ	4/30/2022	Office	8000140	1,751	$17.50	$30,642.50	No	No
Greater Miami Market	Private	Miami-Dade	DACS	8/31/2022	Office	4200485	2,943	$21.75	$64,010.25	Yes	No
Greater Miami Market	Private	Miami-Dade	DACS	9/30/2022	Office	4200459	11,290	$37.73	$425,971.70	Yes	No
Greater Miami Market	Private	Miami-Dade	DBPR	4/30/2022	Office	7900104	18,454	$36.24	$668,772.96	Yes	No
Greater Miami Market	Government (Others) - DMS	Miami-Dade	DBPR	10/31/2022	Office	7909033	75	$17.13	$1,284.72	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
Greater Miami Market	Private	Miami-Dade	DCF	7/31/2021	Office	5903119	18,011	$27.58	$496,743.38	Yes	No
Greater Miami Market	Private	Miami-Dade	DCF	2/28/2022	Unconditioned Storage	5902991	3,020	$15.68	$47,353.60	Yes	No
Greater Miami Market	Private	Miami-Dade	DCF	11/30/2022	Office	5902951	1,342	$11.00	$14,762.00	Yes	No
Greater Miami Market	Government (Others) - DMS	Miami-Dade	DCF	3/31/2023	Office	5909046	12,066	$0.00	$0.00	Yes	Not Applicable*
Greater Miami Market	Private	Miami-Dade	DHSMV	2/28/2023	Office	7600526	16,006	$43.36	$694,020.16	Yes	No
Greater Miami Market	Private	Miami-Dade	DJJ	2/28/2022	Office	8000411	5,733	$32.72	$187,583.76	Yes	No
Greater Miami Market	Private	Miami-Dade	DJJ	4/30/2022	Office	8000413	10,529	$18.50	$194,786.50	Yes	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	$32.23	$285,461.11	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	9/30/2022	Office	4800773	2,922	$30.25	$88,390.50	Yes	No
Greater Miami Market	Private	Miami-Dade	DOE	2/28/2023	Office	4800778	3,500	$26.00	$91,000.00	Yes	No
Greater Miami Market	Private	Miami-Dade	DOH	9/30/2022	Medical care	6400307	3,600	$24.79	$89,244.00	Yes	Not Applicable
Greater Miami Market	Private	Miami-Dade	DOR	3/31/2023	Office	7300362	33,399	$30.42	$1,015,997.00	Yes	No
Greater Miami Market	Private	Miami-Dade	PSC	7/31/2022	Office	6100025	2,779	$29.23	$81,230.17	Yes	No
Hardee County	Government (Others) - DMS	Hardee	DBPR	12/31/2022	Office	7900092	730	$15.00	$10,950.00	No	No
Hardee County	Private	Hardee	DCF	10/31/2021	Office	5903096	1,750	$19.91	$34,842.50	No	No
Hendry County	Private	Hendry	DJJ	5/31/2022	Office	8000369	826	$20.93	$17,288.18	No	No
Hendry County	Private	Hendry	DOE	10/31/2021	Office	4800826	816	$19.98	$16,303.68	No	No
Hernando County	Government (Others) - DMS	Hernando	DACS	12/31/2021	NOC	4200426	1,237	$3.15	$3,896.55	No	No
Hernando County	Private	Hernando	FDLE	6/30/2022	Office	7100240	2,831	$12.00	$33,972.00	No	No
Hernando County	Government (Others) - DMS	Hernando	FDLE	11/30/2022	NOC	7100266	3,900	$4.62	$18,018.00	No	No
Highlands County	Private	Highlands	FDLE	10/31/2022	Office	7100260	4,800	$18.55	$89,040.00	No	No
Holmes County	Private	Holmes	DACS	4/30/2023	Office	4200491	720	$5.00	$3,600.00	No	No
Holmes County	Private	Holmes	DCF	6/30/2022	Office	5903053	4,315	$23.44	$101,143.56	No	No
Indian River County	Private	Indian River	DACS	8/14/2022	Office	4200464	2,495	$19.17	$47,829.15	No	No
Indian River County	Private	Indian River	DACS	10/31/2022	Office	4200440	3,645	$16.17	$58,939.65	No	No
Indian River County	Private	Indian River	DCF	2/28/2022	Office	5903001	2,709	$19.63	$53,177.67	No	No
Indian River County	Other Government	Indian River	FWCC	12/31/2021	Office	7709016	330	$0.00	$0.00	No	Not Applicable*
Jackson County	Government (Others) - DMS	Jackson	DACS	12/31/2022	Office	4209039	748	$0.00	$0.00	No	Not Applicable*
Jackson County	Private	Jackson	DJJ	8/31/2022	Office	8000377	4,457	$13.68	$60,971.76	No	No
Jackson County	Government (Others) - DMS	Jackson	DOE	9/6/2022	Food Services	4809425	740	$0.00	$0.00	No	Not Applicable*
Jackson County	Government (Others) - DMS	Jackson	FDLE	12/31/2021	Office	7100244	393	$14.75	$5,796.75	No	No
Jacksonville Market	Private	Duval	DACS	6/30/2023	Office	4200432	4,378	$20.16	$88,260.48	Yes	No
Jacksonville Market	Private	Duval	DBPR	3/31/2022	Office	7900094	13,066	$18.50	$241,721.00	Yes	No
