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MANAGEMENT
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2022 Master Leasing Report
Five-Year Strategic Plan

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*Appendices 1-3 may 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 (F.S.), 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 (FY) 2021-2022 lease data.
- Leases that are 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.
- 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), F.S., 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, F.S., 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, 2022, provides the foundation data used for development of the 2022 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.

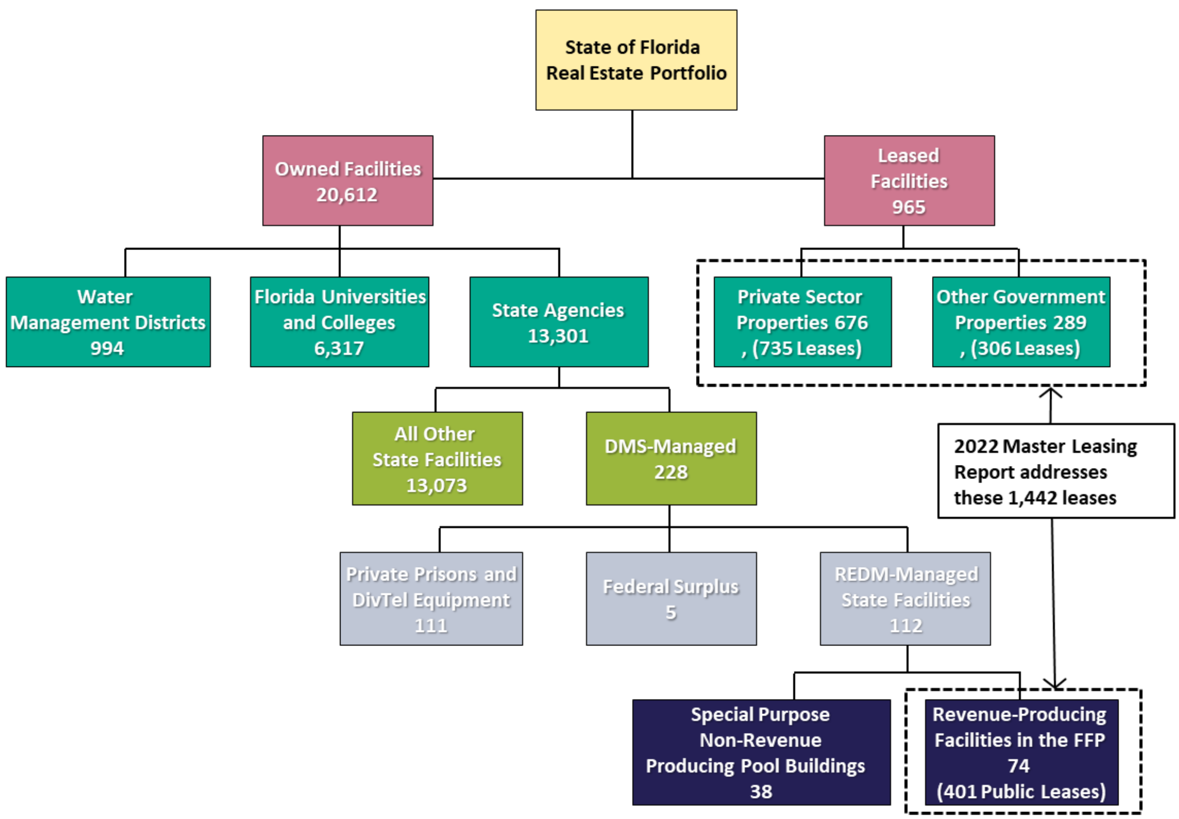
State of Florida Leased Portfolio

The state of Florida has a decentralized model for the ownership, leasing, operation and management of real estate assets. The state of Florida owns 20,612 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 DMS Division of Telecommunications (DivTel) equipment buildings. In total, DMS supervises 228 facilities. Statewide, DMS manages around 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, 2022, agencies have entered into 401 leases for FFP space. Agencies have reported an additional 1,041 leases with private landlords or other governmental entities. The scope of this report addresses the 1,442 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 in this report on the state's leased portfolio includes 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). A full list of all leases by county can be found on the DEP website at http://prodenv.dep.state.fl.us/DslPi/.

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

Lease Type	Lease Count	Square Footage	Percentage of Total Leased Space in Square Footage	Annual Rent ($)
Government	306	1,077,983	8%	5,017,608
Private	735	6,136,872	46%	139,115,661
Public	401	6,108,262	46%	99,482,112
Grand Total	**1,442**	**13,323,117**	**100%**	**243,615,382**

The state leases a range of space types including office, conditioned storage, unconditioned storage, conference center, food services and medical care. Of the total 13.3 million sq. ft. of total leased space, approximately 12 million sq. ft. 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 10 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

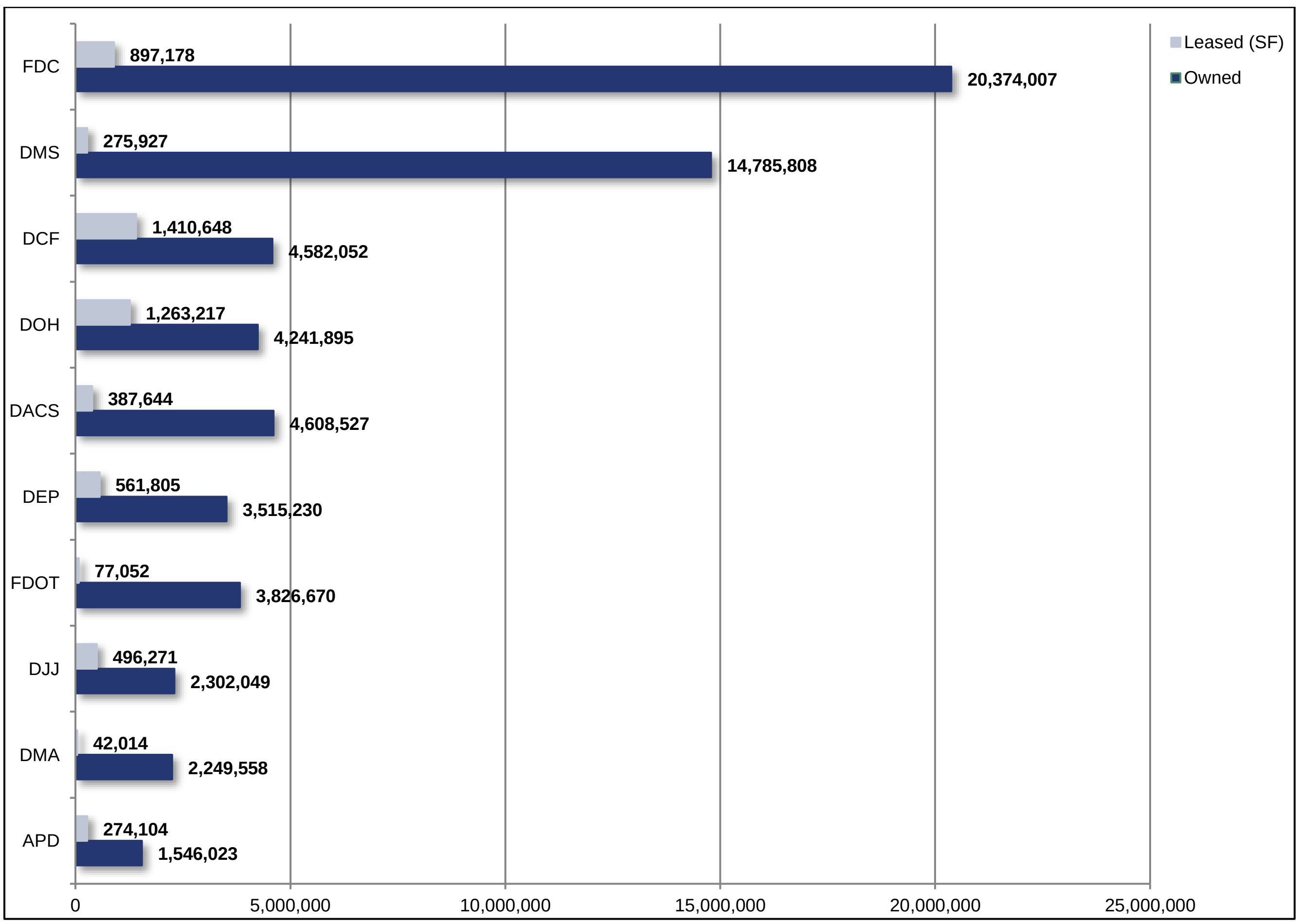
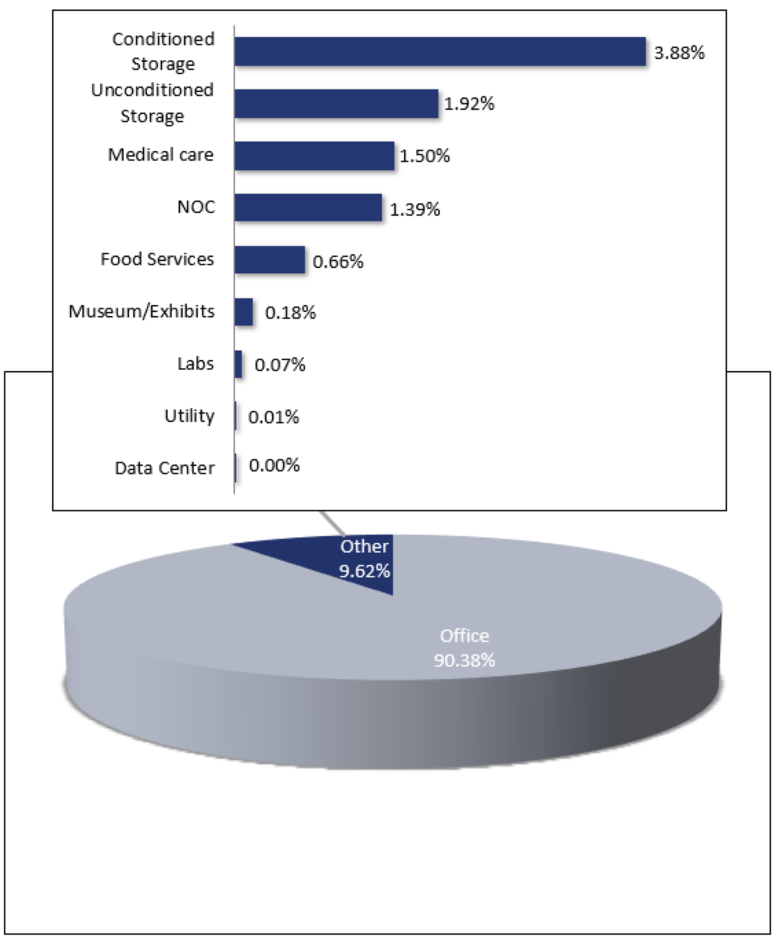


Table 2 and Figure 3 provide summary information on the distribution of leased space by type and square footage.

Table 2. Summary of Leased Space Type by Square Footage

Space Type	Square Footage
Office	12,041,349
Conditioned Storage	516,864
Unconditioned Storage	256,334
Medical care	200,432
NOC	185,110
Food Services	88,410
Museum/Exhibits	23,978
Labs	8,790
Utility	1,700
Data Center	150
Grand Total	**13,323,117**

Figure 3. Distribution of Leased Space by Type



Source: Florida State-owned Lands and Records Information System (Facility Inventory Tracking System), 6/30/2022.

Table 3. Distribution of Total Leased Square Footage by Agency

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

Table 4 (on page 6) depicts the breakdown of leased space totals for square footage and annual rent.

Agency	Government	Private	Public	Grand Total
AG		22,522	57,452	79,974
AHCA	99	282,932	88,845	371,876
APD	138,262	3,027	132,815	274,104
Citrus	15,428			15,428
CPIC		252,450	265	252,715
DACS	100,783	191,317	95,544	387,644
DBPR	910	292,323	84,376	377,609
DCF	32,807	833,003	544,838	1,410,648
DEA		36,784	95,496	132,280
DEO	3,640	183,257	5,577	192,474
DEP	37,139	90,535	434,131	561,805
DFS	11,125	274,051	463,244	748,420
DHSMV	165,989	129,598	7,043	302,630
DJJ	52,210	356,426	87,635	496,271
DLA		221,576	173,426	395,002
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	30,942	215,085	452,726	698,753
DOH	10,857	727,080	525,280	1,263,217
DOR		547,016	556,896	1,103,912
DOS		33,519	275,233	308,752
EOG	873	188,808	189,140	378,821
FCHR			12,111	12,111
FCOR	6,924	1,162	28,221	36,307
FDC	53,344	549,648	294,186	897,178
FDLE	84,219	102,337	503,951	690,507
FDOT	14,661	62,301	90	77,052
FDVA	20,380	447	21,693	42,520
FSCJ	195,033			195,033
FWCC	47,894	130,918	36,175	214,987
JUDICIAL		1	13,472	13,473
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	105,901	108,680
TCC		4,200		4,200
UF			3,152	3,152
USF			2,618	2,618
VALC		6,971		6,971
Grand	**1,077,983**	**6,136,872**	**6,108,262**	**13,323,117**

Source: FL State Owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2022

Table 4. Lease Space Totals for Square Footage and Annual Rent

Agency	Government		Private		Public		Grand Total	
	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent
AG			22,522	$501,449.58	57,452	$901,844.44	79,974	$1,403,294.02
AHCA	99	$7,722.00	282,932	$7,465,685.99	88,845	$1,526,357.12	371,876	$8,999,765.11
APD	138,262	$0.00	3,027	$91,960.26	132,815	$2,281,761.70	274,104	$2,373,721.96
Citrus	15,428	$100,408.60					15,428	$100,408.60
CPIC			252,450	$4,692,611.50	265	$4,552.70	252,715	$4,697,164.20
DACS	100,783	$188,748.71	191,317	$3,721,562.99	95,544	$1,630,136.31	387,644	$5,540,448.00
DBPR	910	$18,150.00	292,323	$6,956,738.09	84,376	$1,441,663.89	377,609	$8,416,551.98
DCF	32,807	$327,913.22	833,003	$18,569,380.06	544,838	$9,327,817.33	1,410,648	$28,225,110.61
DEA			36,784	$823,825.64	95,496	$1,634,055.18	132,280	$2,457,880.82
DEO	3,640	$0.00	183,257	$4,338,876.74	5,577	$95,812.88	192,474	$4,434,689.62
DEP	37,139	$399,420.52	90,535	$1,826,742.10	434,131	$7,300,014.67	561,805	$9,526,177.29
DFS	11,125	$156,341.64	274,051	$6,102,016.84	463,244	$7,955,669.64	748,420	$14,214,028.12
DHSMV	165,989	$361,608.36	129,598	$4,402,660.99	7,043	$85,319.81	302,630	$4,849,589.16
DJJ	52,210	$745,388.50	356,426	$7,713,043.25	87,635	$1,505,569.22	496,271	$9,964,000.97
DLA			221,576	$7,611,245.51	173,426	$2,854,956.50	395,002	$10,466,202.01
DMA	23,440	$224,107.60	17,872	$298,748.83	702	$12,060.36	42,014	$534,916.79
DMS			37,994	$1,025,838.00	237,933	$3,362,093.46	275,927	$4,387,931.46
DOAH	6,004	$118,579.00	108,596	$2,380,711.81	16,625	$285,617.50	131,225	$2,784,908.31
DOE	30,942	$376,520.04	215,085	$5,091,400.35	452,726	$6,412,386.15	698,753	$11,880,306.54
DOH	10,857	$243,413.94	727,080	$12,379,736.81	525,280	$9,020,326.86	1,263,217	$21,643,477.61
DOR			547,016	$14,816,126.20	556,896	$9,565,058.24	1,103,912	$24,381,184.44
DOS			33,519	$701,755.39	275,233	$3,808,939.91	308,752	$4,510,695.30
EOG	873	$0.00	188,808	$2,571,763.00	189,140	$2,958,582.40	378,821	$5,530,345.40
FCHR					12,111	$208,066.98	12,111	$208,066.98
FCOR	6,924	$0.00	1,162	$21,566.72	28,221	$484,836.78	36,307	$506,403.50
FDC	53,344	$362,561.54	549,648	$13,542,343.34	294,186	$4,861,046.82	897,178	$18,765,951.70
FDLE	84,219	$817,252.21	102,337	$2,398,745.86	503,951	$8,344,218.04	690,507	$11,560,216.11
FDOT	14,661	$128,576.97	62,301	$1,697,702.00	90	$0.00	77,052	$1,826,278.97
FDVA	20,380	$0.00	447	$0.00	21,693	$372,685.74	42,520	$372,685.74
FSCJ	195,033	$0.00					195,033	$0.00
FWCC	47,894	$215,895.21	130,918	$2,787,886.00	36,175	$539,970.52	214,987	$3,543,751.73
JUDICIAL			1	$0.00	13,472	$231,448.95	13,473	$231,448.95
LEGIS					478,745	$7,169,640.76	478,745	$7,169,640.76
Lottery			217,885	$4,240,284.63			217,885	$4,240,284.63
MDC			890	$5,090.80			890	$5,090.80
NSA					3,715	$38,005.98	3,715	$38,005.98
OSCA	20	$0.00	2	$0.00	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	$83,370.00	105,901	$1,819,378.67	108,680	$1,902,748.67
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	**1,077,983**	**$5,017,608.06**	**6,136,872**	**$139,115,661.30**	**6,108,262**	**$99,482,112.46**	**13,323,117**	**$243,615,381.81**

Source: Florida State Owned Lands and Records Information System (Facility Inventory Tracking System), 6/30/2022

Note: Final numbers may not equal 100 percent 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. Appropriately combining similar operational programs and back-office functions 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 (e.g., lobbies, restrooms, break rooms, conference and training rooms). Agency cooperation is a key factor in achieving continued reduction in leased space.

The comprehensive data, provided by FL-SOLARIS FITS, allows the state's decision-makers to see the 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:

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State of Florida – Lease Procurement Process

Chapter 255, F.S., 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 (e.g., 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.
- Executes the approved lease and records the lease package within the Bureau of Property Services at DMS 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.

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.
- Provide other services that assist the state in reducing its real estate and occupancy costs.

Major Market Review

CBRE Inc., 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 CBRE 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/sq. ft. (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.

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 PSF on a useable sq. ft. 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.). For some major markets, a triple net (NNN) lease rate is used instead. A triple net lease is a lease agreement on a property whereby the tenant or lessee promises to pay all the expenses of the property, including real estate taxes, building insurance and maintenance. These expenses are in addition to the cost of rent.

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

Markets with Concentrations in FFP Facilities	Public (FFP Facility) Leases			Private Sector				
	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Average Class B Market Rate	Average Class A Market Rate
Tallahassee Market Leon County	112	3,896,400	$16.97	42	1,855,299	$22.29	$20.12	$26.04
Greater Miami Market Miami - Dade County	20	337,890	$17.18	54	400,112	$33.96	$36.65	$54.80
Tampa Market Hillsborough and Pinellas Counties	27	279,396	$17.18	50	379,999	$24.64	$35.21	$31.01
Jacksonville Market Duval County	11	232,748	$17.18	28	396,451	$19.28	$20.70	$23.91
Orlando Market Orange County	18	318,031	$17.18	28	262,235	$23.43	$22.55	$29.52
Ft. Lauderdale Market Broward County	14	167,755	$17.18	33	307,504	$30.76	$19.28	$27.56
Palm Beach Market Palm Beach County	5	61,019	$17.18	31	243,411	$26.85	$22.49	$32.92
Southwest Market Lee County	13	175,140	$17.18	17	58,476	$22.51	$17.63	$22.11

Pensacola Market Escambia County	7	69,279	$17.13	19	173,200	$26.46	$19.62	$24.02
Daytona Market Volusia County	9	66,365	$15.60	18	82,083	$23.22	$21.17	$26.73
Gainesville Market Alachua County	9	43,328	$17.18	11	75,265	$22.35	$18.12	$22.26
Panama City Market Bay County	0	-	-	18	92,336	$23.58	$16.30	$21.59

Source: FL-Solaris, CBRE and 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 2022 and these market conditions were captured through the first quarter of the 2022 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. CBRE and DMS anticipate this may have an emerging impact on physical workspace throughout the Florida markets in years to come.

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. Provided for each market is a summary of the market conditions, including the following:

- Overall vacancy rate.
- Trend in vacancy rates.
- Average asking rate for full-service rentals and triple-net rentals.
- Current trend in asking rates for full-service rentals and triple-net rentals.

Tallahassee Market

Total Vacancy 6.4%

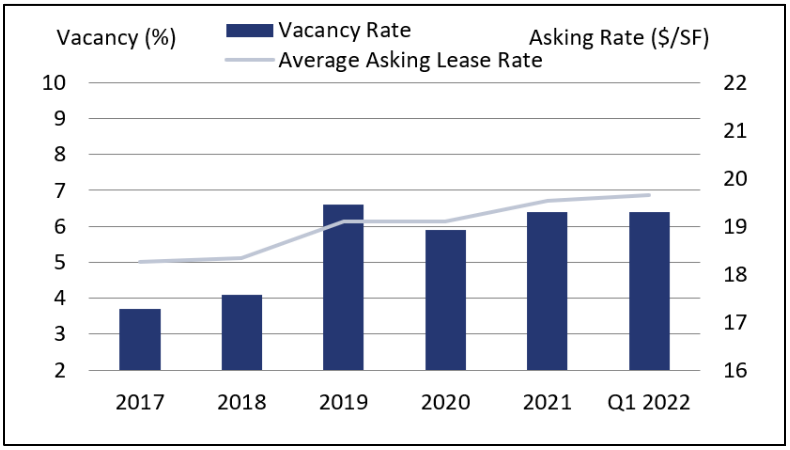
Lease Rate $19.66 PSF

Net Absorption 17,379 SF

Under Construction 32,926 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- The vacancy rate in Tallahassee is currently at 6.4 percent, which is above the historical 5-year average of 5.9 percent. In 2019, the market saw historically high negative absorption levels due to the state of Florida giving back space. However, since 2020 absorption and vacancy have performed well.
- The tight market and consistent leasing activity has helped landlords push rates. Currently, rents are $19.66/sq. ft. full-service gross (FSG). This is up 0.6 percent year-over-year and 4.2 percent above the 5-year average. Asking rents are forecasted to rise 7.4 percent to $21.11/sq. ft. by 2026.