Jacksonville Market	Private	Duval	DEA	12/31/2021	Office	6500049	3,985	$17.50	$69,737.49	Yes	No
Jacksonville Market	Private	Duval	DJJ	5/31/2022	Office	8000311	18,668	$20.78	$387,921.04	Yes	No
Jacksonville Market	Private	Duval	DJJ	10/31/2022	Office	8000403	2,804	$17.00	$47,668.00	Yes	No
Jacksonville Market	Private	Duval	DLA	9/30/2022	Office	4100095	13,385	$21.79	$291,659.15	Yes	No
Jacksonville Market	Private	Duval	DOE	5/31/2023	Office	4800877	14,561	$14.75	$214,774.80	Yes	No
Jacksonville Market	Private	Duval	DOH	10/31/2021	Office	6400380	32,857	$17.50	$574,997.50	Yes	No
Jacksonville Market	Private	Duval	DOH	9/30/2022	Office	6400308	43,576	$22.05	$960,850.80	Yes	No
Jacksonville Market	Private	Duval	FWCC	3/31/2023	Office	7700237	4,995	$19.68	$98,301.60	Yes	No
Jefferson County	Government (Others) - DMS	Jefferson	DACS	6/14/2022	Office	4200335	96	$15.63	$1,500.48	No	No
Lake County	Private	Lake	DOE	5/31/2023	Office	4800880	2,160	$21.57	$46,591.20	No	No
Levy County	Government (Others) - DMS	Levy	FWCC	11/30/2021	Office	7700251	650	$22.15	$14,397.50	No	No
Madison County	Private	Madison	DCF	11/30/2022	Office	5903044	2,600	$18.50	$48,099.99	No	No
Manatee County	Private	Manatee	DACS	2/28/2022	Office	4200474	2,047	$18.45	$37,767.15	No	No
Manatee County	Private	Manatee	DBPR	6/30/2023	Office	7909034	120	$0.00	$0.00	No	Not Applicable*
Manatee County	Private	Manatee	DJJ	3/31/2023	Office	8000380	11,499	$22.70	$261,027.30	No	No

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Manatee County	Private	Manatee	DOAH	3/31/2023	Office	7200132	3,827	$19.00	$72,713.00	No	No
Marion County	Government (Others) - DMS	Marion	DACS	3/31/2023	NOC	4200477	4,682	$5.82	$27,249.24	No	No
Marion County	Private	Marion	DCF	10/31/2021	Office	5903103	36,514	$20.00	$730,280.00	No	No
Marion County	Government (Others) - DMS	Marion	FWCC	3/31/2022	Office	7700229	8,340	$10.50	$87,570.00	No	No
Marion County	Government (Others) - DMS	Marion	FWCC	3/31/2023	NOC	7700179	3,396	$5.82	$19,764.72	No	No
Martin County	Private	Martin	DCF	9/30/2021	Office	5903122	4,100	$25.39	$104,099.00	No	No
Martin County	Private	Martin	FDC	5/31/2023	Office	7001137	5,598	$30.74	$172,082.52	No	No
Monroe County	Government (Others) - DMS	Monroe	DCF	4/30/2022	Office	5909079	500	$0.00	$0.00	No	Not Applicable*
Monroe County	Government (Others) - DMS	Monroe	DJJ	10/31/2022	Office	8000266	2,525	$22.45	$56,686.25	No	No
Monroe County	Private	Monroe	DJJ	10/31/2022	Office	8000270	1,400	$23.00	$32,200.00	No	No
Monroe County	Private	Monroe	FDC	6/30/2023	Office	7000662	1,859	$26.37	$49,021.83	No	No
Non-FL County	Private	Non-FL Cnty	DACS	3/31/2022	Office	4200503	120	$120.00	$14,400.00	No	No
Non-FL County	Private	Non-FL Cnty	DOR	5/31/2022	Office	7300393	10,602	$23.35	$247,556.70	No	No
Non-FL County	Private	Non-FL Cnty	DOR	6/30/2023	Office	7300270	5,242	$29.76	$156,001.92	No	No
Okaloosa County	Private	Okaloosa	DCF	3/31/2022	Office	5903107	4,753	$21.95	$104,328.30	No	No
Okaloosa County	Private	Okaloosa	DCF	3/31/2023	Office	5903113	11,948	$25.25	$301,687.00	No	No
Okaloosa County	Private	Okaloosa	DFS	2/14/2022	Office	4300176	2,117	$17.50	$37,047.50	No	No
Okeechobee County	Private	Okeechobee	DACS	4/30/2023	Office	4200489	1,192	$16.48	$19,644.16	No	No
Okeechobee County	Private	Okeechobee	DJJ	8/31/2022	Office	8000388	1,940	$18.50	$35,890.00	No	No
Orlando Market	Private	Orange	DCF	9/30/2022	Office	5902891	712	$25.85	$18,405.20	Yes	Yes
Orlando Market	Private	Orange	DEP	9/30/2022	Office	3700223	27,612	$21.00	$579,852.00	Yes	No
Orlando Market	Private	Orange	DLA	3/31/2022	Office	4100133	21,176	$29.20	$618,339.20	Yes	No
Orlando Market	Private	Orange	DMA	9/30/2021	Office	6200046	1,200	$35.00	$42,000.00	Yes	Yes
Orlando Market	Government (Others) - DMS	Orange	DOE	12/31/2022	Food Services	4809060	100	$0.00	$0.00	Yes	Not Applicable*