The Tallahassee office market, which is comprised of nearly 23.9 million sq. ft. of office space, was relatively unaffected by the current conditions. All significant metrics saw improvement over the previous 24 months. Office rents have risen steadily at a modest pace, while vacancy has been relatively flat. With limited new construction in the pipeline, this performance should continue unfettered over the near-term.

Demand

Leasing volume in 2021 reached nearly 500,984 sq. ft., which was slightly above the volume achieved in 2020 (477,424 sq. ft.), but far below the average of 732,531 sq. ft. for years between 2017 and 2019. The leasing momentum has continued into 2022. Through the first quarter of 2022, tenants have leased over 126,747 sq. ft. of office space, putting the market on pace to surpass the previous year. For example, United Solutions leased 12,500 sq. ft. at

Northview, CocoTiv leased 12,423 sq. ft. at 1309 Thomasville Road and Hopebridge Autism Therapy leased 11,500 sq. ft. at 3600 Maclay Boulevard South.

Investment

With asking rates continuing to increase and demand tight, investors have taken notice. The Tallahassee market has seen $112 million in sales volume over the past 12 months. For example, a 77,278 sq. ft building located at 1579 Summit Lake Drive sold for $19 million ($245/sq. ft.). Pricing has also increased steadily over the previous 10 years. The average sale price for buildings over 10,000 sq. ft. through the first quarter of 2022 was $92.15/sq. ft.

Tallahassee Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	4,379,891	5.4	5.7	(21,988)	(21,988)	0	$24.59
Suburban Total	19,524,998	6.6	7.4	39,367	39,367	32,926	$18.24
Overall Tallahassee	**23,904,889**	**6.4**	**7.1**	**17,379**	**17,379**	**32,926**	**$19.66**

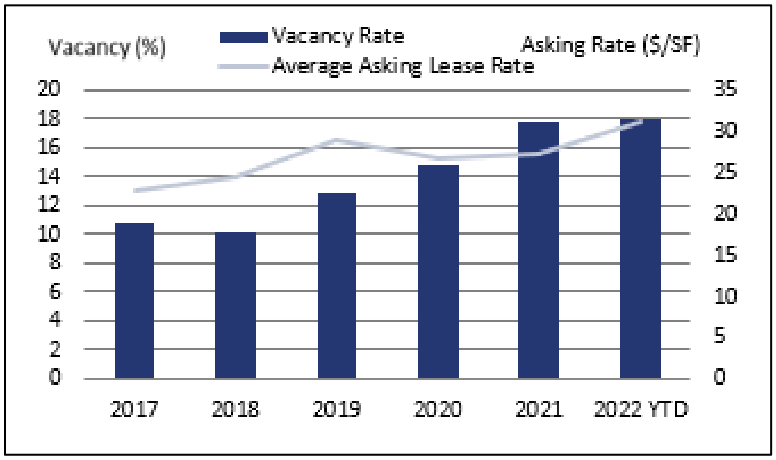
Source: CBRE and CoStar

Tampa Bay Market

Total Vacancy	Lease Rate	Net Absorption	Under Construction
18.0%	$31.01 PSF	-75,346 SF	0 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- Strong performance of newly delivered product in the Tampa Central Business District (CBD) and Westshore submarkets has affirmed consumer demand for class A office space as developers weigh the next phases of development.
- The top five largest sublease additions in the first quarter of 2022 may have accounted for 219,000 sq. ft. of negative sublease absorption but direct absorption came in at a positive 40,519 sq. ft.
- The significant rent growth observed in 2021 continued its upward trajectory through the first three months of 2022, posting a 10.5 percent year-over-year growth rate.

As firms re-align their real estate strategies and begin or continue return-to-work initiatives, class A development continues to pique the interest of both new-to-market and existing firms. The robust demand for top-of-market space in Tampa’s more urban submarkets was exemplified by the 215,000 sq. ft. of total class A net absorption that was recorded between Tampa CBD, St. Pete CBD and Westshore this quarter. Imminent new construction in these same areas would bring another 1-1.5 million sq. ft. to the market, but it may likely be 18-36 months before they can open their doors.

Demand

As the first quarter of 2022 closes, appetite for office space in Tampa remains palpable. Another round of strong leasing activity materialized with firms like Wipro, Maxim Healthcare and OPSWAT committing to a combined 212,000 sq. ft. of space. Active tenant requirements totaling 2.25 million sq. ft. also demonstrates that demand is far from over, with 60 percent of those requirements concentrated in the Tampa CBD and Westshore submarkets. A trifecta of robust demand, dwindling first generation space and an emptied construction pipeline may create a competitive environment in which firms with immediate needs turn their attention to other options in the market – including high quality sublease space or availability inside more vintage products.

Vacancy

Rising vacancy over the past two years, mostly driven by the sublease market, received some much-needed relief this quarter, with direct vacancy falling for the first time since the second quarter of 2020. Total vacancy, on the other hand, increased by 20 basis points in the first three months of the new year as runaway sublease additions continued. These additions disproportionately impacted the Mid-Pinellas and Northeast Tampa submarkets, pushing vacancy rates beyond 20 percent.

Pricing

The upswing in average asking rents puts the Tampa office market up 10.5 percent year-over-year, but perhaps more impactful is that over 50 buildings across the market increased rates over the last 90 days. This increase represents 10 percent of the entire market pushing rents in a single quarter. In Westshore, the top of market class A assets are now asking rates that rival what pricing on new construction was less than a year ago, which may bolster the rents that will be assigned to the next round of development.

Tampa Bay Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Tampa CBD Total	6,964,452	14.2	15.5	88,350	88,350	0	$41.32
St. Pete CBD Total	1,934,907	3.5	4.8	24,512	24,512	0	$32.76
CBD Total	8,899,359	11.9	13.2	112,862	112,862	0	$40.05
Suburban Total	17,241,633	12.7	13.8	62,500	62,500	0	$26.70
Overall Tampa	**35,229,001**	**15.6**	**19.2**	**(188,208)**	**(188,208)**	**0**	**$28.81**
Class A	44,128,360	14.8	18	(75,346)	(75,346)	0	$31.01
Class B	23,551,420	15.7	19.4	95,035	95,035	0	$35.21

Source: CBRE and CoStar

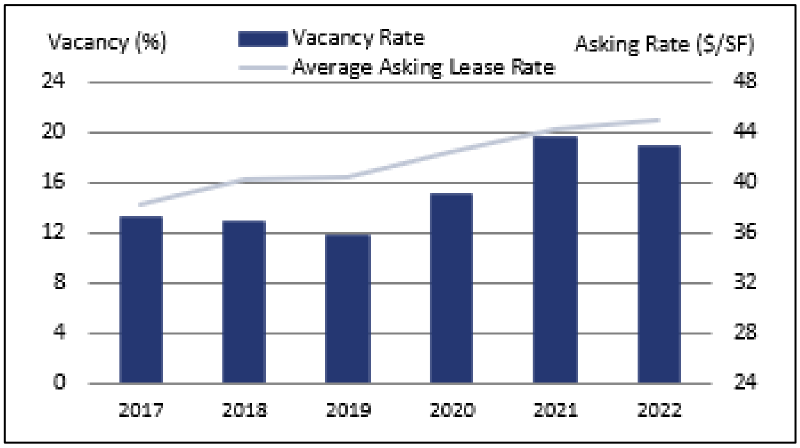
Note: Only select larger classes have been highlighted and classes do not add up to the total.

Greater Miami Market

Total Vacancy	Lease Rate	Net Absorption	Under Construction
18.9%	$45.07 PSF	217,600 SF	1,400,000 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- Net absorption to start the year totaled nearly 218,000 sq. ft., with the majority occurring in the Central Business District (CBD), particularly in Class A space as tenants continue their move to high-quality space. Class A product in the CBD accounted for 44 percent of occupancy gains in the market.
- Leasing activity dipped slightly quarter-over-quarter as the availability of quality space dwindled and the sense of urgency subsided, but demand is still strong. CBRE Inc. is currently tracking over 1.2 million sq. ft. of active tenant tours with financial services, technology and healthcare being the top industries in the market. Additionally, nearly 440,000 sq. ft. of active requirements are new-to-market.

The growth story of Miami is beginning to solidify as the first wave of new-to-market tenants move in. This story continues to evolve into a concrete reality as we are seeing developers rush to service demand in Miami's CBD with construction underway on three projects totaling 978,000 sq. ft. and another 6 million sq. ft. of office space proposed. This response is rooted in stiff leasing competition for premier space — as asking rents in Brickell are reaching all-time highs. In the case of the newest major project (830 Brickell) in Miami CBD, asking rents for the penthouse have increased to $150/sq. ft.

Demand

Strong demand continues with the pace of 2021 as more global firms continue to call Miami home. For example, this quarter PicsArt and Aersale joined the growing list of firms that have named Miami as their headquarters over the past year. But local companies have also been executing on their expansion plans in the market. For example, Starwood Capital moved into their new office at 2340 Collins Ave. and Royal Caribbean moved into One Biscayne Tower.

Leasing activity for the first quarter of 2022 slowed compared to the pace seen in mid-2021, which may be attributed to the lack of supply for upper echelon space that was taken by tenants who relocated to Miami. The volume is represented by new-to-market activity as new leases account for 72 percent of leases signed this quarter.

Vacancy

The first quarter closed with a vacancy rate of 18.9 percent, representing a decrease of 80 basis point year-over-year. Sublease space decreased by 36,000 sq. ft. to 690,000 sq. ft. quarter-over-quarter. Total sublease space stands at just 1.6 percent of the total inventory. Vacancy tapered slightly but should rise throughout the year as deliveries, such as 830 Brickell, will add over 650,000 sq. ft. to market, however, the property is expected to be leased by completion.

Pricing

Landlords continue to raise rents amidst strong tenant demand. For example, 830 Brickell is now asking $100-$150/sq. ft, which is in the tier of premier New York spaces. Class A Brickell rates increased by 22 percent year-over-year to $71.10/sq. ft., which helped propel Class A rates for the overall market to $54.80/sq. ft., a 6.9 percent year-over-year jump.

Miami Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	15,160,330	19.2	20.5	120,263	120,263	978,430	$51.86
Suburban Total	27,591,036	16.5	17.6	97,316	97,316	465,408	$40.72
Overall Miami-Dade Market	**42,751,366**	**17.6**	**18.6**	**217,579**	**217,579**	**1,443,838**	**$45.07**
Class A	21,887,950	17.7	18.7	177,616	177,616	1,443,838	$54.80
Class B	17,628,732	15.8	16.5	39,963	39,963	-	$36.65

Source: CBRE and CoStar

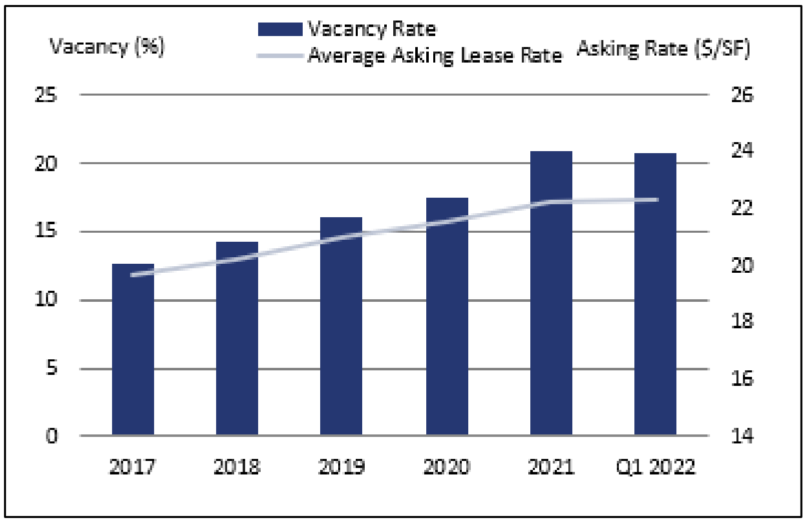
Note: Only select larger classes have been highlighted and classes do not add up to the total.

Jacksonville Market

Total Vacancy 20.8% | **Lease Rate** $22.33 PSF | **Net Absorption** 46,721 SF | **Under Construction** 153,000 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- The total vacancy rate for Jacksonville sits at 20.8 percent, driven by Pulte Homes, RISE Real Estate, Azimuth GRC and ECS occupying space during the first quarter of 2022.
- According to Real Capital Analytics, the sale of investment-grade properties during the first quarter of 2022 totaled approximately $91.8 million across 570,335 sq. ft ($160.95/sq. ft.) compared to $38 million across 639,109 sq. ft. ($59.42/sq. ft.) during the same period in 2021.
- According to the Bureau of Labor Statistics, the unemployment rate in February was 2.8 percent, a 140-basis point decrease year-over-year for Jacksonville. The rate is down from 11.5 percent in April 2020. The rate compares favorably to Florida (3.3 percent) and the U.S. (3.8 percent).

The office recovery in Jacksonville is still in its early stages, but with significant national tenants announcing their return to the office in March or April of this year, office performance indicators are expected to improve. Leasing activity increased in the first quarter of 2022, with large tenants leasing over 10,000 sq. ft. more than during the 2021 calendar year. Net absorption was positive and asking rents increased by 2.6 percent year-over-year. Vacancy is still high but is predicted to drop in 2022 due to a shortage of speculative projects in the pipeline.

Demand

During the first quarter of 2022, Jacksonville's office space absorption was a positive 46,721 sq. ft. Pulte Homes, RISE Real Estate, ECS and Azimuth GRC were among the large tenants who occupied or expanded their direct and sublease space. Forty-one leases totaling 426,129 sq. ft. were signed, with renewals accounting for only 4.3 percent of the total. The average lease size for new leases and expansions was 10,731 sq. ft. Adecco USA (109,801 sq. ft.) and Allegis Group (43,000 sq. ft.) will both take occupancy during the second quarter of 2022 while Treace Medical Supply (125,000 sq. ft.) and Morgan and Morgan (50,884 sq. ft.) will take occupancy during the second half of 2022. Demand should increase during 2022 with over 435,000 sq. ft. of tenants in the market looking for space.

Vacancy

The quarter closed with a vacancy rate of 20.8 percent, representing a 180-basis point increase compared to one year ago and a 10-basis point decrease from the fourth quarter of 2021. Sublease space on the market decreased 22.0 percent over the past year. Currently, 720,927 sq. ft. of sublease is available with 579,008 sq. ft. vacant. Tenant decisions relating to space needs are expected to cause fluctuations in the vacancy and absorption rates in 2022. Now is the time for small to mid-sized companies to upgrade their office space needs.

Pricing

The direct average asking lease rate rose during the first quarter of 2022, closing at $22.33/sq. ft., a year-over-year increase of 2.6 percent. Rental rate growth was primarily in Class B office space, which rose year-over-year at 2.5 percent, while class A rents increased 1.7 percent over the same period.

Jacksonville Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	7,746,994	23.7	25.6	(6,200)	(6,200)	153,000	$23.04
Suburban Total	17,915,734	16.3	18.7	52,921	52,921	0	$21.87
Overall Jacksonville	**25,662,728**	**18.5**	**20.8**	**46,721**	**46,721**	153,000	**$22.33**
Class A	11,726,412	21.1	22.6	30,423	30,423	153,000	$23.91
Class B	13,936,316	16.4	19.2	16,298	16,298	0	$20.70

Source: CBRE and CoStar

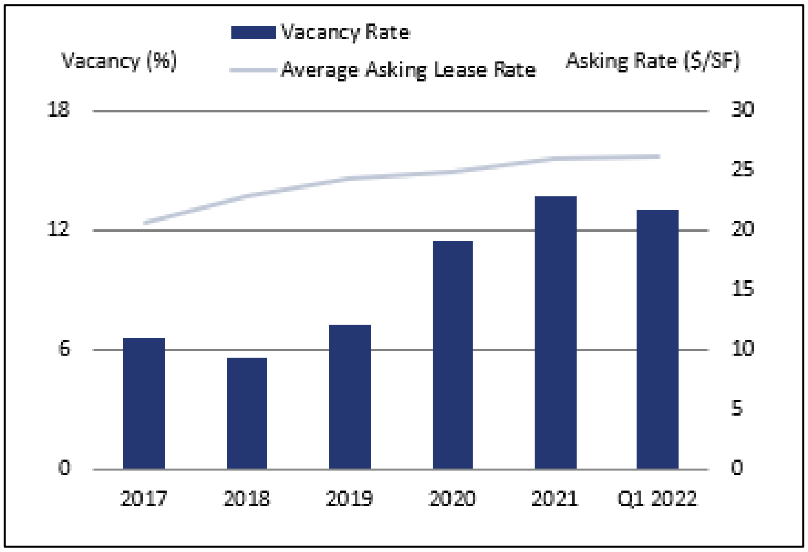
Note: Only select larger classes have been highlighted and classes do not add up to the total.

Orlando Market

Total Vacancy	Lease Rate	Net Absorption	Under Construction
13.1%	$26.17 PSF	39,695 SF	714,984 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- 2022 kicked off with 39,695 sq. ft. of positive absorption, largely driven by local tenants moving and expanding across the market.
- The construction pipeline for Orlando also continues to pick up the pace with 714,984 sq. ft. of suburban projects in the works between multiple submarkets.
- Average asking rents rose another 0.7 percent over the quarter, bringing the year-over-year increase to 3.3 percent.

The Orlando office market is starting off a new year with a fresh start and positive signs. Vacancy rates were stable this quarter thanks to some mildly positive absorption and asking rates realized a slight increase. Additional confidence in the market is evident given the 714,984 sq. ft. of new construction that is currently underway, most of which is speculative. A big portion of that activity comes from the long-anticipated Lake Nona Town Center office developments currently in motion by Tavistock Development Company.

Demand

The beginning of 2022 saw the first positive start since 2020, driven by local moves and expansions. One of the largest examples of this was Universal Studios renewing and expanding into the remaining space at 8523 Commodity Circle in Southwest Orlando. The submarket with the most activity in the first quarter was the University/Research Park submarket with

66,242 sq. ft. of positive absorption. The largest new lease of the quarter was also in University/Research Park as Astronics Test Systems signed for the entirety of the under construction 68,703 sq. ft. building, Ingenuity One.

Capital markets activity totaled nearly $78 million in the start of 2022, with Denholtz Properties' purchase of the GAI Consultants building in downtown Orlando for $32.5 million being the largest sale of the quarter.

Vacancy

While still up year-over-year by 30 basis points, total vacancy has remained relatively unchanged over the last three quarters. The year began with a total vacancy of 13.1 percent, unchanged from the end of 2021. The major driver of the year-over-year increase in vacancy continues to be empty sublease space with some companies retaining work-from-home policies.

Pricing

Average asking rates have seen small pushes across the market with the quarter closing at $26.17/sq. ft., representing a year-over-year increase of 3.3 percent. Rent growth has been strongest in suburban submarkets, which witnessed a 4.3 percent increase, while Downtown rents held steady.

Orlando Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	8,063,758	12.5	13.8	(18,461)	(18,461)	0	$29.65
Suburban Total	31,702,246	11.1	12.9	58,156	58,156	714,984	$24.46
Overall Orlando	**39,766,004**	**11.4**	**13.1**	**39,695**	**39,695**	**714,984**	**$26.17**
Class A	22,818,140	11.4	13.5	(6,119)	(6,119)	646,586	$29.52
Class B	16,947,864	11.3	12.6	45,814	45,814	68,398	$22.55

Source: CBRE and CoStar

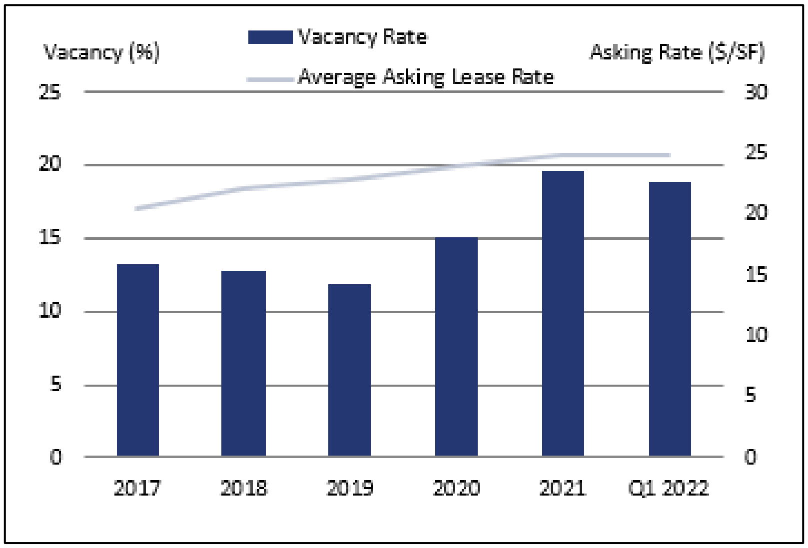
Note: Only select larger classes have been highlighted and classes do not add up to the total.

Fort Lauderdale/Broward County Market

Total Vacancy 18.9% | **Lease Rate (NNN)** $24.87 PSF | **Net Absorption** 112,500 SF | **Under Construction** 0 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- Strong leasing was sustained in the first quarter with more than 630,000 sq. ft. in executed transactions.
- Vacancy remains inflated as new large blocks continue to come on-line.
- Asking rents are up 3.0 percent compared with the first quarter of 2021 and 6.7 percent compared with the first quarter of 2020.
- Related purchased the SunTrust Center for $144.5 million in the first quarter.

Broward County 12-month leasing broke previous record highs at the close of the first quarter. There has been more than three million sq. ft in executed leases over the previous four quarters; that is 31.6 percent higher than the five-year rolling average.

However, the county has yet to see a meaningful decline within the availability and vacancy indicators resulting from the spike in leasing. The lack of a significant decline is because many of the large leases have been done by existing tenants and new spaces, particularly large-block subleases, continue to come on-line. While growth remains slow, the market has had three straight quarters of positive absorption totaling approximately 350,000 sq. ft.

Vacancy

While there have been numerous subleases removed over the last year, the continued stream of new large-block subleases has kept the vacancy rate in the market inflated. Most recently, Citrix listed 120,000 sq. ft. for sublease in Cypress Creek. The current sublease vacancy rate in the county is 2.4 percent, which is three times higher than the pre-COVID 5-year average. The Citrix sublease addition was offset by the concurrent move-in of Envision Healthcare to the Kaplan Sublease (97,000 sq. ft.).

In the CBD, the direct vacancy rate is sitting at 24.1 percent. This is largely a result of the new office space that has come on-line in the market. The Main, which is nearing 100 percent leased, is still about 50 percent vacant. While that number should fall as tenants occupy, vacancy is not expected to decline significantly as many of the tenants are moving from elsewhere in the submarket.

Pricing

Asking rents in the market have increased by 6.7 percent over the previous two years and are nearing the $25.00/sq. ft. threshold. While asking rents remained flat quarter-over-quarter, the continued positive trajectory may be an indicator of landlord confidence in the market.

Investment

Related Group has expanded its investment in Fort Lauderdale with its recent office acquisition. The purchase marks the first, Class A office transaction in the CBD and their first parlay into the downtown Fort Lauderdale office market. Related Group and CP Group purchased the SunTrust Center from Steelridge Capital and Square2 Capital. The building traded for $144 million.

Related Group also owns three multifamily sites/buildings in downtown Fort Lauderdale, which includes a neighboring site purchased in 2019 that has a 350-unit tower currently under construction.

Ft. Lauderdale Broward Submarket	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
CBD Total	4,736,700	24.1	26.6	33,800	33,800	-	$33.65
Suburban Total	19,869,100	14.8	17.1	78,700	78,700	-	$21.35
Overall Broward	**24,605,900**	**16.5**	**18.9**	**112,500**	**112,500**	**-**	**$24.87**
Class A	14,504,100	17.1	19.2	206,000	206,000	-	$27.56
Class B	10,101,700	15.7	18.4	(93,600)	(93,600)	-	$19.28

Source: CBRE and CoStar

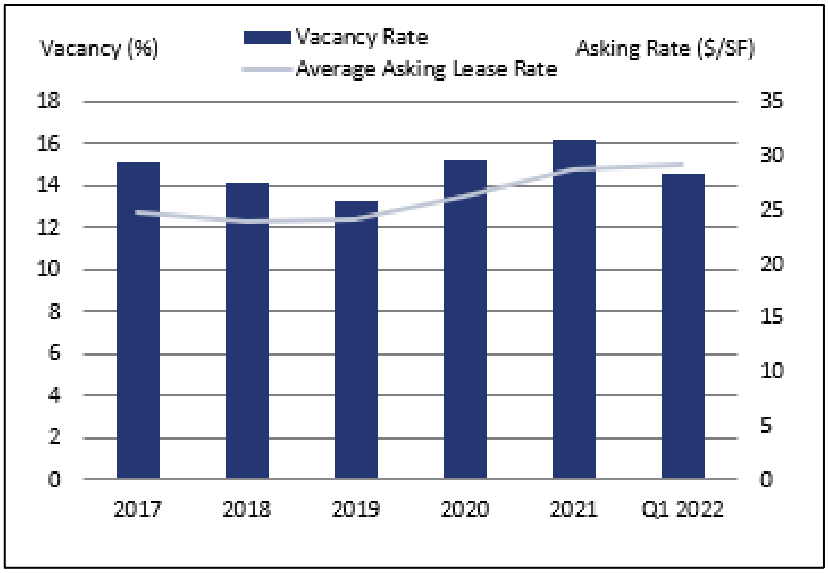
Note: Only select larger classes have been highlighted and classes do not add up to the total.

Palm Beach Market

Total Vacancy	Lease Rate (NNN)	Net Absorption	Under Construction
14.6%	$29.19 PSF	124,000 SF	487,00 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- The CBD development pipeline continues to grow with nearly 500,000 sq. ft. of projects under construction and an additional 550,000 sq. ft. proposed.
- Asking rents continue to break record highs and are up 9.9 percent year-over-year to $29.11/sq. ft.
- Vacancy dropped to pre-COVID levels and is expected to continue to fall as new-to-market companies occupy space in recently delivered buildings.

Palm Beach County continues to see strong growth of office market fundamentals with rents on the rise and vacancy falling. The market’s position, largely enhanced by the business-friendly regulations and local quality of life, has put South Florida on the map. Palm Beach County has become a hotspot for companies and people alike. There has been more than 400,000 sq. ft. of notable leasing done by new-to-market companies, well above historical norms. That is equivalent to 11.2 percent of pre-COVID availability (Quarter One, 2020). CBRE, INC. is tracking an additional 250,000 sq. ft. of companies currently considering leasing space in the market.

This trajectory has propelled strong investment in the market, particularly in the CBD. There are two office buildings, One Flagler and One West Palm, totaling nearly 500,000 sq. ft. currently under-construction. There are two additional projects, West Palm Point and 301 Banyan, totaling nearly 550,000 sq. ft. of proposed space.

Demand

The market saw more than 120,000 sq. ft. of positive absorption with an oversized share coming from North County during the first quarter of 2022. In aggregate, the North County submarkets account for 44.6 percent of the market's inventory. However, they accounted for 60.9 percent of the first quarter absorption. This trend is expected to continue as new-to-market companies, which signed leases in 2021, are starting to occupy their spaces, which are heavily concentrated in North County.

Vacancy

The total vacancy rate in the county dropped to 14.6 percent in the first quarter, which is in line with pre-COVID (Quarter One, 2020) levels. The vacancy rate is expected to continue to fall as tenants in newly delivered buildings begin occupying space. When 360 Rosemary and Atlantic Crossing, two fully leased buildings that delivered in the last 12 months, are removed from the set, the vacancy rate is expected to drop to 13.7 percent, which is 90 basis points below pre-COVID levels.

Pricing

The average asking rent in the county eclipsed the $29/sq. ft. threshold for the first time as rents increased 9.9 percent compared with this time last year. Buildings continue to push rents, particularly in the CBD where West Palm Beach saw the strongest rent growth in the nation as of the close of the fourth quarter (see Top Rent Growth CBDs).

Investment

Development continues to pick up as One West Palm, which has been on hold for some time, restarted construction and is expected to deliver in early 2024. This property and One Flagler, which broke ground in the fourth quarter of 2021, will bring nearly 500,000 sq. ft. of new quality office space to the CBD. This comes following the success of 360 Rosemary, which is 100 percent leased and was delivered in 2021.

Palm Beach County & Selected Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
West Palm Beach CBD	3,258,100	17.8	18.8	61,500	61,500	487,000	$45.99
Suburban Total	17,241,633	12.7	13.8	62,500	62,500	-	$26.70
Overall Palm Beach	**20,499,800**	**13.5**	**14.6**	**124,000**	**124,000**	**487,000**	**$29.19**
Class A	10,269,000	16.5	17.7	112,900	112,900	487,000	$32.92
Class B	10,230,800	10.5	11.5	11,100	11,100	-	$22.49

Source: CBRE and CoStar

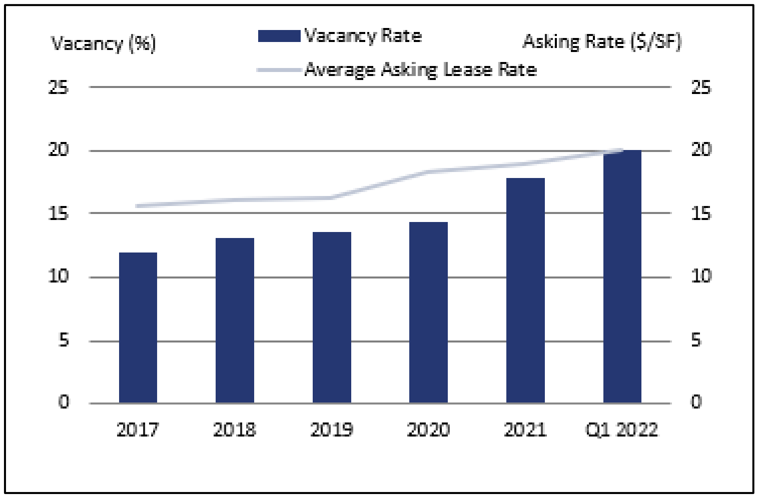
Note: Only select larger classes have been highlighted and classes do not add up to the total.

Southwest Florida: Lee and Collier County Markets

Total Vacancy	Lease Rate (NNN)	Net Absorption	Under Construction
20.0%	$20.00 PSF	-261,100 SF	148,500 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- Vacancy in Southwest Florida increased 210 basis points year-over-year to 20 percent. This increase in vacancy can be mainly attributed to move-outs in Lee County.
- Asking rent growth in Southwest Florida remains strong even amidst rising vacancy. Average rents have increased 4.9 percent year-over-year and 8.2 percent since 2020.
- The first quarter of 2022 closed with 133,000 sq. ft. in leasing activity, which is in alignment with the 5-year rolling average of 134,000 sq. ft. per quarter.

The office market in Southwest Florida has limited competitive inventory with just 5.3 million sq. ft. of office space. Lee County (Fort Myers) and Collier County (Naples) have seen an uptick in both direct space and sublease space driven by a number of second-generation large blocks coming on the market. Even amidst rising vacancy, landlords in the market continue to push rents. Asking rents have increased 4.9 percent compared with the first quarter of 2020 to $20/sq. ft. (NNN). Finally, the average asking rents did not significantly decline over the past 24 months, which is evidence that landlords are confident in the market.

Investment

Capital market activity remains strong due to multiple significant sales transactions over the previous two quarters. As an example, CRC Companies purchased 5801 and 5811 Pelican Bay Blvd. for $55.5M ($312/sq. ft.) in December 2021. This is a 65 percent premium compared to the previous sale of the properties in 2014.

In terms of investment in new development, as of the first quarter close, there were four buildings totaling over 200,000 sq. ft. added to the market. Today, there are five additional buildings totaling nearly 150,000 sq. ft. under-construction.

Southwest Florida Market Lee & Collier Counties	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Lee County/ Ft. Myers	2,888,400	14	27.8	(234,500)	(234,500)	108,500	$16.81
Collier County/ Naples	2,448,100	19.7	22.3	(26,600)	(26,600)	40,000	$23.78
Overall Southwest Florida	5,336,500	16.6	25.5	261,100	261,100	148,500	$20.00

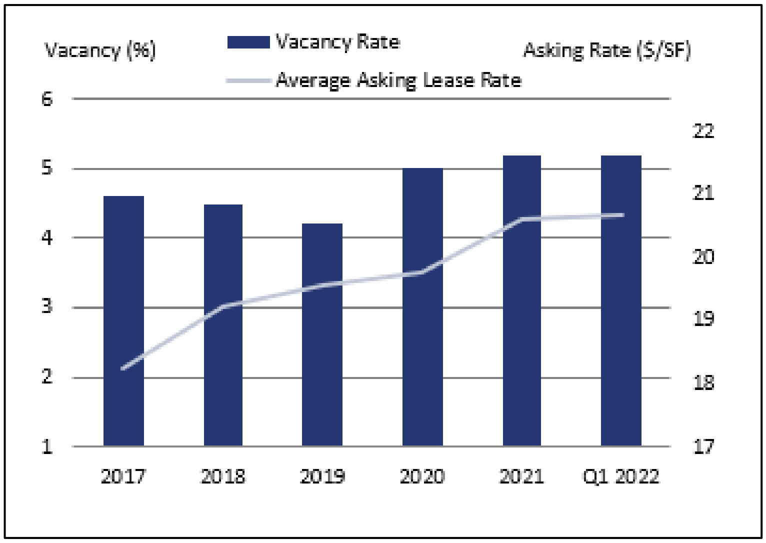
Source: CBRE and CoStar

Daytona/Volusia County Market

Total Vacancy	Lease Rate	Net Absorption	Under Construction
4.9%	$20.17 PSF	101,791 SF	59,940 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- The Daytona Beach vacancy rate has remained below 5.2 percent since 2016, with new construction being filled almost immediately. In 2021, the market more than recovered with 203,000 sq. ft. in positive absorption.
- Rents have had an annual gain of 2.5 percent over the last three years due to the tight market. The first quarter 2022 rates are at a record market high of $20.17/sq. ft. (FSG), the highest level since the first quarter of 2008 at $20.08/sq. ft. (FSG).

The 14.2 million sq. ft. Daytona Beach office market was initially hit hard in 2020 and 2021 with 102,132 sq. ft. of negative absorption. The market rebounded quickly by recovering almost all jobs by November 2021 and positive absorption peaking at over 203,000 sq. ft. by the end of 2021. New construction will continue to keep the market tight, which may benefit landlords.

Demand

Leasing volume in 2021 reached nearly 373,400 sq. ft., which was 34.3 percent above the volume achieved in 2020 (278,100 sq. ft.). Much of this was driven by mid-sized leases, the largest being Prosource’s signing of a 12,064 sq. ft. lease in March of 2021. The leasing momentum started strong in 2022 with over 61,000 sq. ft. leased in Q1, with Oneness TV Network signing a 7,466 sq. ft. lease in February for a five-year term.

Investment

In 2021, Daytona Beach witnessed the highest office sales volume in the past 10 years. Over $75 million in sales across 10 properties were purchased by private buyers and real estate investment trusts, the main buyers being Physicians Realty Trust and V3 Capital Group. The average price/sq. ft. has held steady for the last five years at around $163, but the market has seen an increase in the number of properties trading hands since the end of 2019.

Daytona/ Volusia County Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Daytona/ Volusia County	**14,212,556**	**5.5**	**5.5**	**101,791**	**101,791**	**59,940**	**$20.17**

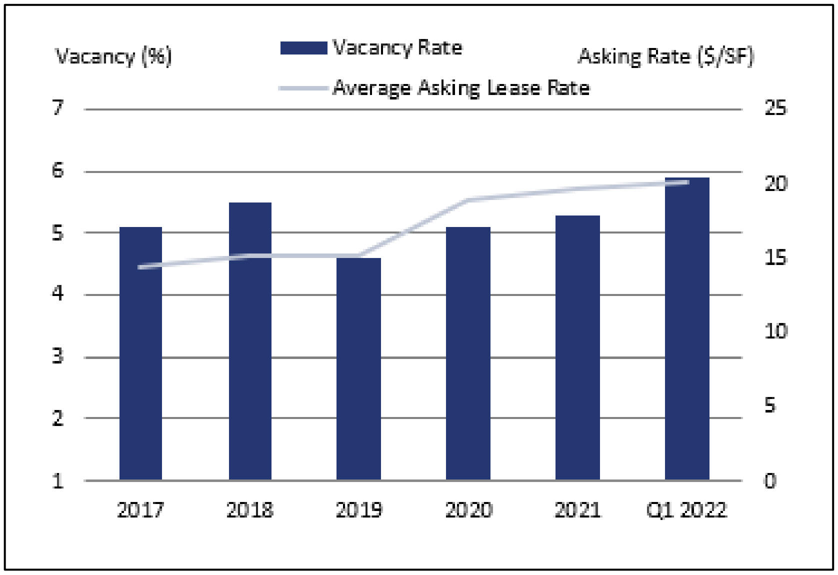
Source: CBRE and CoStar

Gainesville Market

Total Vacancy 5.9% | **Lease Rate** $20.10 PSF | **Net Absorption** -99,534 SF | **Under Construction** 88,734 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- The vacancy rate in Gainesville remains elevated at 5.8 percent, which is 80 basis points above the historical 5-year average of 5 percent. After reaching a record net absorption rate in 2019, the market experienced significant drops in 2020 and 2021, witnessing year-over-year drops of 45 percent and 63 percent, respectively.
- Despite setbacks in net absorption and vacancy, rental rates have experienced stable growth. Currently, rents stand at $20.10/sq. ft. (FSG). This is up 1.9 percent year-over-year and 7.1 percent above the 5-year average.

Gainesville's office market, which is comprised of 10.4 million sq. ft., has certainly felt the impact of the coronavirus as evidenced by higher-than-average vacancy and negative net absorption in five of the last seven quarters. The first quarter of 2022 kicked off the year with nearly 100,000 sq. ft. of negative absorption. More than half of this was driven by two large tenants as Infinite Energy vacated their 35,000 sq. ft. campus at 6901 SW 24th Ave. and CSI Academy of Florida followed suit with their 28,000 sq. ft. campus at 12787 US Hwy 441. Despite this activity, rents have managed to ward off downward pressure and increased modestly. An uptick in leasing activity and easing health regulations may allow the office market to build on the positive leasing activity that closed out 2021 and reign in negative absorption in the latter half of 2022.

Demand

Leasing volume in 2021 totalled 283,500 sq. ft, outpacing the volumes observed in each of the previous three years. The vast majority of this activity was driven by sub-5,000 sq. ft. deals with a couple notable standouts. For example, Galen Health committed to 35,000 sq. ft. at 7001 SW 24th Ave. and Thermo Fisher committed to 33,000 sq. ft. at 13545 Progress Blvd. Activity in the first quarter of 2022 is already building on this momentum, as leasing volume topped out at 145,800 sq. ft. through the first three months of the year. Exactech's 92,000 sq. ft lease at 2320 NW 66th Court was the main contributor and allowed the first quarter of 2022 to post an all-time high for the Gainesville office market.

Investment

After averaging $27 million in sales volume between 2015 and 2019, capital market activity has seen a significant and steady uptick since 2020. Despite uncertainty around COVID-19, 2020 sales volume recorded a then all-time high figure of $62 million. The activity seemed to pique investor interest as 2021 recorded yet another record year at $69.5 million, surpassing the previous figure by $7.5 million and eclipsing the 5-year average by over $42 million. Notably, 2022 is poised to set yet another ceiling in the market with first quarter sales volume already reaching $66.9 million. In previous years, the sales volume was anchored by two to three flagship deals, which is also the case in 2022 as Exactech traded their 92,000 sq. ft. headquarters in a sale lease back valued at $49.8 million to New Mountain Capital. Pricing has been steadily increasing over the past decade and currently sits at $147/sq. ft. — a 7.3 percent increase from the first quarter of 2020.

Gainesville Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Avg. Asking Lease Rate ($/SF/FS)
Gainesville	**10,353,645**	**5.9**	**6.2**	**(99,534)**	**(99,534)**	**88,734**	**$20.10**

Source: CBRE and CoStar

Panama City Market

Total Vacancy
2.5%

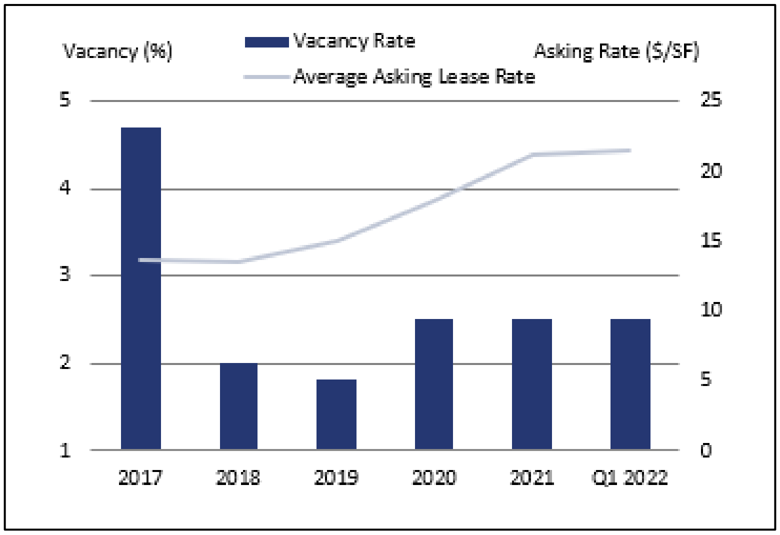
Lease Rate
$21.47 PSF

Net Absorption
2,314 SF

Under Construction
0 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- Persistently tight vacancy rates have been a constant theme in Panama City over the past three years. The current vacancy of 2.5 percent falls below the historical 5-year average of 3.1 percent. With deliveries mostly keeping pace with absorption over the past couple of years, vacancy has largely stabilized.
- The tight market has also encouraged rental rate growth. Current rents of $21.47/sq. ft. (FSG) are up 1.5 percent quarter-over-quarter and 9.9 percent year-over-year.