Orlando Market	Private	Orange	EOG	1/31/2022	Unconditioned Storage	3100082	187,196	$15.15	$2,836,019.40	Yes	No
Orlando Market	Private	Orange	FDC	9/22/2022	Office	7000964	9,773	$17.60	$172,004.70	Yes	No
Orlando Market	Private	Orange	FDC	10/7/2022	Office	7000963	7,053	$17.60	$124,132.80	Yes	No
Orlando Market	Private	Orange	FDLE	11/30/2022	Unconditioned Storage	7100255	26,000	$13.80	$358,800.00	Yes	No
Orlando Market	Private	Orange	FWCC	3/31/2023	Office	7700211	4,642	$20.49	$95,114.58	Yes	No
Orlando Market	Private	Orange	Lottery	1/31/2023	Office	3600691	7,438	$32.41	$241,065.58	Yes	No
Osceola County	Private	Osceola	DCF	7/31/2021	Office	5903052	1,972	$14.50	$28,593.96	No	No
Osceola County	Private	Osceola	DCF	3/31/2023	Office	5903083	7,886	$28.60	$225,539.60	No	No
Osceola County	Private	Osceola	DCF	5/31/2023	Office	5903084	7,518	$19.80	$148,856.40	No	No
Palm Beach Market	Private	Palm Beach	AG	4/30/2023	Office	1140072	1,785	$30.46	$54,371.10	Yes	No
Palm Beach Market	Private	Palm Beach	DACS	2/28/2022	Office	4200457	985	$14.77	$14,548.64	Yes	No
Palm Beach Market	Private	Palm Beach	DACS	2/28/2023	Office	4200435	1,255	$27.18	$34,110.90	Yes	No
Palm Beach Market	Private	Palm Beach	DACS	4/30/2023	Office	4200501	1,258	$32.02	$40,281.16	Yes	No
Palm Beach Market	Private	Palm Beach	DCF	11/30/2022	Office	5903045	21,047	$22.56	$474,820.32	Yes	No
Palm Beach Market	Private	Palm Beach	DEA	3/31/2023	Office	6500057	3,387	$22.95	$77,731.65	Yes	No
Palm Beach Market	Private	Palm Beach	DFS	3/31/2023	Office	4300181	28,792	$25.00	$719,800.00	Yes	No
Palm Beach Market	Private	Palm Beach	DHSMV	6/30/2023	NOC	7600538	1,003	$8.69	$8,716.07	Yes	Not Applicable
Palm Beach Market	Private	Palm Beach	DLA	1/31/2022	Office	4100140	26,212	$33.89	$888,324.60	Yes	No
Palm Beach Market	Private	Palm Beach	DOAH	3/31/2023	Office	7200163	7,989	$35.00	$279,615.00	Yes	No
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOE	3/31/2023	Office	4800871	10,733	$24.00	$257,592.00	Yes	No
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOH	2/28/2023	Office	6400409	10,857	$22.12	$240,156.84	Yes	No
Palm Beach Market	Government (Others) - DMS	Palm Beach	FDLE	12/31/2021	Office	7100254	2,600	$9.09	$23,634.00	Yes	No
Panama City Market	Private	Bay	DCF	1/30/2022	Office	5903025	910	$24.13	$21,958.30	No	No
Panama City Market	Private	Bay	DCF	1/31/2022	Office	5903041	13,555	$24.20	$328,031.04	No	No
Panama City Market	Private	Bay	DCF	3/31/2022	Office	5903127	10,295	$24.21	$249,241.95	No	No

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Panama City Market	Private	Bay	DEP	10/31/2022	Office	3700226	3,200	$12.10	$38,720.00	No	No
Panama City Market	Private	Bay	DFS	10/31/2021	Office	4300174	1,926	$26.92	$51,847.92	No	No
Panama City Market	Government (Others) - DMS	Bay	FDLE	5/31/2022	Office	7100267	1,414	$10.00	$14,139.99	No	No
Pensacola Market	Private	Escambia	DCF	9/30/2021	Office	5903039	19,813	$21.50	$425,979.50	Yes	No
Pensacola Market	Private	Escambia	DJJ	2/28/2023	Office	8000350	7,179	$21.32	$153,056.28	Yes	No
Pensacola Market	Private	Escambia	DOAH	4/30/2022	Office	7200149	3,999	$20.25	$80,979.75	Yes	Yes
Pensacola Market	Private	Escambia	EOG	12/31/2021	Conditioned Storage	3100058	39,863	$9.03	$359,962.89	Yes	No
Pensacola Market	Private	Escambia	FDC	8/31/2022	Office	7001132	7,337	$21.50	$157,745.50	Yes	No
Pensacola Market	Private	Escambia	FDLE	9/30/2022	Unconditioned Storage	7100259	3,500	$9.51	$33,285.00	Yes	No
Pensacola Market	Private	Escambia	FDLE	1/31/2023	Office	7100265	30,620	$37.25	$1,140,595.00	Yes	No
Pensacola Market	Private	Escambia	Lottery	11/18/2022	Office	3600690	6,195	$17.00	$105,315.00	Yes	No
Polk County	Private	Polk	DJJ	9/30/2022	Office	8000409	3,000	$17.75	$53,250.00	Yes	Yes
Polk County	Private	Polk	DOAH	5/31/2023	Office	7200168	3,973	$25.00	$99,325.00	Yes	Yes
Polk County	Private	Polk	EOG	10/4/2021	Conditioned Storage	3100056	189,842	$7.00	$1,328,894.00	Yes	No