On the absorption front, the Panama City office market (that is comprised of 8,015,919 sq. ft. of office space), saw relatively muted activity in 2019 and 2020. However, leases totaling 290,000 sq. ft. were signed during that same period, but many consisted of renewals as firms evaluated their real estate strategies. There was a recovery to net absorption in 2021 with over 50,000 sq. ft. of space taken off market.

Demand

Leasing volume in 2021 surpassed 61,000 sq. ft., which was below typical annual trends. The 5-year quarterly average for leasing activity is 34,711 sq. ft. per quarter. Through the first quarter of 2022, activity fell much closer to that average, with nearly 39,000 sq. ft. leased.

Investment

Over the past 12 months, 67 office assets have sold for a total sales volume of $45.3 million across 560,000 sq. ft. of office buildings. The average sale size of 7,500 sq. ft was reflective of a smaller, tertiary market. This is in line with the fact that around 90 percent of office assets are under 10,000 sq. ft. in this market. These trades averaged a price/sq. ft. of $88 with an average 98 percent leased at the time of sale.

Panama City Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Panama City	**8,015,919**	**2.5**	**3.7**	**2,314**	**2,314**	**0**	**$21.47**

Source: CBRE and CoStar

Pensacola Market

Total Vacancy
2.5%

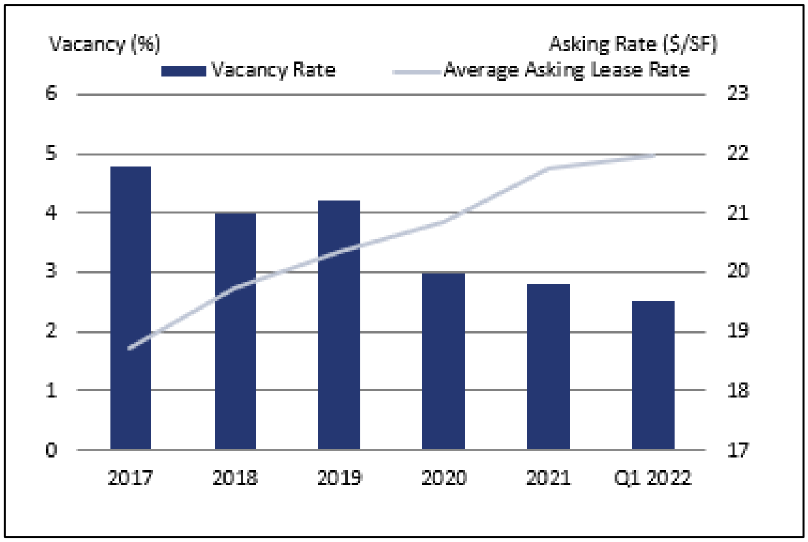
Lease Rate
$21.96 PSF

Net Absorption
45,300 SF

Under Construction
21,900 SF

*Arrows indicate change from Q1 of previous year.

Total Vacancy vs. Direct Average Asking Lease Rate



Source: CBRE and CoStar

Market Highlights

- The vacancy rate in Pensacola remains extremely tight at 2.5 percent, which is well below the historical 5-year average of 3.8 percent. In 2020, the Pensacola market saw historically high-absorption levels, much of which was due to Navy Federal Credit Union occupying their 730,000 sq. ft. built-to-suit located at 4810 West Nine Mile Road.
- The tight market and consistent leasing activity has helped landlords push rates. Rents are currently at an all time high of $21.96/sq. ft. (FSG). This is up 2.5 percent year-over-year and 7.2 percent above the 5-year average.

The Pensacola office market, which is comprised of nearly 16.6 million sq. ft. of office space, was relatively unaffected by market conditions. All significant metrics saw improvement over the previous 24 months. Office rents have risen steadily at a modest pace, while vacancy has been on the decline. With limited new construction in the pipeline, this performance should continue unfettered over the near term.

Demand

Leasing volume in 2021 reached nearly 86,000 sq. ft., which was slightly below the volume achieved in 2020 (90,300 sq. ft.), but above the years 2017, 2018 and 2019. Much of this was driven by Snack Crate leasing over 33,100 sq. ft. at 890 E. Heinberg St. in the final quarter of 2021. The leasing momentum has continued into 2022. Through the first quarter, tenants have leased over 39,000 sq. ft. of office space, putting the market on pace to surpass the previous year.

Investment

With asking rates increasing to record high levels and demand tight, investors have taken notice. The market saw a record high $119 million in sales volume in 2021 — driven mainly by a large joint-venture partnership between Catalyst HRE and National Real Estate Advisors (Pensacola is home to six of the 40 properties involved in the recapitalization transaction). Pricing has also increased steadily over the previous 10 years. The average sale price for buildings over 10,000 sq. ft. through the first quarter of 2022 was $165/sq. ft., 16.2 percent higher than year-end 2019.

Pensacola Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Q1 2022 Net Absorption (SF)	YTD Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate ($/SF/FS)
Pensacola	**16,580,422**	**2.5**	**2.7**	**45,304**	**45,304**	**21,882**	**$21.96**

Source: CBRE and CoStar

Master Leasing Report

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

Leases due to expire within the next 24 months are included listed by agency in Appendix 1A and by market in Appendix 1B. Of the 735 total private leases, 189 are set to expire on or before June 30, 2024.

Through lease renegotiation efforts and in partnership with agencies and the state's tenant brokers, DMS will address all leases set to expire before June 30, 2023.

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 are listed on the DMS website at: http://bit.ly/REDM-FITS.

Amendments, Supplements and Waivers to Lease Terms and Conditions

Leases that DMS approved in the past 12 months have all complied with standard terms and conditions. While DMS has executed many lease contracts for change in rates, square footage and rental periods since the 2021 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, F.S. Tenants in FFP facilities pay a uniform rental rate for leased space, regardless of

Subsection 255.249(7), F.S.:

(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.

the assigned building or market location. The uniform rental rate for full-service office space has been set at $17.18/sq. ft. (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 FY 2022-2023. The department maintains the FFP facilities within the budget that the Legislature allocates by reducing operational costs and deferring capital maintenance.

For FY 2022-2023, DMS has been appropriated $173,741,021 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.

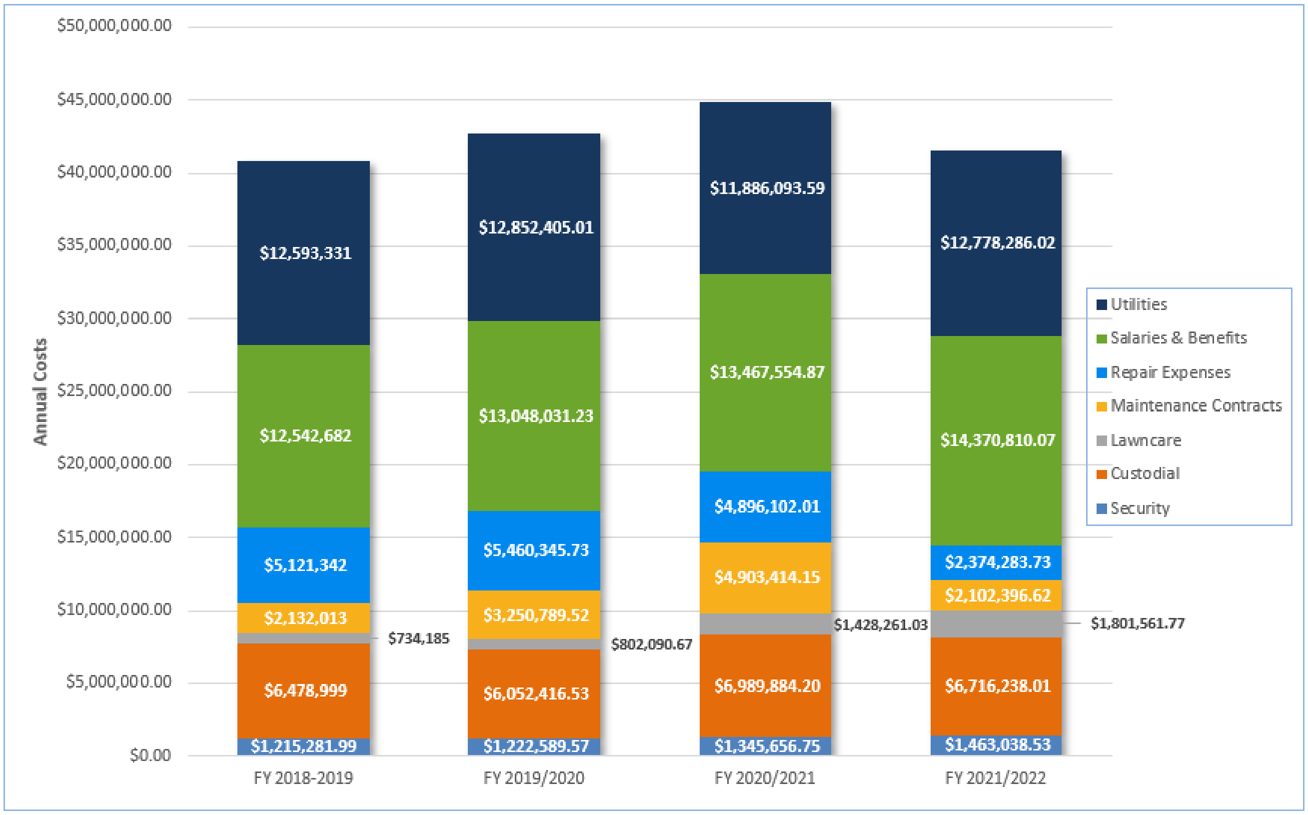
Figure 4 illustrates that operating costs for FFP facilities have decreased marginally over the past year. The department continues to identify strategies for deeper cost savings by analyzing performance data and encouraging industry best practices among partner agencies.

Reducing energy consumption and costs in the FFP remains a top priority for DMS because, as seen in Figure 4, energy consumption (utilities) represents the largest cost component of the FFP. The department continues to implement the energy conservation principles of the State Energy Management Plan (SEMP), which DMS developed in 2010 and implemented in all FFP facilities across the state. The department also continues to evaluate long-term costs (life-cycle costs) whenever major energy-consuming equipment is selected for installation in FFP facilities.

Paragraph 255.249(7)(e), F.S.:

(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.

Figure 4. FFP Operating Costs



Analysis of Portfolio Supply and Demand

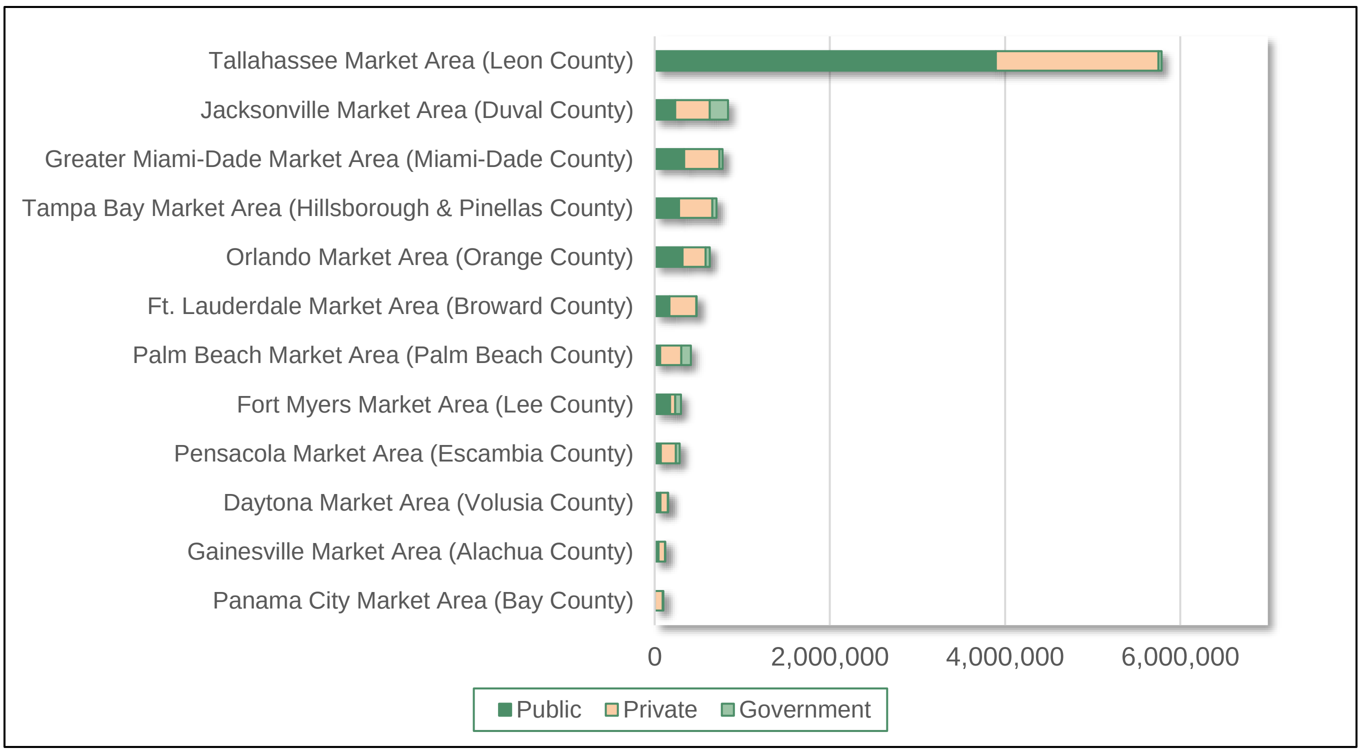
For analysis of the lease portfolio's supply and demand, this report focuses on 12 major metropolitan real estate markets in Florida, most of which have large concentrations of FFP facilities. Local market dynamics directly influence the availability and cost of office space in each market. The supply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

(f) An analysis of portfolio supply and demand.

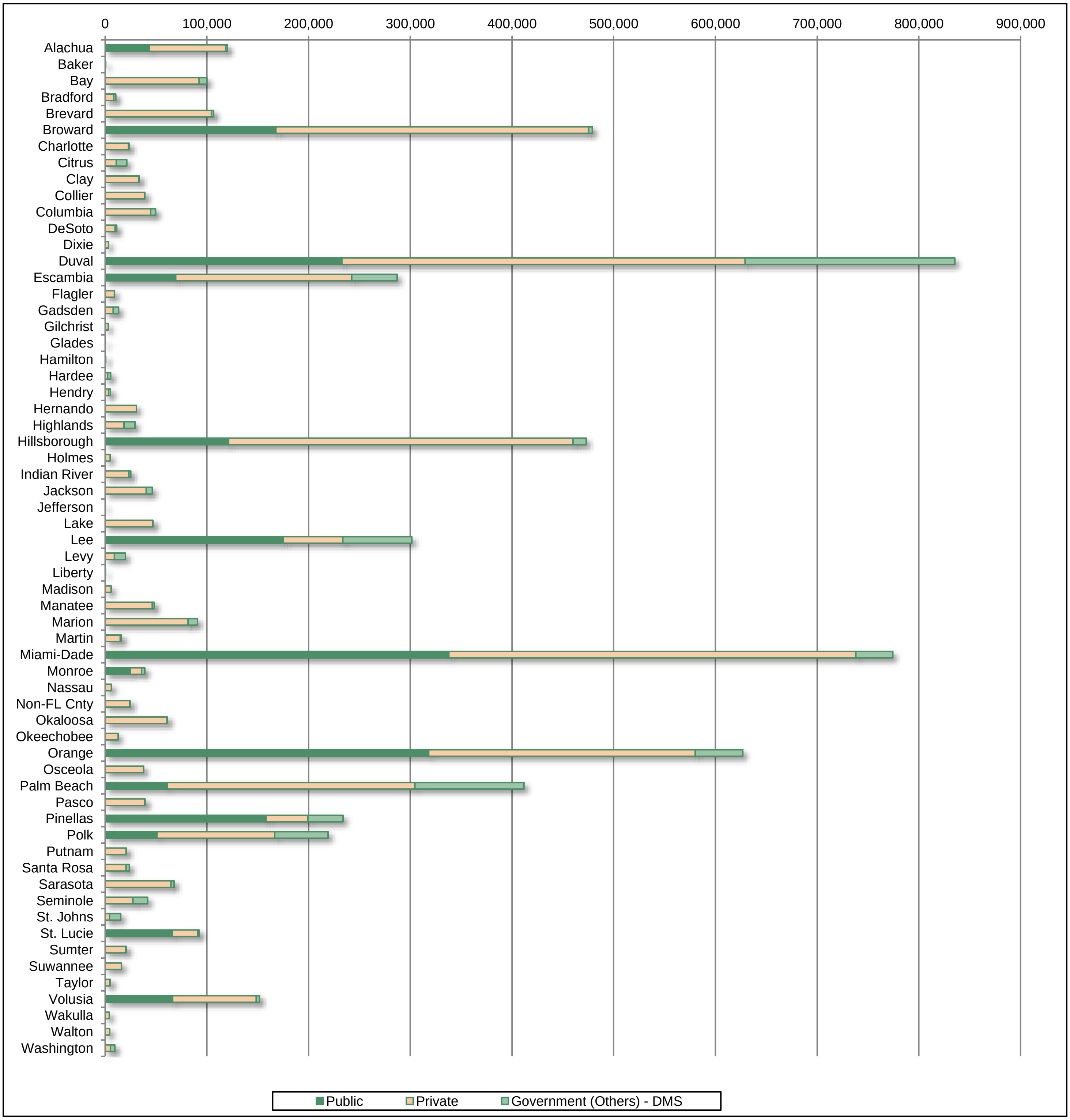
To accommodate the different services that agencies provide, the state needs space in nearly every county. As Figure 5 shows, the majority of the state's lease portfolio is in Leon County. Duval, Miami-Dade, Orange, Broward and counties in the Tampa Bay area form the next largest concentrations of leased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

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



Source: Florida State-owned Lands and Records Information System - (Facility Inventory Tracking System), 6/30/2022

Figure 6. Square Footage of Leased Office Space by County



*Calhoun, Franklin, Gulf, Lafayette and Union counties do not have leased office space. Leon County, with more than five million sq. ft. of leased space, is off the scale and omitted.

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), F.S.:

(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 performed a comprehensive study with detailed recommendations that addressed current and developing real estate requirements in downtown Tallahassee.

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

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

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

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

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.

Statewide, the FFP currently has a total vacancy of 79,973 sq. ft., which consists of 61,818 sq. ft. of full-service office space, storage space amounting to 16,151 sq. ft. and 2,004 sq. ft. 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.

2022 Strategic Leasing Plan and Update to Five-Year Plan

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 financial gain to the state of Florida through future lease cost-avoidance and will assist in the retention and recruitment of employees.

The department has developed the 2022 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, F.S., is a component of the Strategic Leasing Plan.

Subsection 255.249(6), F.S.:
(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), F.S.:
(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.

Current Oversight of the State's Real Estate Portfolio

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

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

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

Forecasting Agency Space Needs

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

In accordance with section 255.249, F.S., 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.

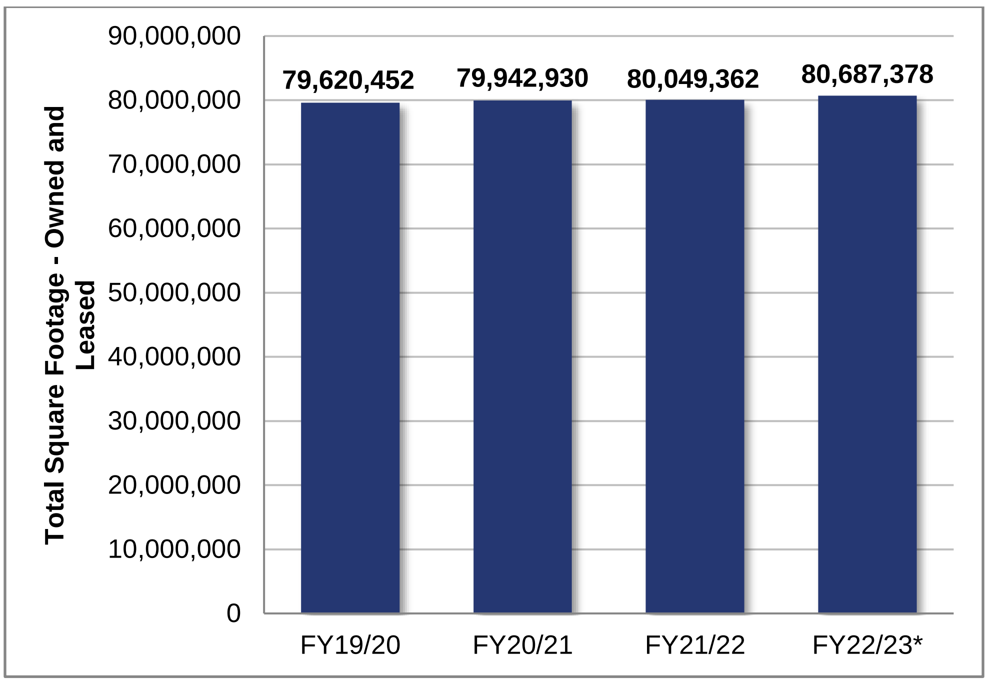
Information submitted by the agencies provides the foundation data used to identify the opportunities outlined in this report. The data helps DMS to develop backfill scenarios for FFP vacancies, to identify co-location opportunities and to prioritize leases with the most potential for lease cost savings. 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.

FY 2021-2022 was the eleventh year that agencies submitted facility information to the FITS component of FL-SOLARIS. For trending purposes, the department used the data from the past four fiscal years to benchmark fluctuations in agency needs to better forecast changes in space needs and occupancy costs.

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

Figure 7 illustrates the change in space needs for all agencies between FYs 2019-2020, 2020-2021, 2021-2022 and forecasts the space needs for all agencies for FY 2022-2023. This forecast suggests that, should the recent trend continue, space needs for all agencies may increase by approximately 1 percent in FY 2022-2023.

Figure 7. Space Needs for All Agencies



* Note: Space requirement for FY 22/23 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

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 sq. ft. and that expires between July 1, 2023, and June 30, 2025, with the goal of achieving cost savings in future years, as directed by section 40 of Chapter 2022-157, 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 FY 2020-2021 and 2021-2022. As depicted in Table 6, total square footage decreased from FY 2020-2021 to FY 2021-2022 by 1.08 percent, and overall leasing costs decreased over the same time period by 0.13 percent.

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

The department expects the trend of rising leasing rates to continue, 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.

Section 40 of Chapter 2022-157, Laws of Florida:
Section 40. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 sq. ft. in the 2022-2023 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, 2023, and June 30, 2025, in order to reduce costs in future years. The department shall incorporate this initiative into its 2022 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, 2022, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2023.

Table 6. Agencies' Lease Portfolio Snapshot*

Agency	Gross Square Footage Change			Agency Lease Cost Change		
	6/30/2021	6/30/2022	% Change	6/30/2021	6/30/2022	% Change
AG	79,974	79,974	0.00%	$ 1,391,269.77	$ 1,403,294.02	0.86%
AHCA	366,877	371,876	1.36%	$ 8,791,257.42	$ 8,999,765.11	2.37%
APD	281,698	274,104	-2.70%	$ 2,522,862.26	$ 2,373,721.96	-5.91%
Citrus	15,428	15,428	0.00%	$ 100,408.60	$ 100,408.60	0.00%
CPIC	289,132	252,715	-12.60%	$ 5,361,182.55	$ 4,697,164.20	-12.39%
DACS	374,087	387,644	3.62%	$ 5,399,365.19	$ 5,540,448.00	2.61%
DBPR	378,555	377,609	-0.25%	$ 8,271,302.60	$ 8,416,551.98	1.76%
DCF	1,377,489	1,410,648	2.41%	$ 26,851,160.32	$ 28,225,110.61	5.12%
DEA	128,999	132,280	2.54%	$ 2,375,268.43	$ 2,457,880.82	3.48%
DEO	187,419	192,474	2.70%	$ 3,722,920.72	$ 4,434,689.62	19.12%
DEP	564,835	561,805	-0.54%	$ 9,556,144.86	$ 9,526,177.29	-0.31%
DFS	779,072	748,420	-3.93%	$ 14,699,937.11	$ 14,214,028.12	-3.31%
DHSMV	303,128	302,630	-0.16%	$ 4,789,984.34	$ 4,849,589.16	1.24%
DJJ	512,224	496,271	-3.11%	$ 10,238,226.81	$ 9,964,000.97	-2.68%
DLA	410,738	395,002	-3.83%	$ 10,840,163.39	$ 10,466,202.01	-3.45%
DMA	42,014	42,014	0.00%	$ 520,341.64	$ 534,916.79	2.80%
DMS	275,927	275,927	0.00%	$ 4,387,931.46	$ 4,387,931.46	0.00%
DOAH	131,225	131,225	0.00%	$ 2,787,675.01	$ 2,784,908.31	-0.10%
DOE	779,208	698,753	-10.33%	$ 13,415,296.73	$ 11,880,306.54	-11.44%
DOH	1,048,615	1,263,217	20.47%	$ 19,704,758.54	$ 21,643,477.61	9.84%
DOR	1,110,073	1,103,912	-0.56%	$ 24,244,918.03	$ 24,381,184.44	0.56%
DOS	310,099	308,752	-0.43%	$ 4,469,087.19	$ 4,510,695.30	0.93%
EOG	606,805	378,821	-37.57%	$ 7,555,238.69	$ 5,530,345.40	-26.80%
FCHR	12,111	12,111	0.00%	$ 208,066.98	$ 208,066.98	0.00%
FCOR	39,752	36,307	-8.67%	$ 505,776.02	$ 506,403.50	0.12%
FDC	882,981	897,178	1.61%	$ 18,502,136.43	$ 18,765,951.70	1.43%
FDLE	703,182	690,507	-1.80%	$ 11,720,367.83	$ 11,560,216.11	-1.37%
FDOT	77,052	77,052	0.00%	$ 1,810,703.97	$ 1,826,278.97	0.86%
FDVA	39,463	42,520	7.75%	$ 372,685.74	$ 372,685.74	0.00%
FSCJ	195,033	195,033	0.00%	$ -	$ -	
FWCC	213,807	214,987	0.55%	$ 3,457,525.86	$ 3,543,751.73	2.49%
JUDICIAL	14,091	13,473	-4.39%	$ 234,606.93	$ 231,448.95	-1.35%
LEGIS	478,745	478,745	0.00%	$ 7,169,640.76	$ 7,169,640.76	0.00%
Lottery	217,885	217,885	0.00%	$ 4,177,859.77	$ 4,240,284.63	1.49%
MDC	890	890	0.00%	$ 5,090.80	$ 5,090.80	0.00%
NSA	3,715	3,715	0.00%	$ 38,005.98	$ 38,005.98	0.00%
OSCA	79,032	79,032	0.00%	$ 1,343,088.36	$ 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	103,278	108,680	5.23%	$ 1,807,802.49	$ 1,902,748.67	5.25%
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	2,618	2,618	0.00%	$ 44,977.23	$ 44,977.23	0.00%
VALC	6,971	6,971	0.00%	$ 33,588.83	$ 33,588.83	0.00%
Grand Total	**13,468,139**	**13,323,117**	**-1.08%**	**$ 243,928,980.19**	**$ 243,615,381.81**	**-0.13%**

* Includes all reported agency leases as of 6/30/2022.

Note: This is a snapshot illustrating lease obligation as of 6/30/2022 and is not meant to represent or track actual lease payments made by agencies. Final number may not equal 100 percent due to rounding.

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
- 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 13,301 facilities totaling 66,967,824 sq. ft.. State agencies have also entered into 1,041 private-sector or other governmental leases for a total of 7,214,855 sq. ft.. 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
- Maximization of the value of state-owned assets

A. Consolidation of Oversight and Operations

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

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

B. Enhanced Occupancy Management

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

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

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

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

C. Leveraged Spend on Operations and Maintenance Procurements

Citizens viewing the Tallahassee landscape from the Capitol Building's observation deck might be surprised to learn that eight different agencies manage more than two dozen state-owned buildings that are visible within plain sight. This example depicts how real estate is currently managed within state government. The eight agencies each have contracts for various operations and maintenance services such as elevator, landscaping, custodial services, 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.
- 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
Orange	192,184
Polk	189,842
Leon	14,633
Santa Rosa	4,000
Lee	1,604
Sumter	1,250

Medical Care	
County	Square Footage
Duval	21,852
Broward	19,649
Miami-Dade	6,331
Lake	3,000
Pinellas	2,661
Polk	2,580

Unconditioned Storage	
County	Square Footage
Leon	49,187
Orange	27,000
Escambia	16,670
Seminole	8,760
Pinellas	7,077
Miami-Dade	3,045

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

Office	
County	Square Footage
Leon	1,855,299
Miami-Dade	400,112
Duval	396,451
Hillsborough	338,775
Broward	307,504
Orange	262,235

Food Services	
County	Square Footage
Palm Beach	200
Escambia	125

Labs	
County	Square Footage
Pinellas	1,430

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 19.8 percent between 2012 and 2022. Because of the average age of Florida's Tallahassee owned buildings (greater than 50 years), inefficient floor plans, staff reductions and other factors, the average occupancy of public buildings is approximately 203 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 recommendations:
"Given that the state potentially faces $1.5 billion in building deficiency and avoidable lease costs in the next 30 years, the state should:

- Transform more than 750,000 rentable sq. ft. of the owned portfolio through major modernizations, renovations and new facilities, housing more than 20 percent 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 Capitol Circle Office Complex 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.
- 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	Northwest 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	Southwest 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
Southwest Market	Private	Lee	Fort Myers	FL	AG	2/28/2023	Office	1140069	33907	1,124	$ 20.26	$ 22,772.24
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	AG	4/30/2023	Office	1140072	33445	1,785	$ 31.37	$ 55,995.45
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	$ 18.74	$ 42,786.84
Polk County	Private	Polk	Lakeland	FL	AG	7/31/2023	Office	1140051	33813	1,552	$ 19.50	$ 30,264.00
Tampa Market	Private	Hillsborough	Tampa	FL	AHCA	4/30/2023	Office	6800075	33614	13,739	$ 25.11	$ 344,986.29
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
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DACS	8/31/2022	Office	4209042	32221	1,800	$ -	$ -
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	8/31/2022	Office	4200457	33409	985	$ 14.77	$ 14,548.44
Southwest Market	Government (Others) - DMS	Lee	Cape Coral	FL	DACS	9/30/2022	Office	4209038	33990	763	$ 0.39	$ 300.00
Indian River County	Private	Indian River	Vero Beach	FL	DACS	10/31/2022	Office	4200440	32966	3,645	$ 16.77	$ 61,126.65
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DACS	12/31/2022	Office	4209039	32446	748	$ -	$ -
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	1,440	$ 12.13	$ 17,467.20
Daytona Market	Private	Volusia	Port Orange	FL	DACS	2/28/2023	Office	4200427	32127	1,440	$ 11.77	$ 16,948.80
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DACS	2/28/2023	Office	4200435	33445	1,255	$ 28.00	$ 35,140.00
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	$ 25.77	$ 49,607.25
Marion County	Government (Others) - DMS	Marion	Ocala	FL	DACS	3/31/2023	NOC	4200477	34474	4,682	$ 6.00	$ 28,092.00
Non-FL Cnty County	Private	Non-FL Cnty	Washington	DC	DACS	3/31/2023	Office	4200503	20002	120	$ 120.00	$ 14,400.00
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	$ 32.98	$ 41,488.84
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	$ 20.76	$ 90,887.28
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2023	Office	4200488	32399	4,817	$ 19.32	$ 93,071.25
Bradford County	Government (Others) - DMS	Bradford	Starke	FL	DACS	7/31/2023	Office	4209037	32091	184	$ -	$ -
Levy County	Government (Others) - DMS	Levy	Bronson	FL	DACS	9/30/2023	Office	4200483	32621	168	$ 10.71	$ 1,799.28
Collier County	Private	Collier	Naples	FL	DACS	10/31/2023	Office	4200389	34109	855	$ 25.80	$ 22,059.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2023	Office	4200498	33873	700	$ 10.00	$ 7,000.00
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DACS	10/31/2023	Office	4200466	32547	3,394	$ 21.50	$ 72,971.00
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	11/30/2023	Office	4200437	34974	3,525	$ 19.96	$ 70,359.00
Manatee County	Government (Others) - DMS	Manatee	Palmetto	FL	DACS	12/12/2023	Office	4209046	34221	1,743	$ -	$ -
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2023	NOC	4200426	34604	1,237	$ 3.61	$ 4,464.33
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/29/2024	Office	4200469	33935	120	$ 18.26	$ 2,191.20
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/29/2024	Office	4200474	34221	2,047	$ 19.00	$ 38,892.99
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$ 21.92	$ 167,096.16

* Indicates leases whose contract has expired prior to 6/30/2022 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	$ -	$ -
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
Osceola County	Private	Osceola	Kissimmee	FL	DCF	7/31/2021 *	Office	5903052	34741	1,972	$ 14.50	$ 28,593.99
Monroe County	Government (Others) - DMS	Monroe	Tavernier	FL	DCF	4/30/2022 *	Office	5909079	33070	500	$ -	$ -
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2022	Office	5903121	34142	3,750	$ 30.93	$ 115,987.50
Brevard County	Private	Brevard	Titusville	FL	DCF	8/31/2022	Office	5903129	32780	2,059	$ 14.00	$ 28,826.04
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2022	Office	5903122	34994	4,100	$ 27.10	$ 111,110.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2022	Office	5903039	32503	19,813	$ 22.15	$ 438,857.90
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2022	Office	5903050	32091	2,700	$ 21.75	$ 58,725.00
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2022	Office	5903103	34474	36,514	$ 20.00	$ 730,280.00
Flagler County	Private	Flagler	Bunnell	FL	DCF	11/30/2022	Office	5903115	32110	4,614	$ 16.00	$ 73,824.00
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	$ 19.00	$ 49,400.00
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2022	Office	5903045	33404	21,047	$ 23.01	$ 484,291.47
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2023	Office	5903064	32177	5,456	$ 21.95	$ 119,759.16
Columbia County	Private	Columbia	Lake City	FL	DCF	3/31/2023	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	$ -	$ -
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	$ 21.95	$ 28,930.10
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
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2023	Conditioned Storage	5903135	32301	4,000	$ 7.50	$ 30,000.00
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2023	Office	5903037	32958	1,242	$ 18.56	$ 23,051.52
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2023	Office	5903074	33040	3,507	$ 33.75	$ 118,361.25
Seminole County	Private	Seminole	Altamonte Springs	FL	DCF	8/31/2023	Office	5903140	32714	2,150	$ 21.58	$ 46,397.00
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2023	Office	5903096	33873	2,200	$ 19.91	$ 43,802.00
Nassau County	Private	Nassau	Yulee	FL	DCF	10/31/2023	Office	5903144	32097	1,377	$ 28.10	$ 38,693.70
Okaloosa County	Private	Okaloosa	Niceville	FL	DCF	10/31/2023	Office	5903086	32588	2,809	$ 7.86	$ 22,078.74
Citrus County	Government (Others) - DMS	Citrus	Lecanto	FL	DCF	11/30/2023	Office	5903141	34461	4,624	$ 12.50	$ 57,800.00
Brevard County	Private	Brevard	Rockledge	FL	DCF	12/31/2023	Office	5909083	32955	1,000	$ -	$ -
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2024	Office	5903082	32720	7,700	$ 21.61	$ 166,397.00
Seminole County	Private	Seminole	Sanford	FL	DCF	1/31/2024	Office	5903124	32773	1,999	$ 19.50	$ 38,980.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	1/31/2024	Office	5903125	32303	9,702	$ 17.96	$ 174,247.92
Marion County	Private	Marion	Ocala	FL	DCF	2/29/2024	Office	5903149	34470	920	$ 21.00	$ 19,320.00
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2024	Office	5903150	32609	26,600	$ 18.04	$ 479,864.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2024	Office	5903172	32208	640	$ 10.00	$ 6,400.00
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	$ 16.25	$ 77,285.00
Polk County	Private	Polk	Lake Wales	FL	DCF	3/31/2024	Office	5902539	33853	7,422	$ 22.73	$ 168,702.06

* Indicates leases whose contract has expired prior to 6/30/2022 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
Polk County	Government (Others) - DMS	Polk	Bartow	FL	DCF	4/30/2024	Conditioned Storage	5903154	33831	1,795	$ 5.01	$ 8,992.95
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	$ 27.32	$ 95,620.00
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2024	Office	5903102	32064	2,761	$ 23.87	$ 65,905.07
Brevard County	Private	Brevard	Cocoa	FL	DEA	2/28/2023	Office	6500031	32922	1,976	$ 19.13	$ 37,800.88
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DEA	3/31/2023	Office	6500057	33407	3,387	$ 23.65	$ 80,102.55
Santa Rosa County	Private	Santa Rosa	Gulf Breeze	FL	DEA	8/31/2023	Office	6500066	32561	3,102	$ 23.75	$ 73,672.50
Marion County	Private	Marion	Ocala	FL	DEA	12/31/2023	Office	6500043	34470	3,150	$ 22.63	$ 71,284.56
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	2/28/2022 *	Office	4000077	32399	54,756	$ 33.60	$1,839,801.60
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DEO	5/1/2024	Office	4009147	33444	112	$ -	$ -
Orlando Market	Private	Orange	Orlando	FL	DEP	9/30/2022	Office	3700223	32803	29,411	$ 21.00	$ 617,631.00
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	$ 9.76	$ 17,070.24
St. Lucie County	Government (Others) - DMS	St. Lucie	Fort Pierce	FL	DEP	4/30/2023	NOC	3700229	34945	992	$ 18.81	$ 18,659.52
Manatee County	Government (Others) - DMS	Manatee	Sarasota	FL	DFS	3/31/2023	Office	4309012	34243	200	$ -	$ -
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	2,083	$ 5.00	$ 10,415.00
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	DFS	3/31/2023	Office	4300133	33907	8,296	$ 17.59	$ 145,926.64
Santa Rosa County	Private	Santa Rosa	Pace	FL	DFS	10/31/2023	Conditioned Storage	4300192	32571	4,000	$ 11.47	$ 45,880.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2023	Office	4300191	32303	19,285	$ 17.50	$ 337,487.50
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2024	Office	4300158	33859	7,976	$ 17.52	$ 139,739.52
Greater Miami Market	Private	Miami-Dade	Doral	FL	DFS	5/31/2024	Office	4300193	33166	3,572	$ 38.39	$ 137,129.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	2/28/2023	Office	7600526	33144	16,006	$ 44.66	$ 714,827.96
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2023	NOC	7600538	33431	1,003	$ 10.17	$ 10,200.51
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	8/19/2023	Office	7600504	33147	6,236	$ 30.82	$ 192,193.52
Ft. Lauderdale Market	Private	Broward	Margate	FL	DHSMV	10/30/2023	Office	7600532	33063	10,943	$ 34.47	$ 377,205.21
Charlotte County	Government (Others) - DMS	Charlotte	Punta Gorda	FL	DHSMV	5/21/2024	Office	7609056	33950	100	$ -	$ -
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	5/31/2024	Office	7600521	33166	4,999	$ 40.00	$ 199,960.00
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2022	Office	8000365	32327	665	$ 14.77	$ 9,822.05
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DJJ	8/31/2022	Office	8000388	34974	1,940	$ 18.50	$ 35,890.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2022	Office	8000403	32207	2,804	$ 16.00	$ 44,864.00
Monroe County	Private	Monroe	Islamorada	FL	DJJ	10/31/2022	Office	8000270	33036	1,400	$ 23.50	$ 32,900.00
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	1/31/2023	Office	8000417	33619	10,695	$ 18.65	$ 199,461.75
Pensacola Market	Private	Escambia	Pensacola	FL	DJJ	2/28/2023	Office	8000350	32501	7,179	$ 21.32	$ 153,056.28
Southwest Market	Private	Lee	Fort Myers	FL	DJJ	5/31/2023	Office	8000327	33919	2,325	$ 18.50	$ 43,012.50
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DJJ	7/31/2023	Office	8000293	32547	4,999	$ 24.67	$ 123,325.33
Okaloosa County	Private	Okaloosa	Crestview	FL	DJJ	7/31/2023	Office	8000396	32536	2,967	$ 23.00	$ 68,241.00
DeSoto County	Private	DeSoto	Arcadia	FL	DJJ	8/31/2023	Office	8000412	34266	1,920	$ 27.37	$ 52,550.40
Citrus County	Private	Citrus	Inverness	FL	DJJ	10/31/2023	Office	8000398	34450	1,750	$ 19.56	$ 34,230.00
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2023	Office	8000349	32097	2,200	$ 24.45	$ 53,790.00
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DJJ	1/31/2024	Office	8000421	33406	6,626	$ 30.16	$ 199,840.16
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2024	Office	8000369	33935	826	$ 20.00	$ 16,520.00
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2024	Office	8000426	33830	11,362	$ 19.60	$ 222,695.20

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tallahassee Market	Private	Leon	Tallahassee	FL	DMA	9/24/2022	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	$ 8.15	$ 57,779.51
Clay County	Private	Clay	Orange Park	FL	DMA	12/31/2023	Office	6200064	32073	1,500	$ 32.78	$ 49,170.00
Tampa Market	Private	Hillsborough	Tampa	FL	DMA	12/31/2023	Office	6200063	33618	1,396	$ 18.35	$ 25,616.60
Indian River County	Private	Indian River	Sebastian	FL	DOAH	6/30/2022	Office	7200159	32958	3,777	$ 22.50	$ 84,982.50
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2022	Office	7200109	32608	3,919	$ 19.50	$ 76,420.50
Polk County	Private	Polk	Lakeland	FL	DOAH	11/30/2022	Office	7200168	33813	3,973	$ 25.00	$ 99,325.00
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
Tampa Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2023	Office	7200181	33701	6,004	$ 19.75	$ 118,579.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2024	Office	7200122	32118	2,909	$ 19.10	$ 55,561.90
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DOE	9/6/2022	Food Services	4809425	32446	740	$ -	$ -
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	9/30/2022	Office	4800773	33166	2,922	$ 31.00	$ 90,582.00
Orlando Market	Government (Others) - DMS	Orange	Orlando	FL	DOE	12/31/2022	Food Services	4809060	32803	100	$ -	$ -
Suwannee County	Private	Suwannee	Live Oak	FL	DOE	1/31/2023	Office	4800879	32064	1,538	$ 25.40	$ 39,065.20
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	$ 15.25	$ 222,055.20
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	$ 34.47	$ 21,302.46
Manatee County	Private	Manatee	Palmetto	FL	DOE	7/31/2023	Office	4800790	34221	6,233	$ 20.00	$ 124,660.00
Polk County	Private	Polk	Lakeland	FL	DOE	7/31/2023	Office	4800769	33801	2,265	$ 26.50	$ 60,022.50
Tampa Market	Private	Hillsborough	Plant City	FL	DOE	7/31/2023	Office	4800829	33563	1,507	$ 24.60	$ 37,072.20
Okaloosa County	Private	Okaloosa	Crestview	FL	DOE	8/31/2023	Office	4800872	32536	1,438	$ 26.84	$ 38,595.92
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2024	Office	4800786	33126	8,629	$ 35.00	$ 302,015.00
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/29/2024	Office	4800794	32922	3,420	$ 22.93	$ 78,420.60
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2024	Office	4800774	32904	3,402	$ 23.69	$ 80,593.38
Citrus County	Private	Citrus	Inverness	FL	DOE	3/31/2024	Office	4800848	34450	1,271	$ 27.18	$ 34,545.78
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	$ 28.24	$ 107,820.30
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2024	Office	4800782	32086	3,500	$ 29.00	$ 101,500.00
Polk County	Private	Polk	Lakeland	FL	DOH	9/4/2022	Conditioned Storage	6400428	33811	189,842	$ 8.00	$1,518,735.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOH	11/30/2022	Medical care	6400396	33319	4,999	$ 30.64	$ 153,169.30
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	2/28/2023	Office	6400409	33463	10,857	$ 22.42	$ 243,413.94
Orlando Market	Private	Orange	Orlando	FL	DOH	7/31/2023	Conditioned Storage	6400406	32811	4,988	$ 15.78	$ 78,710.64
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	7/31/2023	Office	6400405	33971	4,800	$ 14.51	$ 69,648.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	11/30/2023	Medical care	6400366	33165	2,731	$ 28.50	$ 77,833.50
Orlando Market	Private	Orange	Winter Garden	FL	DOH	12/31/2023	Medical care	6400388	34787	2,197	$ 8.15	$ 17,905.55
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/29/2024	Office	6400336	33166	4,862	$ 37.70	$ 183,297.40
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	3/31/2024	Medical care	6400305	32208	6,855	$ 18.55	$ 127,160.25
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	$ 31.33	$1,046,390.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	4/30/2023	Office	7300341	32303	26,744	$ 23.99	$ 641,588.50
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2023	Office	7300370	32940	4,999	$ 25.25	$ 126,224.75