Polk County	Private	Polk	FDLE	6/30/2022	Office	7100241	2,400	$14.75	$35,400.00	Yes	Yes
Putnam County	Private	Putnam	DCF	1/28/2023	Office	5903064	5,456	$21.31	$116,267.40	No	No
Putnam County	Government (Others) - DMS	Putnam	FWCC	12/31/2021	Labs	7709018	60	$0.00	$0.00	No	Not Applicable*
Santa Rosa County	Private	Santa Rosa	DCF	2/28/2022	Office	5903036	4,289	$16.25	$69,696.24	No	No
Santa Rosa County	Private	Santa Rosa	DCF	3/31/2023	Office	5902966	1,318	$21.31	$28,086.58	No	No
Sarasota County	Private	Sarasota	DACS	12/31/2022	Office	4200482	4,844	$25.95	$125,701.80	No	No
Seminole County	Private	Seminole	DFS	4/30/2022	Unconditioned Storage	4300185	2,160	$9.23	$19,936.80	No	No
Seminole County	Private	Seminole	DJJ	10/31/2022	Office	8000376	6,529	$22.50	$146,902.50	No	No
Seminole County	Private	Seminole	DOE	9/30/2021	Office	4800819	1,242	$26.00	$32,292.00	No	No
Seminole County	Private	Seminole	FDC	5/31/2022	Office	7001107	8,100	$22.00	$178,200.00	No	No
Southwest Market	Private	Lee	AG	2/28/2023	Office	1140069	1,124	$19.67	$22,109.08	Yes	Yes
Southwest Market	Government (Others) - DMS	Lee	DACS	9/30/2021	Office	4209038	763	$0.39	$300.00	Yes	Yes
Southwest Market	Private	Lee	DEP	1/31/2023	Office	3700227	1,749	$9.48	$16,580.52	Yes	No
Southwest Market	Government (Others) - DMS	Lee	DFS	3/31/2023	Office	4300133	2,083	$5.00	$10,415.00	Yes	No
Southwest Market	Government (Others) - DMS	Lee	DFS	3/31/2023	Office	4300133	8,296	$17.59	$145,926.64	Yes	No
Southwest Market	Private	Lee	DJJ	11/30/2021	Office	8000327	2,325	$17.00	$39,525.00	Yes	No
Southwest Market	Private	Lee	FWCC	10/14/2021	Office	7700244	1,997	$15.62	$31,193.14	Yes	No
St. Johns County	Government (Others) - DMS	St. Johns	FDC	4/30/2022	Office	7000871	4,754	$19.75	$93,891.50	No	No
St. Lucie County	Private	St. Lucie	AG	3/31/2022	Office	1140073	900	$22.03	$19,823.59	Yes	No
St. Lucie County	Government (Others) - DMS	St. Lucie	DEP	4/30/2023	NOC	3700229	992	$18.81	$18,659.52	Yes	Not Applicable
St. Lucie County	Private	St. Lucie	FDC	3/31/2022	Office	7001194	5,920	$15.92	$94,246.40	Yes	No
St. Lucie County	Private	St. Lucie	FDC	10/24/2022	Office	7001062	6,351	$21.00	$133,371.00	Yes	No
St. Lucie County	Private	St. Lucie	FDLE	2/28/2022	Office	7100263	1,811	$25.89	$46,886.79	Yes	No
Sumter County	Private	Sumter	APD	6/30/2022	Office	6700016	7,594	$19.99	$151,804.06	No	No
Sumter County	Private	Sumter	FDC	5/31/2023	Office	7001119	3,212	$21.95	$70,503.40	No	No
Suwanee County	Private	Suwannee	DJJ	5/31/2022	Office	8000337	2,038	$21.50	$43,817.04	No	No
Suwanee County	Private	Suwannee	DOE	1/31/2023	Office	4800879	1,538	$25.40	$39,065.20	No	No
Tallahassee Market	Private	Leon	DACS	6/30/2023	Office	4200488	4,817	$18.94	$91,246.32	Yes	Yes
Tallahassee Market	Private	Leon	DCF	5/31/2022	Conditioned Storage	5903135	4,000	$7.50	$30,000.00	Yes	No
Tallahassee Market	Private	Leon	DEO	2/28/2022	Office	4000077	49,757	$24.00	$1,194,168.00	Yes	No
Tallahassee Market	Private	Leon	DFS	4/30/2022	Office	4300195	43,791	$22.57	$988,362.87	Yes	No
Tallahassee Market	Private	Leon	DJJ	2/28/2023	Unconditioned Storage	8000295	1,000	$7.00	$7,000.00	Yes	Yes
Tallahassee Market	Private	Leon	DMA	9/24/2022	Office	6200065	6,688	$17.94	$119,982.72	Yes	Yes
Tallahassee Market	Private	Leon	DOR	2/28/2023	Office	7300262	34,809	$17.20	$598,714.80	Yes	No
Tallahassee Market	Private	Leon	DOR	4/30/2023	Office	7300341	26,744	$23.39	$625,542.10	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
Tallahassee Market	Private	Leon	DOS	1/8/2022	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	$7,800.00	Yes	Yes
Tallahassee Market	Private	Leon	DOS	5/9/2023	Unconditioned Storage	4500107	350	$11.69	$4,091.50	Yes	Yes
Tallahassee Market	Private	Leon	FDLE	4/30/2022	Office	7100227	23,993	$20.65	$495,455.45	Yes	Yes
Tallahassee Market	Government (Others) - DMS	Leon	FDLE	6/30/2023	NOC	7100261	13,500	$6.01	$81,135.00	Yes	Not Applicable