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Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Non-FL Cnty County	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	$ 30.36	$ 159,147.12
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	$ 22.00	$ 805,002.00
Jackson County	Private	Jackson	Marianna	FL	DOR	10/31/2023	Office	7300351	32446	11,863	$ 19.00	$ 225,396.90
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	3/31/2024	Office	7300396	32303	3,574	$ 28.16	$ 100,643.88
Hernando County	Private	Hernando	Brooksville	FL	DOR	6/30/2024	Office	7300267	34601	4,981	$ 28.50	$ 141,958.50
Pensacola Market	Private	Escambia	Pensacola	FL	DOR	6/30/2024	Office	7300392	32504	27,660	$ 28.35	$ 784,161.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2023	Conditioned Storage	4500114	32311	300	$ 12.15	$ 3,645.00
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	DOS	3/31/2024	Conditioned Storage	4500116	32304	1,463	$ 5.33	$ 7,797.79
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
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	8/31/2022	Office	7001132	32505	7,337	$ 21.50	$ 157,745.50
Orlando Market	Private	Orange	Orlando	FL	FDC	9/22/2022	Office	7000964	32805	9,773	$ 17.60	$ 172,004.80
Brevard County	Private	Brevard	Melbourne	FL	FDC	9/30/2022	Office	7001101	32935	9,300	$ 17.89	$ 166,377.00
Orlando Market	Private	Orange	Orlando	FL	FDC	10/7/2022	Office	7000963	32805	7,053	$ 17.60	$ 124,132.80
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	FDC	10/24/2022	Office	7001062	34950	6,351	$ 21.00	$ 133,371.00
Ft. Lauderdale Market	Private	Broward	Pembroke Pines	FL	FDC	12/31/2022	Office	7001136	33312	6,284	$ 22.96	$ 144,280.64
Daytona Market	Private	Volusia	Deland	FL	FDC	4/30/2023	Office	7001232	32724	2,500	$ 19.93	$ 49,824.99
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	FDC	4/30/2023	Office	7001231	33445	4,950	$ 27.00	$ 133,650.00
Martin County	Private	Martin	Stuart	FL	FDC	5/31/2023	Office	7001137	34994	5,598	$ 30.74	$ 172,082.52
Monroe County	Private	Monroe	Islamorada	FL	FDC	6/30/2023	Office	7000662	33036	1,859	$ 26.37	$ 49,021.83
Charlotte County	Private	Charlotte	Punta Gorda	FL	FDC	7/31/2023	Office	7001128	33950	4,475	$ 26.85	$ 120,153.75
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2023	Office	7001210	33311	8,251	$ 29.90	$ 246,704.90
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	FDC	12/31/2023	Office	7000872	32448	4,200	$ 16.03	$ 67,326.00
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
Taylor County	Private	Taylor	Perry	FL	FDC	1/31/2024	Office	7001129	32348	2,607	$ 16.50	$ 43,015.50
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
Tampa Market	Private	Hillsborough	Plant City	FL	FDC	6/30/2024	Office	7001141	33563	4,267	$ 26.80	$ 114,355.50
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2022	Unconditioned Storage	7100259	32514	3,500	$ 9.51	$ 33,285.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2022	NOC	7100266	34604	3,900	$ 4.62	$ 18,018.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	1/31/2023	Office	7100265	32501	30,620	$ 38.00	$1,163,560.00
Panama City Market	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2023	Office	7100267	32405	1,414	$ 10.00	$ 14,139.99
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2023	Office	7109021	33324	968	$ -	$ -
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	6/30/2023	NOC	7100261	32310	13,500	$ 6.01	$ 81,135.00

* Indicates leases whose contract has expired prior to 6/30/2022 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	FDLE	8/31/2023	Office	7100257	33326	4,257	$ 32.47	$ 138,224.79
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100170	33907	28,168	$ 13.80	$ 388,718.40
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100226	33907	17,256	$ 11.69	$ 201,722.64
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2023	Office	7100254	33426	2,600	$ 9.27	$ 24,102.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	2/29/2024	Unconditioned Storage	7100274	32310	6,191	$ 3.50	$ 21,668.49
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2022 *	Office	7700229	34471	8,340	$ 10.50	$ 87,570.00
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2022	NOC	7700243	32901	1,965	$ 6.78	$ 13,322.70
Levy County	Government (Others) - DMS	Levy	Yankeetown	FL	FWCC	11/30/2022	Office	7700251	34498	650	$ 22.82	$ 14,832.35
Tampa Market	Private	Pinellas	Pinellas Park	FL	FWCC	12/31/2022	Unconditioned Storage	7700218	33781	6,777	$ 9.60	$ 65,059.20
Jacksonville Market	Private	Duval	Jacksonville	FL	FWCC	3/31/2023	Office	7700237	32211	4,995	$ 20.66	$ 103,196.70
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2023	NOC	7700179	34474	3,396	$ 6.00	$ 20,376.00
Orlando Market	Private	Orange	Orlando	FL	FWCC	3/31/2023	Office	7700211	32812	4,642	$ 21.10	$ 97,946.20
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2023	NOC	7700199	32310	7,607	$ 9.88	$ 75,157.16
Palm Beach Market	Private	Palm Beach	Wellington	FL	FWCC	7/31/2023	Unconditioned Storage	7700123	33414	1,420	$ 16.64	$ 23,624.54
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	FWCC	1/31/2024	Office	7709024	33172	800	$ -	$ -
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	FWCC	1/31/2024	Office	7709023	33467	800	$ -	$ -
Collier County	Private	Collier	Naples	FL	FWCC	6/30/2024	Office	7700208	34114	4,558	$ 13.37	$ 60,940.46
Franklin County	Government (Others) - DMS	Franklin	Eastpoint	FL	FWCC	6/30/2024	Labs	7700241	32328	4,800	$ 4.17	$ 20,000.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2024	NOC	7700217	33309	3,120	$ 14.71	$ 45,895.20
Panama City Market	Private	Bay	Southport	FL	FWCC	6/30/2024	Office	7700209	32409	1,200	$ 16.50	$ 19,800.00
Washington County	Government (Others) - DMS	Washington	Chipley	FL	FWCC	6/30/2024	Office	7709027	32428	480	$ -	$ -
Pensacola Market	Private	Escambia	Pensacola	FL	Lottery	11/18/2022	Office	3600690	32504	6,195	$ 18.00	$ 111,510.00
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2023	Office	3600691	32714	7,438	$ 33.71	$ 250,734.98
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	Lottery	4/30/2024	Office	3600693	33016	9,998	$ 24.70	$ 246,950.60
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	$ 30.00	$ 83,370.00

* Indicates leases whose contract has expired prior to 6/30/2022 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
Bradford County	Government (Others) - DMS	Bradford	Starke	FL	DACS	7/31/2023	Office	4209037	32091	184	$ -	$ -
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2022	Office	5903050	32091	2,700	$ 21.75	$ 58,725.00
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	Rockledge	FL	DCF	12/31/2023	Office	5909083	32955	1,000	$ -	$ -
Brevard County	Private	Brevard	Cocoa	FL	DEA	2/28/2023	Office	6500031	32922	1,976	$ 19.13	$ 37,800.88
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2023	Office	6200062	32780	7,088	$ 8.15	$ 57,779.51
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/29/2024	Office	4800794	32922	3,420	$ 22.93	$ 78,420.60
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2024	Office	4800774	32904	3,402	$ 23.69	$ 80,593.38
Brevard County	Private	Brevard	Melbourne	FL	DOR	6/30/2023	Office	7300370	32940	4,999	$ 25.25	$ 126,224.75
Brevard County	Private	Brevard	Melbourne	FL	FDC	9/30/2022	Office	7001101	32935	9,300	$ 17.89	$ 166,377.00
Brevard County	Private	Brevard	Cocoa	FL	FDC	6/30/2024	Office	7001131	32922	7,537	$ 26.75	$ 201,614.75
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2022	NOC	7700243	32901	1,965	$ 6.78	$ 13,322.70
Charlotte County	Private	Charlotte	Port Charlotte	FL	DCF	5/31/2024	Office	5903142	33948	3,189	$ 28.25	$ 90,089.25
Charlotte County	Government (Others) - DMS	Charlotte	Punta Gorda	FL	DHSMV	5/21/2024	Office	7609056	33950	100	$ -	$ -
Charlotte County	Private	Charlotte	Punta Gorda	FL	FDC	7/31/2023	Office	7001128	33950	4,475	$ 26.85	$ 120,153.75
Citrus County	Government (Others) - DMS	Citrus	Inverness	FL	DACS	2/28/2023	Office	4200392	34450	432	$ 16.00	$ 6,912.00
Citrus County	Government (Others) - DMS	Citrus	Lecanto	FL	DCF	11/30/2023	Office	5903141	34461	4,624	$ 12.50	$ 57,800.00
Citrus County	Private	Citrus	Inverness	FL	DJJ	10/31/2023	Office	8000398	34450	1,750	$ 19.56	$ 34,230.00
Citrus County	Private	Citrus	Inverness	FL	DOE	3/31/2024	Office	4800848	34450	1,271	$ 27.18	$ 34,545.78
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	DMA	12/31/2023	Office	6200064	32073	1,500	$ 32.78	$ 49,170.00
Collier County	Private	Collier	Naples	FL	DACS	10/31/2023	Office	4200389	34109	855	$ 25.80	$ 22,059.00
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2022	Office	5903121	34142	3,750	$ 30.93	$ 115,987.50
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2023	Office	4800647	34142	618	$ 34.47	$ 21,302.46
Collier County	Private	Collier	Naples	FL	FWCC	6/30/2024	Office	7700208	34114	4,558	$ 13.37	$ 60,940.46
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	$ 18.74	$ 42,786.84
Columbia County	Private	Columbia	Lake City	FL	DCF	3/31/2023	Office	5903088	32055	12,158	$ 20.65	$ 251,062.70
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	1,440	$ 12.13	$ 17,467.20
Daytona Market	Private	Volusia	Port Orange	FL	DACS	2/28/2023	Office	4200427	32127	1,440	$ 11.77	$ 16,948.80
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2024	Office	5903082	32720	7,700	$ 21.61	$ 166,397.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2024	Office	7200122	32118	2,909	$ 19.10	$ 55,561.90
Daytona Market	Private	Volusia	Deland	FL	FDC	4/30/2023	Office	7001232	32724	2,500	$ 19.93	$ 49,824.99
DeSoto County	Private	DeSoto	Arcadia	FL	DJJ	8/31/2023	Office	8000412	34266	1,920	$ 27.37	$ 52,550.40
Flagler County	Private	Flagler	Bunnell	FL	DCF	11/30/2022	Office	5903115	32110	4,614	$ 16.00	$ 73,824.00
Franklin County	Government (Others) - DMS	Franklin	Eastpoint	FL	FWCC	6/30/2024	Labs	7700241	32328	4,800	$ 4.17	$ 20,000.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DACS	3/31/2023	Office	4200468	33314	1,925	$ 25.77	$ 49,607.25
Ft. Lauderdale Market	Private	Broward	Margate	FL	DHSMV	10/30/2023	Office	7600532	33063	10,943	$ 34.47	$ 377,205.21
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DOH	11/30/2022	Medical care	6400396	33319	4,999	$ 30.64	$ 153,169.30
Ft. Lauderdale Market	Private	Broward	Coral Springs	FL	DOR	8/31/2023	Office	7300374	33065	21,723	$ 32.00	$ 695,136.00
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	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2023	Office	7001210	33311	8,251	$ 29.90	$ 246,704.90

* Indicates leases whose contract has expired prior to 6/30/2022 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2023	Office	7109021	33324	968	$ -	$ -
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	FDLE	8/31/2023	Office	7100257	33326	4,257	$ 32.47	$ 138,224.79
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2024	NOC	7700217	33309	3,120	$ 14.71	$ 45,895.20
Gainesville Market	Private	Alachua	Gainesville	FL	DBPR	6/30/2022	Office	7900095	32606	7,623	$ 21.92	$ 167,096.16
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2024	Office	5903150	32609	26,600	$ 18.04	$ 479,864.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOAH	11/30/2022	Office	7200109	32608	3,919	$ 19.50	$ 76,420.50
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	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	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	$ -	$ -
Greater Miami Market	Private	Miami-Dade	Doral	FL	DFS	5/31/2024	Office	4300193	33166	3,572	$ 38.39	$ 137,129.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	2/28/2023	Office	7600526	33144	16,006	$ 44.66	$ 714,827.96
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	8/19/2023	Office	7600504	33147	6,236	$ 30.82	$ 192,193.52
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	5/31/2024	Office	7600521	33166	4,999	$ 40.00	$ 199,960.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	9/30/2022	Office	4800773	33166	2,922	$ 31.00	$ 90,582.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2024	Office	4800786	33126	8,629	$ 35.00	$ 302,015.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	11/30/2023	Medical care	6400366	33165	2,731	$ 28.50	$ 77,833.50
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/29/2024	Office	6400336	33166	4,862	$ 37.70	$ 183,297.40
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	3/31/2023	Office	7300362	33126	33,399	$ 31.33	$1,046,390.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	FWCC	1/31/2024	Office	7709024	33172	800	$ -	$ -
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	Lottery	4/30/2024	Office	3600693	33016	9,998	$ 24.70	$ 246,950.60
Greater Miami Market	Private	Miami-Dade	Miami	FL	PSC	7/31/2022	Office	6100025	33166	2,779	$ 30.00	$ 83,370.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2023	Office	4200498	33873	700	$ 10.00	$ 7,000.00
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	10/31/2023	Office	5903096	33873	2,200	$ 19.91	$ 43,802.00
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/29/2024	Office	4200469	33935	120	$ 18.26	$ 2,191.20
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2024	Office	8000369	33935	826	$ 20.00	$ 16,520.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2023	NOC	4200426	34604	1,237	$ 3.61	$ 4,464.33

* Indicates leases whose contract has expired prior to 6/30/2022 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
Hernando County	Private	Hernando	Brooksville	FL	DOR	6/30/2024	Office	7300267	34601	4,981	$ 28.50	$ 141,958.50
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2022	NOC	7100266	34604	3,900	$ 4.62	$ 18,018.00
Holmes County	Private	Holmes	Bonifay	FL	DACS	4/30/2023	Office	4200491	32425	720	$ 5.00	$ 3,600.00
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	$ 16.77	$ 61,126.65
Indian River County	Private	Indian River	Sebastian	FL	DOAH	6/30/2022	Office	7200159	32958	3,777	$ 22.50	$ 84,982.50
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DACS	12/31/2022	Office	4209039	32446	748	$ -	$ -
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	DOE	9/6/2022	Food Services	4809425	32446	740	$ -	$ -
Jackson County	Private	Jackson	Marianna	FL	DOR	10/31/2023	Office	7300351	32446	11,863	$ 19.00	$ 225,396.90
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	FDC	12/31/2023	Office	7000872	32448	4,200	$ 16.03	$ 67,326.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DACS	8/31/2022	Office	4209042	32221	1,800	$ -	$ -
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	$ 20.76	$ 90,887.28
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	2/28/2021 *	Office	5902847	32207	16,199	$ 18.12	$ 293,525.88
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2024	Office	5903172	32208	640	$ 10.00	$ 6,400.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2022	Office	8000403	32207	2,804	$ 16.00	$ 44,864.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOE	5/31/2023	Office	4800877	32207	14,561	$ 15.25	$ 222,055.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	3/31/2024	Medical care	6400305	32208	6,855	$ 18.55	$ 127,160.25
Jacksonville Market	Private	Duval	Jacksonville	FL	FWCC	3/31/2023	Office	7700237	32211	4,995	$ 20.66	$ 103,196.70
Lake County	Private	Lake	Tavares	FL	DCF	3/31/2024	Office	5903143	32778	15,000	$ 22.00	$ 330,000.00
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	Bronson	FL	DACS	9/30/2023	Office	4200483	32621	168	$ 10.71	$ 1,799.28
Levy County	Private	Levy	Chiefland	FL	DCF	3/31/2024	Office	5903085	32644	4,756	$ 16.25	$ 77,285.00
Levy County	Government (Others) - DMS	Levy	Yankeetown	FL	FWCC	11/30/2022	Office	7700251	34498	650	$ 22.82	$ 14,832.35
Madison County	Private	Madison	Madison	FL	DCF	11/30/2022	Office	5903044	32340	2,600	$ 19.00	$ 49,400.00
Madison County	Private	Madison	Madison	FL	FDC	4/30/2024	Office	7001156	32340	2,943	$ 19.50	$ 57,388.50
Manatee County	Government (Others) - DMS	Manatee	Palmetto	FL	DACS	12/12/2023	Office	4209046	34221	1,743	$ -	$ -
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/29/2024	Office	4200474	34221	2,047	$ 19.00	$ 38,892.99
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2023	Office	7909034	33870	120	$ -	$ -
Manatee County	Private	Manatee	Bradenton	FL	DCF	5/31/2024	Office	5903065	34205	3,500	$ 27.32	$ 95,620.00
Manatee County	Government (Others) - DMS	Manatee	Sarasota	FL	DFS	3/31/2023	Office	4309012	34243	200	$ -	$ -
Manatee County	Private	Manatee	Sarasota	FL	DOAH	3/31/2023	Office	7200132	34243	3,827	$ 19.00	$ 72,713.00
Manatee County	Private	Manatee	Palmetto	FL	DOE	7/31/2023	Office	4800790	34221	6,233	$ 20.00	$ 124,660.00
Marion County	Government (Others) - DMS	Marion	Ocala	FL	DACS	3/31/2023	NOC	4200477	34474	4,682	$ 6.00	$ 28,092.00
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2022	Office	5903103	34474	36,514	$ 20.00	$ 730,280.00
Marion County	Private	Marion	Ocala	FL	DCF	2/29/2024	Office	5903149	34470	920	$ 21.00	$ 19,320.00
Marion County	Private	Marion	Ocala	FL	DEA	12/31/2023	Office	6500043	34470	3,150	$ 22.63	$ 71,284.56
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2022 *	Office	7700229	34471	8,340	$ 10.50	$ 87,570.00