Tallahassee Market	Private	Leon	FWCC	3/31/2022	Unconditioned Storage	7700188	3,000	$5.51	$16,530.00	Yes	Yes
Tallahassee Market	Private	Leon	FWCC	4/14/2022	Unconditioned Storage	7700234	150	$7.79	$1,168.50	Yes	Yes
Tallahassee Market	Private	Leon	FWCC	6/30/2023	NOC	7700199	7,607	$9.59	$72,951.13	Yes	Not Applicable
Tampa Market	Private	Hillsborough	AHCA	4/30/2023	Office	6800075	13,739	$24.50	$336,605.50	Yes	No
Tampa Market	Private	Hillsborough	DEA	3/31/2022	Office	6500051	4,664	$20.50	$95,612.00	Yes	Yes
Tampa Market	Private	Pinellas	DFS	2/28/2022	Office	4300147	5,469	$18.51	$101,231.19	Yes	No
Tampa Market	Private	Hillsborough	DHSMV	8/31/2021	Office	7600554	8,000	$24.13	$193,040.00	Yes	No
Tampa Market	Private	Pinellas	DHSMV	7/31/2022	Office	7600423	2,458	$20.10	$49,405.80	Yes	No
Tampa Market	Private	Hillsborough	DJJ	1/31/2023	Office	8000417	10,695	$18.11	$193,686.45	Yes	No
Tampa Market	Private	Hillsborough	DOAH	2/28/2022	Office	7200160	7,784	$26.47	$206,042.48	Yes	No
Tampa Market	Private	Hillsborough	DOE	9/30/2022	Office	4800827	2,739	$20.27	$55,519.53	Yes	Yes
Tampa Market	Private	Hillsborough	DOH	4/30/2022	Office	6400374	593	$6.24	$3,700.32	Yes	Yes
Tampa Market	Private	Pinellas	FDC	6/30/2022	Office	7001125	6,989	$26.36	$184,230.04	Yes	No
Tampa Market	Private	Pinellas	FWCC	12/31/2022	Unconditioned Storage	7700218	6,777	$9.22	$62,483.94	Yes	No
Taylor County	Government (Others) - DMS	Taylor	DACS	2/28/2023	Unconditioned Storage	4200479	12,711	$1.85	$23,515.35	No	No
Taylor County	Private	Taylor	DJJ	7/31/2021	Office	8000071	2,200	$12.00	$26,400.00	No	No
Taylor County	Private	Taylor	FDC	1/31/2023	Office	7001129	2,607	$16.50	$43,015.50	No	No
Wakulla County	Private	Wakulla	DCF	6/30/2022	Office	5903014	1,412	$15.85	$22,380.20	No	No
Wakulla County	Private	Wakulla	DJJ	7/31/2021	Office	8000365	665	$14.77	$9,822.05	No	No
Walton County	Private	Walton	DCF	4/30/2022	Office	5903123	414	$8.77	$3,630.78	No	No
Washington County	Private	Washington	DCF	6/30/2022	Office	5903063	4,950	$24.91	$123,304.50	No	No

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

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

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	$18.19	$41,527.77
Tampa Market	Private	Hillsborough	Tampa	FL	AHCA	4/30/2023	Office	6800075	33614	13,739	$24.50	$336,605.50
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	$37.73	$425,971.70
Indian River County	Private	Indian River	Vero Beach	FL	DACS	10/31/2022	Office	4200440	32966	3,645	$16.17	$58,939.65
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	$20.16	$88,260.48
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2023	Office	4200488	32399	4,817	$18.94	$91,246.32
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DACS	10/31/2023	Office	4200466	32547	3,394	$20.94	$71,070.36
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	11/30/2023	Office	4200437	34974	3,525	$19.66	$69,301.50
Brevard County	Private	Brevard	Titusville	FL	DCF	8/31/2022	Office	5903129	32780	2,059	$14.00	$28,826.04
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	$18.50	$48,099.99
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2022	Office	5903045	33404	21,047	$22.56	$474,820.32
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2023	Office	5903064	32177	5,456	$21.31	$116,267.40
Columbia County	Private	Columbia	Lake City	FL	DCF	03/31/2023	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
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2023	Office	5903068	32907	8,372	$16.50	$138,138.00
Clay County	Private	Clay	Orange Park	FL	DCF	5/14/2023	Office	5903100	32303	9,520	$23.70	$225,624.00
Osceola County	Private	Osceola	Kissimmee	FL	DCF	5/31/2023	Office	5903084	34741	7,518	$19.80	$148,856.40
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2023	Office	5902993	33177	4,418	$31.10	$137,399.80