* Indicates leases whose contract has expired prior to 6/30/2022 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
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2023	NOC	7700179	34474	3,396	$ 6.00	$ 20,376.00
Martin County	Private	Martin	Stuart	FL	DCF	9/30/2022	Office	5903122	34994	4,100	$ 27.10	$ 111,110.00
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	$ -	$ -
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2023	Office	5903074	33040	3,507	$ 33.75	$ 118,361.25
Monroe County	Private	Monroe	Islamorada	FL	DJJ	10/31/2022	Office	8000270	33036	1,400	$ 23.50	$ 32,900.00
Monroe County	Private	Monroe	Islamorada	FL	FDC	6/30/2023	Office	7000662	33036	1,859	$ 26.37	$ 49,021.83
Nassau County	Private	Nassau	Yulee	FL	DCF	10/31/2023	Office	5903144	32097	1,377	$ 28.10	$ 38,693.70
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2023	Office	8000349	32097	2,200	$ 24.45	$ 53,790.00
Nassau County	Private	Nassau	Yulee	FL	FDC	1/31/2024	Office	7000935	32097	2,340	$ 21.00	$ 49,140.00
Non-FL Cnty County	Private	Non-FL Cnty	Washington	DC	DACS	3/31/2023	Office	4200503	20002	120	$ 120.00	$ 14,400.00
Non-FL Cnty County	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	$ 30.36	$ 159,147.12
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DACS	10/31/2023	Office	4200466	32547	3,394	$ 21.50	$ 72,971.00
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	Niceville	FL	DCF	10/31/2023	Office	5903086	32588	2,809	$ 7.86	$ 22,078.74
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DJJ	7/31/2023	Office	8000293	32547	4,999	$ 24.67	$ 123,325.33
Okaloosa County	Private	Okaloosa	Crestview	FL	DJJ	7/31/2023	Office	8000396	32536	2,967	$ 23.00	$ 68,241.00
Okaloosa County	Private	Okaloosa	Crestview	FL	DOE	8/31/2023	Office	4800872	32536	1,438	$ 26.84	$ 38,595.92
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	DACS	11/30/2023	Office	4200437	34974	3,525	$ 19.96	$ 70,359.00
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	DEP	9/30/2022	Office	3700223	32803	29,411	$ 21.00	$ 617,631.00
Orlando Market	Government (Others) - DMS	Orange	Orlando	FL	DOE	12/31/2022	Food Services	4809060	32803	100	$ -	$ -
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2024	Office	4800852	34787	3,818	$ 28.24	$ 107,820.30
Orlando Market	Private	Orange	Orlando	FL	DOH	7/31/2023	Conditioned Storage	6400406	32811	4,988	$ 15.78	$ 78,710.64
Orlando Market	Private	Orange	Winter Garden	FL	DOH	12/31/2023	Medical care	6400388	34787	2,197	$ 8.15	$ 17,905.55
Orlando Market	Private	Orange	Orlando	FL	FDC	9/22/2022	Office	7000964	32805	9,773	$ 17.60	$ 172,004.80
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	FWCC	3/31/2023	Office	7700211	32812	4,642	$ 21.10	$ 97,946.20
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2023	Office	3600691	32714	7,438	$ 33.71	$ 250,734.98
Osceola County	Private	Osceola	Kissimmee	FL	DCF	7/31/2021 *	Office	5903052	34741	1,972	$ 14.50	$ 28,593.99
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	$ 31.37	$ 55,995.45
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	8/31/2022	Office	4200457	33409	985	$ 14.77	$ 14,548.44
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DACS	2/28/2023	Office	4200435	33445	1,255	$ 28.00	$ 35,140.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DACS	4/30/2023	Office	4200501	33401	1,258	$ 32.98	$ 41,488.84
Palm Beach Market	Private	Palm Beach	Riviera Beach	FL	DCF	11/30/2022	Office	5903045	33404	21,047	$ 23.01	$ 484,291.47
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DEA	3/31/2023	Office	6500057	33407	3,387	$ 23.65	$ 80,102.55
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DEO	5/1/2024	Office	4009147	33444	112	$ -	$ -
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	$ 10.17	$ 10,200.51
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DJJ	1/31/2024	Office	8000421	33406	6,626	$ 30.16	$ 199,840.16
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOAH	3/31/2023	Office	7200163	33401	7,989	$ 35.00	$ 279,615.00

* Indicates leases whose contract has expired prior to 6/30/2022 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	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	Private	Palm Beach	Boca Raton	FL	DOE	5/31/2024	Office	4800797	33487	3,451	$ 22.96	$ 79,234.96
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	2/28/2023	Office	6400409	33463	10,857	$ 22.42	$ 243,413.94
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	FDC	4/30/2023	Office	7001231	33445	4,950	$ 27.00	$ 133,650.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	4/30/2024	Office	7001183	33409	4,584	$ 36.00	$ 165,024.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2023	Office	7100254	33426	2,600	$ 9.27	$ 24,102.00
Palm Beach Market	Private	Palm Beach	Wellington	FL	FWCC	7/31/2023	Unconditioned Storage	7700123	33414	1,420	$ 16.64	$ 23,624.54
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	FWCC	1/31/2024	Office	7709023	33467	800	$ -	$ -
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	Government (Others) - DMS	Bay	Panama City	FL	FDLE	5/31/2023	Office	7100267	32405	1,414	$ 10.00	$ 14,139.99
Panama City Market	Private	Bay	Southport	FL	FWCC	6/30/2024	Office	7700209	32409	1,200	$ 16.50	$ 19,800.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	9/30/2022	Office	5903039	32503	19,813	$ 22.15	$ 438,857.90
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	DOR	6/30/2024	Office	7300392	32504	27,660	$ 28.35	$ 784,161.00
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	$ 38.00	$1,163,560.00
Pensacola Market	Private	Escambia	Pensacola	FL	Lottery	11/18/2022	Office	3600690	32504	6,195	$ 18.00	$ 111,510.00
Polk County	Private	Polk	Lakeland	FL	AG	7/31/2023	Office	1140051	33813	1,552	$ 19.50	$ 30,264.00
Polk County	Private	Polk	Lake Wales	FL	DCF	3/31/2024	Office	5902539	33853	7,422	$ 22.73	$ 168,702.06
Polk County	Government (Others) - DMS	Polk	Bartow	FL	DCF	4/30/2024	Conditioned Storage	5903154	33831	1,795	$ 5.01	$ 8,992.95
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2024	Office	4300158	33859	7,976	$ 17.52	$ 139,739.52
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2024	Office	8000426	33830	11,362	$ 19.60	$ 222,695.20
Polk County	Private	Polk	Lakeland	FL	DOAH	11/30/2022	Office	7200168	33813	3,973	$ 25.00	$ 99,325.00
Polk County	Private	Polk	Lakeland	FL	DOE	7/31/2023	Office	4800769	33801	2,265	$ 26.50	$ 60,022.50
Polk County	Private	Polk	Lakeland	FL	DOH	9/4/2022	Conditioned Storage	6400428	33811	189,842	$ 8.00	$1,518,735.00
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2023	Office	5903064	32177	5,456	$ 21.95	$ 119,759.16
Santa Rosa County	Private	Santa Rosa	Navarre	FL	DCF	3/31/2023	Office	5902966	32566	1,318	$ 21.95	$ 28,930.10
Santa Rosa County	Private	Santa Rosa	Gulf Breeze	FL	DEA	8/31/2023	Office	6500066	32561	3,102	$ 23.75	$ 73,672.50
Santa Rosa County	Private	Santa Rosa	Pace	FL	DFS	10/31/2023	Conditioned Storage	4300192	32571	4,000	$ 11.47	$ 45,880.00
Sarasota County	Private	Sarasota	North Port	FL	DACS	12/31/2022	Office	4200482	34287	4,844	$ 25.95	$ 125,701.80
Sarasota County	Private	Sarasota	Osprey	FL	FDC	12/31/2023	Office	7001134	34229	4,102	$ 25.00	$ 102,550.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	5/31/2024	Office	7001142	34234	5,540	$ 23.50	$ 130,190.00
Seminole County	Private	Seminole	Altamonte Springs	FL	DCF	8/31/2023	Office	5903140	32714	2,150	$ 21.58	$ 46,397.00
Seminole County	Private	Seminole	Sanford	FL	DCF	1/31/2024	Office	5903124	32773	1,999	$ 19.50	$ 38,980.50
Southwest Market	Private	Lee	Fort Myers	FL	AG	2/28/2023	Office	1140069	33907	1,124	$ 20.26	$ 22,772.24
Southwest Market	Government (Others) - DMS	Lee	Cape Coral	FL	DACS	9/30/2022	Office	4209038	33990	763	$ 0.39	$ 300.00
Southwest Market	Private	Lee	Fort Myers	FL	DEP	1/31/2023	Office	3700227	33931	1,749	$ 9.76	$ 17,070.24

* Indicates leases whose contract has expired prior to 6/30/2022 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	Government (Others) - DMS	Lee	Fort Myers	FL	DFS	3/31/2023	Office	4300133	33907	2,083	$ 5.00	$ 10,415.00
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	Private	Lee	Fort Myers	FL	DJJ	5/31/2023	Office	8000327	33919	2,325	$ 18.50	$ 43,012.50
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	7/31/2023	Office	6400405	33971	4,800	$ 14.51	$ 69,648.00
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100170	33907	28,168	$ 13.80	$ 388,718.40
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100226	33907	17,256	$ 11.69	$ 201,722.64
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2024	Office	4800782	32086	3,500	$ 29.00	$ 101,500.00
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	10/24/2022	Office	7001062	34950	6,351	$ 21.00	$ 133,371.00
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2024	Office	5903102	32064	2,761	$ 23.87	$ 65,905.07
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	$ 19.32	$ 93,071.25
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	5/31/2023	Conditioned Storage	5903135	32301	4,000	$ 7.50	$ 30,000.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	1/31/2024	Office	5903125	32303	9,702	$ 17.96	$ 174,247.92
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	2/28/2022 *	Office	4000077	32399	54,756	$ 33.60	$1,839,801.60
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2023	Office	4300191	32303	19,285	$ 17.50	$ 337,487.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DMA	9/24/2022	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	$ 23.99	$ 641,588.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	3/31/2024	Office	7300396	32303	3,574	$ 28.16	$ 100,643.88
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	1/8/2023	Conditioned Storage	4500114	32311	300	$ 12.15	$ 3,645.00
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	DOS	3/31/2024	Conditioned Storage	4500116	32304	1,463	$ 5.33	$ 7,797.79
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	6/30/2023	NOC	7100261	32310	13,500	$ 6.01	$ 81,135.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	2/29/2024	Unconditioned Storage	7100274	32310	6,191	$ 3.50	$ 21,668.49
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2023	NOC	7700199	32310	7,607	$ 9.88	$ 75,157.16
Tallahassee Market	Private	Leon	Tallahassee	FL	PERC	6/30/2024	Office	7200167	32303	11,560	$ 13.62	$ 157,447.20
Tampa Market	Private	Hillsborough	Tampa	FL	AHCA	4/30/2023	Office	6800075	33614	13,739	$ 25.11	$ 344,986.29
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	1/31/2023	Office	8000417	33619	10,695	$ 18.65	$ 199,461.75
Tampa Market	Private	Hillsborough	Tampa	FL	DMA	12/31/2023	Office	6200063	33618	1,396	$ 18.35	$ 25,616.60
Tampa Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2023	Office	7200181	33701	6,004	$ 19.75	$ 118,579.00
Tampa Market	Private	Hillsborough	Plant City	FL	DOE	7/31/2023	Office	4800829	33563	1,507	$ 24.60	$ 37,072.20
Tampa Market	Private	Hillsborough	Tampa	FL	DOR	8/31/2023	Office	7300405	33619	36,591	$ 22.00	$ 805,002.00
Tampa Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022	Office	7001125	33756	6,989	$ 26.36	$ 184,230.04
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
Tampa Market	Private	Hillsborough	Plant City	FL	FDC	6/30/2024	Office	7001141	33563	4,267	$ 26.80	$ 114,355.50

* Indicates leases whose contract has expired prior to 6/30/2022 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	Pinellas	Pinellas Park	FL	FWCC	12/31/2022	Unconditioned Storage	7700218	33781	6,777	$ 9.60	$ 65,059.20
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	FDC	1/31/2024	Office	7001129	32348	2,607	$ 16.50	$ 43,015.50
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2022	Office	8000365	32327	665	$ 14.77	$ 9,822.05
Washington County	Government (Others) - DMS	Washington	Chipley	FL	FWCC	6/30/2024	Office	7709027	32428	480	$ -	$ -

* Indicates leases whose contract has expired prior to 6/30/2022 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
Bradford County	Government (Others) - DMS	Bradford	DACS	7/31/2023	Office	4209037	184	$0.00	$0.00	No	Not Applicable*
Brevard County	Private	Brevard	DCF	12/31/2023	Office	5909083	1,000	$0.00	$0.00	No	Not Applicable*
Charlotte County	Government (Others) - DMS	Charlotte	DHSMV	5/21/2024	Office	7609056	100	$0.00	$0.00	No	Not Applicable*
Ft. Lauderdale Market	Government (Others) - DMS	Broward	FDLE	6/30/2023	Office	7109021	968	$0.00	$0.00	Yes	Not Applicable*
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	Government (Others) - DMS	Miami-Dade	FWCC	1/31/2024	Office	7709024	800	$0.00	$0.00	Yes	Not Applicable*
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	DACS	12/31/2022	Office	4209039	748	$0.00	$0.00	No	Not Applicable*
Jacksonville Market	Government (Others) - DMS	Duval	DACS	8/31/2022	Office	4209042	1,800	$0.00	$0.00	Yes	Not Applicable*
Manatee County	Government (Others) - DMS	Manatee	DFS	3/31/2023	Office	4309012	200	$0.00	$0.00	No	Not Applicable*
Manatee County	Private	Manatee	DBPR	6/30/2023	Office	7909034	120	$0.00	$0.00	No	Not Applicable*
Manatee County	Government (Others) - DMS	Manatee	DACS	12/12/2023	Office	4209046	1,743	$0.00	$0.00	No	Not Applicable*
Monroe County	Government (Others) - DMS	Monroe	DCF	4/30/2022	Office	5909079	500	$0.00	$0.00	No	Not Applicable*
Orlando Market	Government (Others) - DMS	Orange	DOE	12/31/2022	Food Services	4809060	100	$0.00	$0.00	Yes	Not Applicable*
Palm Beach Market	Government (Others) - DMS	Palm Beach	FWCC	1/31/2024	Office	7709023	800	$0.00	$0.00	Yes	Not Applicable*
Palm Beach Market	Private	Palm Beach	DEO	5/1/2024	Office	4009147	112	$0.00	$0.00	Yes	Not Applicable*
Washington County	Government (Others) - DMS	Washington	FWCC	6/30/2024	Office	7709027	480	$0.00	$0.00	No	Not Applicable*
Bradford County	Private	Bradford	DCF	10/31/2022	Office	5903050	2,700	$21.75	$58,725.00	No	NA - DMS Space Not Available
Taylor County	Government (Others) - DMS	Taylor	DACS	2/28/2023	Unconditioned Storage	4200479	12,711	$1.85	$23,515.35	No	NA - DMS Space Not Available
Tallahassee Market	Government (Others) - DMS	Leon	FDLE	2/29/2024	Unconditioned Storage	7100274	6,191	$3.50	$21,668.49	Yes	DMS Space is available
Hernando County	Government (Others) - DMS	Hernando	DACS	12/31/2023	NOC	4200426	1,237	$3.61	$4,464.33	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DMA	7/31/2023	Office	6200062	7,088	$8.15	$57,779.51	No	NA - DMS Space Not Available
Franklin County	Government (Others) - DMS	Franklin	FWCC	6/30/2024	Labs	7700241	4,800	$4.17	$20,000.00	No	NA - DMS Space Not Available
Hernando County	Government (Others) - DMS	Hernando	FDLE	11/30/2022	NOC	7100266	3,900	$4.62	$18,018.00	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DCF	8/31/2022	Office	5903129	2,059	$14.00	$28,826.04	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DCF	4/30/2023	Office	5903068	8,372	$16.50	$138,138.00	No	NA - DMS Space Not Available
Polk County	Government (Others) - DMS	Polk	DCF	4/30/2024	Conditioned Storage	5903154	1,795	$5.01	$8,992.95	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOS	3/31/2024	Conditioned Storage	4500116	1,463	$5.33	$7,797.79	Yes	DMS Space is available
Marion County	Government (Others) - DMS	Marion	DACS	3/31/2023	NOC	4200477	4,682	$6.00	$28,092.00	No	NA - DMS Space Not Available
Marion County	Government (Others) - DMS	Marion	FWCC	3/31/2023	NOC	7700179	3,396	$6.00	$20,376.00	No	NA - DMS Space Not Available
Tallahassee Market	Government (Others) - DMS	Leon	FDLE	6/30/2023	NOC	7100261	13,500	$6.01	$81,135.00	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	FWCC	9/30/2022	NOC	7700243	1,965	$6.78	$13,322.70	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DCF	5/31/2023	Conditioned Storage	5903135	4,000	$7.50	$30,000.00	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	FDC	9/30/2022	Office	7001101	9,300	$17.89	$166,377.00	No	NA - DMS Space Not Available
Polk County	Private	Polk	DOH	9/4/2022	Conditioned Storage	6400428	189,842	$8.00	$1,518,735.00	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DCF	6/30/2023	Office	5903037	1,242	$18.56	$23,051.52	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOH	12/31/2023	Medical care	6400388	2,197	$8.15	$17,905.55	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DEA	2/28/2023	Office	6500031	1,976	$19.13	$37,800.88	No	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	FDLE	9/30/2022	Unconditioned Storage	7100259	3,500	$9.51	$33,285.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Pinellas	FWCC	12/31/2022	Unconditioned Storage	7700218	6,777	$9.60	$65,059.20	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DOE	2/29/2024	Office	4800794	3,420	$22.93	$78,420.60	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FWCC	6/30/2023	NOC	7700199	7,607	$9.88	$75,157.16	Yes	NA - DMS Space Not Available
Brevard County	Private	Brevard	DOE	3/31/2024	Office	4800774	3,402	$23.69	$80,593.38	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DOR	6/30/2023	Office	7300370	4,999	$25.25	$126,224.75	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	FDC	6/30/2024	Office	7001131	7,537	$26.75	$201,614.75	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DHSMV	6/30/2023	NOC	7600538	1,003	$10.17	$10,200.51	Yes	NA - DMS Space Not Available

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Charlotte County	Private	Charlotte	FDC	7/31/2023	Office	7001128	4,475	$26.85	$120,153.75	No	NA - DMS Space Not Available
Charlotte County	Private	Charlotte	DCF	5/31/2024	Office	5903142	3,189	$28.25	$90,089.25	No	NA - DMS Space Not Available
Citrus County	Government (Others) - DMS	Citrus	DCF	11/30/2023	Office	5903141	4,624	$12.50	$57,800.00	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DFS	10/31/2023	Conditioned Storage	4300192	4,000	$11.47	$45,880.00	No	NA - DMS Space Not Available
Citrus County	Government (Others) - DMS	Citrus	DACS	2/28/2023	Office	4200392	432	$16.00	$6,912.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOS	5/9/2023	Unconditioned Storage	4500107	350	$11.69	$4,091.50	Yes	DMS Space is available
Citrus County	Private	Citrus	DJJ	10/31/2023	Office	8000398	1,750	$19.56	$34,230.00	No	NA - DMS Space Not Available
Citrus County	Private	Citrus	DOE	3/31/2024	Office	4800848	1,271	$27.18	$34,545.78	No	NA - DMS Space Not Available
Clay County	Private	Clay	DCF	5/14/2023	Office	5903100	9,520	$23.70	$225,624.00	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOS	1/8/2023	Conditioned Storage	4500114	300	$12.15	$3,645.00	Yes	NA - DMS Space Not Available
Clay County	Private	Clay	DMA	12/31/2023	Office	6200064	1,500	$32.78	$49,170.00	No	NA - DMS Space Not Available
Collier County	Private	Collier	FWCC	6/30/2024	Office	7700208	4,558	$13.37	$60,940.46	No	NA - DMS Space Not Available
Collier County	Private	Collier	DACS	10/31/2023	Office	4200389	855	$25.80	$22,059.00	No	NA - DMS Space Not Available
Collier County	Private	Collier	DCF	6/30/2022	Office	5903121	3,750	$30.93	$115,987.50	No	NA - DMS Space Not Available
Collier County	Private	Collier	DOE	6/30/2023	Office	4800647	618	$34.47	$21,302.46	No	NA - DMS Space Not Available
Columbia County	Private	Columbia	AG	6/30/2023	Office	1140070	2,283	$18.74	$42,786.84	No	NA - DMS Space Not Available
Columbia County	Private	Columbia	FDC	8/31/2022	Office	7001113	5,882	$19.95	$117,345.90	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FWCC	6/30/2024	NOC	7700217	3,120	$14.71	$45,895.20	Yes	NA - DMS Space Not Available
Columbia County	Private	Columbia	DCF	3/31/2023	Office	5903088	12,158	$20.65	$251,062.70	No	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DACS	2/28/2023	Office	4200427	1,440	$11.77	$16,948.80	Yes	DMS Space is available
Daytona Market	Private	Volusia	DACS	2/28/2023	Office	4200427	1,440	$12.13	$17,467.20	Yes	DMS Space is available
Daytona Market	Private	Volusia	DOAH	3/31/2024	Office	7200122	2,909	$19.10	$55,561.90	Yes	DMS Space is available
Orlando Market	Private	Orange	DOH	7/31/2023	Conditioned Storage	6400406	4,988	$15.78	$78,710.64	Yes	NA - DMS Space Not Available
Daytona Market	Private	Volusia	FDC	4/30/2023	Office	7001232	2,500	$19.93	$49,824.99	Yes	DMS Space is available
Daytona Market	Private	Volusia	DCF	1/31/2024	Office	5903082	7,700	$21.61	$166,397.00	Yes	NA - DMS Space Not Available
DeSoto County	Private	DeSoto	DJJ	8/31/2023	Office	8000412	1,920	$27.37	$52,550.40	No	NA - DMS Space Not Available
Flagler County	Private	Flagler	DCF	11/30/2022	Office	5903115	4,614	$16.00	$73,824.00	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDC	12/31/2022	Office	7001136	6,284	$22.96	$144,280.64	Yes	DMS Space is available
Ft. Lauderdale Market	Private	Broward	DACS	3/31/2023	Office	4200468	1,925	$25.77	$49,607.25	Yes	DMS Space is available
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2023	Office	7001210	8,251	$29.90	$246,704.90	Yes	DMS Space is available
Ft. Lauderdale Market	Private	Broward	DOR	8/31/2023	Office	7300374	21,723	$32.00	$695,136.00	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDLE	8/31/2023	Office	7100257	4,257	$32.47	$138,224.79	Yes	DMS Space is available
Ft. Lauderdale Market	Private	Broward	DHSMV	10/30/2023	Office	7600532	10,943	$34.47	$377,205.21	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FWCC	7/31/2023	Unconditioned Storage	7700123	1,420	$16.64	$23,624.54	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	DCF	3/31/2024	Office	5903150	26,600	$18.04	$479,864.00	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	DOAH	11/30/2022	Office	7200109	3,919	$19.50	$76,420.50	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	DBPR	6/30/2022	Office	7900095	7,623	$21.92	$167,096.16	Yes	NA - DMS Space Not Available
Greater Miami Market	Government (Others) - DMS	Miami-Dade	DCF	12/31/2017	Office	5903066	1,230	$4.13	$5,079.90	Yes	DMS Space is available
Greater Miami Market	Private	Miami-Dade	DCF	11/30/2022	Office	5902951	1,342	$11.00	$14,762.00	Yes	DMS Space is available
Greater Miami Market	Private	Miami-Dade	DACS	8/31/2022	Office	4200485	2,943	$21.75	$64,010.25	Yes	DMS Space is available
Greater Miami Market	Private	Miami-Dade	Lottery	4/30/2024	Office	3600693	9,998	$24.70	$246,950.60	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	PSC	7/31/2022	Office	6100025	2,779	$30.00	$83,370.00	Yes	DMS Space is available
Greater Miami Market	Private	Miami-Dade	DHSMV	8/19/2023	Office	7600504	6,236	$30.82	$192,193.52	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	9/30/2022	Office	4800773	2,922	$31.00	$90,582.00	Yes	DMS Space is available
Greater Miami Market	Private	Miami-Dade	DOR	3/31/2023	Office	7300362	33,399	$31.33	$1,046,390.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	1/31/2024	Office	4800786	8,629	$35.00	$302,015.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOH	2/29/2024	Office	6400336	4,862	$37.70	$183,297.40	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DFS	5/31/2024	Office	4300193	3,572	$38.39	$137,129.00	Yes	DMS Space is available