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Greater Miami Market	Private	Miami-Dade	Miami	FL	DCF	7/31/2023	Office	5902973	33177	5,020	$31.10	$156,122.00
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2023	Office	5903074	33040	3,507	$33.10	$116,081.70
Seminole County	Private	Seminole	Altamonte Springs	FL	DCF	8/31/2023	Office	5903140	32714	2,150	$20.95	$45,042.50
Okaloosa County	Private	Okaloosa	Niceville	FL	DCF	10/31/2023	Office	5903086	32588	2,809	$7.63	$21,432.67
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2024	Office	5903082	32720	7,700	$20.98	$161,546.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	1/31/2024	Office	5903125	32303	9,702	$21.40	$207,622.80
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2024	Office	5903150	32609	26,600	$18.04	$479,864.00
Lake County	Private	Lake	Tavares	FL	DCF	3/31/2024	Office	5903143	32778	15,000	$22.00	$330,000.00
Levy County	Private	Levy	Chiefland	FL	DCF	3/31/2024	Office	5903085	32644	4,756	$16.00	$76,096.00
Polk County	Private	Polk	Lake Wales	FL	DCF	3/31/2024	Office	5902539	33853	7,422	$22.29	$165,436.38
Charlotte County	Private	Charlotte	Port Charlotte	FL	DCF	5/31/2024	Office	5903142	33948	3,189	$28.25	$90,089.25
Manatee County	Private	Manatee	Bradenton	FL	DCF	5/31/2024	Office	5903065	34205	3,500	$26.27	$91,945.00
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2024	Office	5903102	32064	2,761	$23.17	$63,972.37
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DEA	3/31/2023	Office	6500057	33407	3,387	$22.95	$77,731.65
Santa Rosa County	Private	Santa Rosa	Gulf Breeze	FL	DEA	8/31/2023	Office	6500066	32561	3,102	$23.28	$72,214.56
Marion County	Private	Marion	Ocala	FL	DEA	12/31/2023	Office	6500043	34470	3,150	$21.97	$69,205.56
Orlando Market	Private	Orange	Orlando	FL	DEP	9/30/2022	Office	3700223	32803	27,612	$21.00	$579,852.00
Panama City Market	Private	Bay	Panama City	FL	DEP	10/31/2022	Office	3700226	32401	3,200	$12.10	$38,720.00
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	$25.00	$719,800.00
Santa Rosa County	Private	Santa Rosa	Pace	FL	DFS	10/31/2023	Conditioned Storage	4300192	32571	4,000	$11.14	$44,560.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2023	Office	4300191	32303	19,285	$17.25	$332,666.25

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

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
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2024	Office	4300158	33859	7,976	$17.09	$136,309.84
Greater Miami Market	Private	Miami-Dade	Doral	FL	DFS	5/31/2024	Office	4300193	33166	3,572	$37.45	$133,771.40
Tampa Market	Private	Pinellas	Clearwater	FL	DHSMV	7/31/2022	Office	7600423	33762	2,458	$20.10	$49,405.80
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	2/28/2023	Office	7600526	33144	16,006	$43.36	$694,020.16
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	8/19/2023	Office	7600504	33147	6,236	$29.83	$186,019.88
Ft. Lauderdale Market	Private	Broward	Margate	FL	DHSMV	10/30/2023	Office	7600532	33063	10,943	$33.96	$371,624.28
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	5/31/2024	Office	7600521	33166	4,999	$40.00	$199,960.00
Jackson County	Private	Jackson	Marianna	FL	DJJ	8/31/2022	Office	8000377	32448	4,457	$13.68	$60,971.76
Polk County	Private	Polk	Bartow	FL	DJJ	9/30/2022	Office	8000409	33830	3,000	$17.75	$53,250.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2022	Office	8000403	32207	2,804	$17.00	$47,668.00
Seminole County	Private	Seminole	Sanford	FL	DJJ	10/31/2022	Office	8000376	32773	6,529	$22.50	$146,902.50
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	1/31/2023	Office	8000417	33619	10,695	$18.11	$193,686.45
Pensacola Market	Private	Escambia	Pensacola	FL	DJJ	2/28/2023	Office	8000350	32501	7,179	$21.32	$153,056.28
Manatee County	Private	Manatee	Bradenton	FL	DJJ	3/31/2023	Office	8000380	34208	11,499	$22.70	$261,027.30
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DJJ	7/31/2023	Office	8000293	32547	4,999	$24.18	$120,875.82
Okaloosa County	Private	Okaloosa	Crestview	FL	DJJ	7/31/2023	Office	8000396	32536	2,967	$22.95	$68,092.68
Southwest Market	Private	Lee	Cape Coral	FL	DJJ	9/30/2023	Office	8000418	33904	2,951	$25.00	$73,775.00
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2023	Office	8000349	32097	2,200	$23.97	$52,734.00
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DJJ	1/31/2024	Office	8000421	33406	6,626	$29.42	$194,936.92
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2024	Office	8000426	33830	11,362	$19.60	$222,695.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DLA	9/30/2022	Office	4100095	32207	13,385	$21.79	$291,659.15
Tallahassee Market	Private	Leon	Tallahassee	FL	DMA	09/24/2022	Office	6200065	32084	6,688	$17.94	$119,982.72
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2023	Office	6200062	32780	7,088	$7.91	$56,096.63

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Gainesville Market	Private	Alachua	Gainesville	FL	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
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2024	Office	7200122	32118	2,909	$18.54	$53,932.86
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	9/30/2022	Office	4800773	33166	2,922	$30.25	$88,390.50
Tampa Market	Private	Hillsborough	Brandon	FL	DOE	9/30/2022	Office	4800827	33511	2,739	$20.27	$55,519.53
Greater Miami Market	Private	Miami-Dade	Miami Gardens	FL	DOE	2/28/2023	Office	4800778	33169	3,500	$26.00	$91,000.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	5/31/2023	Office	4800877	32207	14,561	$14.75	$214,774.80
Lake County	Private	Lake	Leesburg	FL	DOE	5/31/2023	Office	4800880	34788	2,160	$21.57	$46,591.20
Manatee County	Private	Manatee	Palmetto	FL	DOE	7/31/2023	Office	4800790	34221	6,233	$19.50	$121,543.50
Polk County	Private	Polk	Lakeland	FL	DOE	7/31/2023	Office	4800769	33801	2,265	$26.00	$58,890.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2024	Office	4800786	33126	8,629	$34.00	$293,386.00
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/29/2024	Office	4800794	32922	3,420	$22.27	$76,163.40
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2024	Office	4800774	32904	3,402	$23.11	$78,620.22
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DOE	5/31/2024	Office	4800797	33487	3,451	$22.96	$79,234.96
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2024	Office	4800852	34787	3,818	$28.00	$106,904.00
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2024	Office	4800782	32086	3,500	$29.00	$101,500.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	9/30/2022	Office	6400308	32207	43,576	$22.05	$960,850.80
Orlando Market	Private	Orange	Orlando	FL	DOH	7/31/2023	Conditioned Storage	6400406	32811	4,988	$15.32	$76,416.16

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	7/31/2023	Office	6400405	33971	4,800	$13.95	$66,960.00
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/29/2024	Office	6400336	33166	4,862	$36.60	$177,949.20
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2022	Office	7300312	32653	9,730	$25.08	$244,028.40
Columbia County	Private	Columbia	Lake City	FL	DOR	9/30/2022	Office	7300379	32055	20,250	$23.67	$479,317.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	2/28/2023	Office	7300262	32304	34,809	$17.20	$598,714.80
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	3/31/2023	Office	7300362	33126	33,399	$30.42	$1,015,997.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	4/30/2023	Office	7300341	32303	26,744	$23.39	$625,542.10
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2023	Office	7300370	32940	4,999	$24.75	$123,725.25
Non-FL Cnty County	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	$29.76	$156,001.92
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOR	8/31/2023	Office	7300374	33065	21,723	$32.00	$695,136.00
Tampa Market	Private	Hillsborough	Tampa	FL	DOR	8/31/2023	Office	7300405	33619	36,591	$21.50	$786,706.50
Pasco County	Private	Pasco	Holiday	FL	DOR	9/30/2023	Office	7300371	34690	8,882	$19.00	$168,758.00
Jackson County	Private	Jackson	Marianna	FL	DOR	10/31/2023	Office	7300351	32446	11,863	$20.95	$248,529.85
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	3/31/2024	Office	7300396	32303	3,574	$27.70	$98,999.76
Hernando County	Private	Hernando	Brooksville	FL	DOR	6/30/2024	Office	7300267	34601	4,981	$28.00	$139,468.00
Pensacola Market	Private	Escambia	Pensacola	FL	DOR	6/30/2024	Office	7300392	32504	27,660	$28.35	$784,161.00
Columbia County	Private	Columbia	Lake City	FL	FDC	8/31/2022	Office	7001113	32055	5,882	$19.95	$117,345.90
Flagler County	Private	Flagler	Bunnell	FL	FDC	8/31/2022	Office	7001009	32110	3,246	$21.17	$68,717.82
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	$172,004.70
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

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

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
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
Charlotte County	Private	Charlotte	Punta Gorda	FL	FDC	7/31/2023	Office	7001128	33950	4,475	$26.85	$120,153.75
Okaloosa County	Private	Okaloosa	Crestview	FL	FDC	12/31/2023	Office	7001036	32536	4,300	$19.77	$85,011.00
Sarasota County	Private	Sarasota	Osprey	FL	FDC	12/31/2023	Office	7001134	34229	4,102	$25.00	$102,550.00
Nassau County	Private	Nassau	Yulee	FL	FDC	1/31/2024	Office	7000935	32097	2,340	$21.00	$49,140.00
Madison County	Private	Madison	Madison	FL	FDC	4/30/2024	Office	7001156	32340	2,943	$19.50	$57,388.50
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	4/30/2024	Office	7001183	33409	4,584	$36.00	$165,024.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	5/31/2024	Office	7001142	34234	5,540	$23.50	$130,190.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	5/31/2024	Office	7001135	33617	9,757	$20.00	$195,140.00
Tampa Market	Private	Hillsborough	Gibsonton	FL	FDC	5/31/2024	Office	7001140	33534	4,870	$22.50	$109,575.00
Brevard County	Private	Brevard	Cocoa	FL	FDC	6/30/2024	Office	7001131	32922	7,537	$26.75	$201,614.75
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2022	Unconditioned Storage	7100259	32514	3,500	$9.51	$33,285.00
Highlands County	Private	Highlands	Sebring	FL	FDLE	10/31/2022	Office	7100260	33870	4,800	$18.55	$89,040.00
Orlando Market	Private	Orange	Orlando	FL	FDLE	11/30/2022	Unconditioned Storage	7100255	32804	26,000	$13.80	$358,800.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	1/31/2023	Office	7100265	32501	30,620	$37.25	$1,140,595.00
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	FDLE	8/31/2023	Office	7100257	33326	4,257	$31.52	$134,180.64
Tampa Market	Private	Pinellas	Pinellas Park	FL	FWCC	12/31/2022	Unconditioned Storage	7700218	33781	6,777	$9.22	$62,483.94
Jacksonville Market	Private	Duval	Jacksonville	FL	FWCC	3/31/2023	Office	7700237	32211	4,995	$19.68	$98,301.60
Orlando Market	Private	Orange	Orlando	FL	FWCC	3/31/2023	Office	7700211	32812	4,642	$20.49	$95,114.58
Collier County	Private	Collier	Naples	FL	FWCC	6/30/2024	Office	7700208	34114	4,558	$13.11	$59,755.38
Pensacola Market	Private	Escambia	Pensacola	FL	Lottery	11/18/2022	Office	3600690	32504	6,195	$17.00	$105,315.00

Appendix 3 – Leases Greater Than 2,000 SF Expiring Between 7/1/2022 and 6/30/2024

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	Altamonte Springs	FL	Lottery	1/31/2023	Office	3600691	32714	7,438	$32.41	$241,065.58
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	Lottery	4/30/2024	Office	3600693	33016	9,998	$23.98	$239,752.04
Tallahassee Market	Private	Leon	Tallahassee	FL	PERC	6/30/2024	Office	7200167	32303	11,560	$13.62	$157,447.20
Greater Miami Market	Private	Miami-Dade	Miami	FL	PSC	7/31/2022	Office	6100025	33166	2,779	$29.23	$81,230.17