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Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Greater Miami Market	Private	Miami-Dade	DHSMV	5/31/2024	Office	7600521	4,999	$40.00	$199,960.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DHSMV	2/28/2023	Office	7600526	16,006	$44.66	$714,827.96	Yes	NA - DMS Space Not Available
Hardee County	Government (Others) - DMS	Hardee	DACS	10/31/2023	Office	4200498	700	$10.00	$7,000.00	No	NA - DMS Space Not Available
Hardee County	Government (Others) - DMS	Hardee	DBPR	12/31/2022	Office	7900092	730	$15.00	$10,950.00	No	NA - DMS Space Not Available
Hardee County	Private	Hardee	DCF	10/31/2023	Office	5903096	2,200	$19.91	$43,802.00	No	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DOH	3/31/2024	Medical care	6400305	6,855	$18.55	$127,160.25	Yes	NA - DMS Space Not Available
Hendry County	Government (Others) - DMS	Hendry	DACS	2/29/2024	Office	4200469	120	$18.26	$2,191.20	No	NA - DMS Space Not Available
Hendry County	Private	Hendry	DJJ	5/31/2024	Office	8000369	826	$20.00	$16,520.00	No	NA - DMS Space Not Available
Hernando County	Private	Hernando	DOR	6/30/2024	Office	7300267	4,981	$28.50	$141,958.50	No	NA - DMS Space Not Available
St. Lucie County	Government (Others) - DMS	St. Lucie	DEP	4/30/2023	NOC	3700229	992	$18.81	$18,659.52	Yes	NA - DMS Space Not Available
Holmes County	Private	Holmes	DACS	4/30/2023	Office	4200491	720	$5.00	$3,600.00	No	NA - DMS Space Not Available
Indian River County	Private	Indian River	DACS	10/31/2022	Office	4200440	3,645	$16.77	$61,126.65	No	NA - DMS Space Not Available
Indian River County	Private	Indian River	DACS	8/14/2022	Office	4200464	2,495	$19.17	$47,829.15	No	NA - DMS Space Not Available
Indian River County	Private	Indian River	DOAH	6/30/2022	Office	7200159	3,777	$22.50	$84,982.50	No	NA - DMS Space Not Available
Jackson County	Government (Others) - DMS	Jackson	FDC	12/31/2023	Office	7000872	4,200	$16.03	$67,326.00	No	NA - DMS Space Not Available
Jackson County	Private	Jackson	DOR	10/31/2023	Office	7300351	11,863	$19.00	$225,396.90	No	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DCF	3/31/2024	Office	5903172	640	$10.00	$6,400.00	Yes	DMS Space is available
Jacksonville Market	Private	Duval	DOE	5/31/2023	Office	4800877	14,561	$15.25	$222,055.20	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DJJ	10/31/2022	Office	8000403	2,804	$16.00	$44,864.00	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DCF	2/28/2021	Office	5902847	16,199	$18.12	$293,525.88	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	FWCC	3/31/2023	Office	7700237	4,995	$20.66	$103,196.70	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DACS	6/30/2023	Office	4200432	4,378	$20.76	$90,887.28	Yes	NA - DMS Space Not Available
Lake County	Private	Lake	DOE	5/31/2023	Office	4800880	2,160	$21.57	$46,591.20	No	NA - DMS Space Not Available
Lake County	Private	Lake	DCF	3/31/2024	Office	5903143	15,000	$22.00	$330,000.00	No	NA - DMS Space Not Available
Levy County	Government (Others) - DMS	Levy	DACS	9/30/2023	Office	4200483	168	$10.71	$1,799.28	No	NA - DMS Space Not Available
Levy County	Private	Levy	DCF	3/31/2024	Office	5903085	4,756	$16.25	$77,285.00	No	NA - DMS Space Not Available
Levy County	Government (Others) - DMS	Levy	FWCC	11/30/2022	Office	7700251	650	$22.82	$14,832.35	No	NA - DMS Space Not Available
Madison County	Private	Madison	DCF	11/30/2022	Office	5903044	2,600	$19.00	$49,400.00	No	NA - DMS Space Not Available
Madison County	Private	Madison	FDC	4/30/2024	Office	7001156	2,943	$19.50	$57,388.50	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DOAH	3/31/2023	Office	7200132	3,827	$19.00	$72,713.00	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DACS	2/29/2024	Office	4200474	2,047	$19.00	$38,892.99	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DOE	7/31/2023	Office	4800790	6,233	$20.00	$124,660.00	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DCF	5/31/2024	Office	5903065	3,500	$27.32	$95,620.00	No	NA - DMS Space Not Available
Marion County	Government (Others) - DMS	Marion	FWCC	3/31/2022	Office	7700229	8,340	$10.50	$87,570.00	No	NA - DMS Space Not Available
Marion County	Private	Marion	DCF	10/31/2022	Office	5903103	36,514	$20.00	$730,280.00	No	NA - DMS Space Not Available
Marion County	Private	Marion	DCF	2/29/2024	Office	5903149	920	$21.00	$19,320.00	No	NA - DMS Space Not Available
Marion County	Private	Marion	DEA	12/31/2023	Office	6500043	3,150	$22.63	$71,284.56	No	NA - DMS Space Not Available
Martin County	Private	Martin	DCF	9/30/2022	Office	5903122	4,100	$27.10	$111,110.00	No	NA - DMS Space Not Available
Martin County	Private	Martin	FDC	5/31/2023	Office	7001137	5,598	$30.74	$172,082.52	No	NA - DMS Space Not Available
Monroe County	Private	Monroe	DJJ	10/31/2022	Office	8000270	1,400	$23.50	$32,900.00	No	NA - DMS Space Not Available
Monroe County	Private	Monroe	FDC	6/30/2023	Office	7000662	1,859	$26.37	$49,021.83	No	NA - DMS Space Not Available
Monroe County	Private	Monroe	DCF	8/31/2023	Office	5903074	3,507	$33.75	$118,361.25	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	FDC	1/31/2024	Office	7000935	2,340	$21.00	$49,140.00	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	DJJ	10/31/2023	Office	8000349	2,200	$24.45	$53,790.00	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	DCF	10/31/2023	Office	5903144	1,377	$28.10	$38,693.70	No	NA - DMS Space Not Available
Non-FL County	Private	Non-FL Cnty	DOR	6/30/2023	Office	7300270	5,242	$30.36	$159,147.12	No	NA - DMS Space Not Available
Non-FL County	Private	Non-FL Cnty	DACS	3/31/2023	Office	4200503	120	$120.00	$14,400.00	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DCF	10/31/2023	Office	5903086	2,809	$7.86	$22,078.74	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DFS	2/14/2022	Office	4300176	1,847	$16.50	$30,475.50	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DACS	10/31/2023	Office	4200466	3,394	$21.50	$72,971.00	No	NA - DMS Space Not Available

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Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Okaloosa County	Private	Okaloosa	DJJ	7/31/2023	Office	8000396	2,967	$23.00	$68,241.00	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DJJ	7/31/2023	Office	8000293	4,999	$24.67	$123,325.33	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DCF	3/31/2023	Office	5903113	11,948	$25.25	$301,687.00	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DOE	8/31/2023	Office	4800872	1,438	$26.84	$38,595.92	No	NA - DMS Space Not Available
Okeechobee County	Private	Okeechobee	DACS	4/30/2023	Office	4200489	1,192	$16.48	$19,644.16	No	NA - DMS Space Not Available
Okeechobee County	Private	Okeechobee	DJJ	8/31/2022	Office	8000388	1,940	$18.50	$35,890.00	No	NA - DMS Space Not Available
Okeechobee County	Private	Okeechobee	DACS	11/30/2023	Office	4200437	3,525	$19.96	$70,359.00	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	FDC	9/22/2022	Office	7000964	9,773	$17.60	$172,004.80	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	FDC	10/7/2022	Office	7000963	7,053	$17.60	$124,132.80	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DEP	9/30/2022	Office	3700223	29,411	$21.00	$617,631.00	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	FWCC	3/31/2023	Office	7700211	4,642	$21.10	$97,946.20	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOE	6/30/2024	Office	4800852	3,818	$28.24	$107,820.30	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	Lottery	1/31/2023	Office	3600691	7,438	$33.71	$250,734.98	Yes	NA - DMS Space Not Available
Osceola County	Private	Osceola	DCF	7/31/2021	Office	5903052	1,972	$14.50	$28,593.99	No	NA - DMS Space Not Available
Osceola County	Private	Osceola	DCF	5/31/2023	Office	5903084	7,518	$19.80	$148,856.40	No	NA - DMS Space Not Available
Osceola County	Private	Osceola	DCF	3/31/2023	Office	5903083	7,886	$28.60	$225,539.60	No	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	FDLE	12/31/2023	Office	7100254	2,600	$9.27	$24,102.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DACS	8/31/2022	Office	4200457	985	$14.77	$14,548.44	Yes	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOH	2/28/2023	Office	6400409	10,857	$22.42	$243,413.94	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOE	5/31/2024	Office	4800797	3,451	$22.96	$79,234.96	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DCF	11/30/2022	Office	5903045	21,047	$23.01	$484,291.47	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DEA	3/31/2023	Office	6500057	3,387	$23.65	$80,102.55	Yes	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOE	3/31/2023	Office	4800871	10,733	$24.00	$257,592.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DFS	3/31/2023	Office	4300181	28,792	$25.00	$719,800.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FDC	4/30/2023	Office	7001231	4,950	$27.00	$133,650.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DACS	2/28/2023	Office	4200435	1,255	$28.00	$35,140.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DJJ	1/31/2024	Office	8000421	6,626	$30.16	$199,840.16	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	AG	4/30/2023	Office	1140072	1,785	$31.37	$55,995.45	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DACS	4/30/2023	Office	4200501	1,258	$32.98	$41,488.84	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOAH	3/31/2023	Office	7200163	7,989	$35.00	$279,615.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FDC	4/30/2024	Office	7001183	4,584	$36.00	$165,024.00	Yes	NA - DMS Space Not Available
Panama City Market	Government (Others) - DMS	Bay	FDLE	5/31/2023	Office	7100267	1,414	$10.00	$14,139.99	No	NA - DMS Space Not Available
Panama City Market	Private	Bay	DEP	10/31/2022	Office	3700226	3,200	$12.10	$38,720.00	No	NA - DMS Space Not Available
Panama City Market	Private	Bay	FWCC	6/30/2024	Office	7700209	1,200	$16.50	$19,800.00	No	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	Lottery	11/18/2022	Office	3600690	6,195	$18.00	$111,510.00	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DJJ	2/28/2023	Office	8000350	7,179	$21.32	$153,056.28	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	FDC	8/31/2022	Office	7001132	7,337	$21.50	$157,745.50	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DCF	9/30/2022	Office	5903039	19,813	$22.15	$438,857.90	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DOR	6/30/2024	Office	7300392	27,660	$28.35	$784,161.00	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	FDLE	1/31/2023	Office	7100265	30,620	$38.00	$1,163,560.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DFS	1/31/2024	Office	4300158	7,976	$17.52	$139,739.52	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	AG	7/31/2023	Office	1140051	1,552	$19.50	$30,264.00	Yes	DMS Space is available
Polk County	Private	Polk	DJJ	5/31/2024	Office	8000426	11,362	$19.60	$222,695.20	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DCF	3/31/2024	Office	5902539	7,422	$22.73	$168,702.06	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DOAH	11/30/2022	Office	7200168	3,973	$25.00	$99,325.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DOE	7/31/2023	Office	4800769	2,265	$26.50	$60,022.50	Yes	DMS Space is available
Putnam County	Private	Putnam	DCF	1/28/2023	Office	5903064	5,456	$21.95	$119,759.16	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DCF	3/31/2023	Office	5902966	1,318	$21.95	$28,930.10	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DEA	8/31/2023	Office	6500066	3,102	$23.75	$73,672.50	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	FDC	5/31/2024	Office	7001142	5,540	$23.50	$130,190.00	No	NA - DMS Space Not Available

* 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
Sarasota County	Private	Sarasota	FDC	12/31/2023	Office	7001134	4,102	$25.00	$102,550.00	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	DACS	12/31/2022	Office	4200482	4,844	$25.95	$125,701.80	No	NA - DMS Space Not Available
Seminole County	Private	Seminole	DCF	1/31/2024	Office	5903124	1,999	$19.50	$38,980.50	No	NA - DMS Space Not Available
Seminole County	Private	Seminole	DCF	8/31/2023	Office	5903140	2,150	$21.58	$46,397.00	No	NA - DMS Space Not Available
Southwest Market	Government (Others) - DMS	Lee	DACS	9/30/2022	Office	4209038	763	$0.39	$300.00	Yes	DMS Space is available
Southwest Market	Government (Others) - DMS	Lee	DFS	3/31/2023	Office	4300133	2,083	$5.00	$10,415.00	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DEP	1/31/2023	Office	3700227	1,749	$9.76	$17,070.24	Yes	NA - DMS Space Not Available
Southwest Market	Government (Others) - DMS	Lee	FDLE	10/31/2023	Office	7100226	17,256	$11.69	$201,722.64	Yes	NA - DMS Space Not Available
Southwest Market	Government (Others) - DMS	Lee	FDLE	10/31/2023	Office	7100170	28,168	$13.80	$388,718.40	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOH	11/30/2023	Medical care	6400366	2,731	$28.50	$77,833.50	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DOH	7/31/2023	Office	6400405	4,800	$14.51	$69,648.00	Yes	NA - DMS Space Not Available
Southwest Market	Government (Others) - DMS	Lee	DFS	3/31/2023	Office	4300133	8,296	$17.59	$145,926.64	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DJJ	5/31/2023	Office	8000327	2,325	$18.50	$43,012.50	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	AG	2/28/2023	Office	1140069	1,124	$20.26	$22,772.24	Yes	DMS Space is available
St. Johns County	Private	St. Johns	DOE	6/30/2024	Office	4800782	3,500	$29.00	$101,500.00	No	NA - DMS Space Not Available
St. Lucie County	Public	St. Lucie	DOAH	6/30/2022	Office	9724018	3,180	$17.18	$54,632.40	Yes	NA - DMS Space Not Available
St. Lucie County	Private	St. Lucie	FDC	10/24/2022	Office	7001062	6,351	$21.00	$133,371.00	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DOH	11/30/2022	Medical care	6400396	4,999	$30.64	$153,169.30	Yes	NA - DMS Space Not Available
Suwanee County	Private	Suwannee	DCF	5/31/2024	Office	5903102	2,761	$23.87	$65,905.07	No	NA - DMS Space Not Available
Suwanee County	Private	Suwannee	DOE	1/31/2023	Office	4800879	1,538	$25.40	$39,065.20	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	PERC	6/30/2024	Office	7200167	11,560	$13.62	$157,447.20	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DOR	2/28/2023	Office	7300262	34,809	$17.20	$598,714.80	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	12/31/2023	Office	4300191	19,285	$17.50	$337,487.50	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DMA	9/24/2022	Office	6200065	6,688	$17.94	$119,982.72	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DCF	1/31/2024	Office	5903125	9,702	$17.96	$174,247.92	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DACS	6/30/2023	Office	4200488	4,817	$19.32	$93,071.25	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DOR	4/30/2023	Office	7300341	26,744	$23.99	$641,588.50	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOR	3/31/2024	Office	7300396	3,574	$28.16	$100,643.88	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DEO	2/28/2022	Office	4000077	54,756	$33.60	$1,839,801.60	Yes	NA - DMS Space Not Available
Tampa Market	Public	Hillsborough	PSC	8/1/2022	Office	9618437	3,174	$17.18	$54,529.32	Yes	DMS Space is available
Tampa Market	Private	Hillsborough	DMA	12/31/2023	Office	6200063	1,396	$18.35	$25,616.60	Yes	DMS Space is available
Tampa Market	Private	Hillsborough	DJJ	1/31/2023	Office	8000417	10,695	$18.65	$199,461.75	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	5/31/2024	Office	7001135	9,757	$20.00	$195,140.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DOR	8/31/2023	Office	7300405	36,591	$22.00	$805,002.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	5/31/2024	Office	7001140	4,870	$22.50	$109,575.00	Yes	DMS Space is available
Tampa Market	Private	Hillsborough	DOE	7/31/2023	Office	4800829	1,507	$24.60	$37,072.20	Yes	DMS Space is available
Tampa Market	Private	Hillsborough	AHCA	4/30/2023	Office	6800075	13,739	$25.11	$344,986.29	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	6/30/2024	Office	7001141	4,267	$26.80	$114,355.50	Yes	DMS Space is available
Tampa Market	Government (Others) - DMS	Pinellas	DOAH	10/31/2023	Office	7200181	6,004	$19.75	$118,579.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Pinellas	FDC	6/30/2022	Office	7001125	6,989	$26.36	$184,230.04	Yes	NA - DMS Space Not Available
Taylor County	Private	Taylor	FDC	1/31/2024	Office	7001129	2,607	$16.50	$43,015.50	No	NA - DMS Space Not Available
Wakulla County	Private	Wakulla	DJJ	7/31/2022	Office	8000365	665	$14.77	$9,822.05	No	NA - DMS Space Not Available

* 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 7/1/2023 and 6/30/2025

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2024	Office	1140066	32751	2,292	$ 22.96	$ 52,624.32
Tampa Market	Private	Hillsborough	Tampa	FL	AG	8/31/2024	Office	1140068	33607	4,000	$ 29.31	$ 117,240.00
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2025	Office	1140062	32447	2,657	$ 16.98	$ 45,115.86
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DACS	10/31/2023	Office	4200466	32547	3,394	$ 21.50	$ 72,971.00
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	11/30/2023	Office	4200437	34974	3,525	$ 19.96	$ 70,359.00
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/29/2024	Office	4200474	34221	2,047	$ 19.00	$ 38,892.99
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	9/30/2024	Office	4200493	32308	5,989	$ 31.18	$ 186,737.04
Tampa Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2024	Office	4200320	34620	3,841	$ 23.05	$ 88,535.05
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2025	Office	4200317	32703	2,790	$ 21.65	$ 60,403.50
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	12,643	$ 19.02	$ 240,469.86
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DACS	6/30/2025	Office	4200497	33324	6,864	$ 31.85	$ 218,618.40
Panama City Market	Private	Bay	Panama City Beach	FL	DBPR	7/31/2024	Office	7900101	32407	4,256	$ 24.04	$ 102,314.24
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2024	Office	7900109	33063	16,827	$ 22.37	$ 376,419.99
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2024	Unconditioned Storage	7900103	33145	3,045	$ 10.45	$ 31,820.25
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2023	Office	5903074	33040	3,507	$ 33.75	$ 118,361.25
Seminole County	Private	Seminole	Altamonte Springs	FL	DCF	8/31/2023	Office	5903140	32714	2,150	$ 21.58	$ 46,397.00
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2023	Office	5903096	33873	2,200	$ 19.91	$ 43,802.00
Okaloosa County	Private	Okaloosa	Niceville	FL	DCF	10/31/2023	Office	5903086	32588	2,809	$ 7.86	$ 22,078.74
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2024	Office	5903082	32720	7,700	$ 21.61	$ 166,397.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	1/31/2024	Office	5903125	32303	9,702	$ 17.96	$ 174,247.92
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	$ 16.25	$ 77,285.00
Polk County	Private	Polk	Lake Wales	FL	DCF	3/31/2024	Office	5902539	33853	7,422	$ 22.73	$ 168,702.06
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	$ 27.32	$ 95,620.00
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2024	Office	5903102	32064	2,761	$ 23.87	$ 65,905.07
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	7/31/2024	Unconditioned Storage	5903090	32507	13,170	$ 6.79	$ 89,424.30
Pasco County	Private	Pasco	Holiday	FL	DCF	8/31/2024	Office	5903147	34690	4,971	$ 26.25	$ 130,488.75
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DCF	10/31/2024	Office	5903137	33813	4,999	$ 34.36	$ 171,765.64
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2024	Office	5903159	33830	16,000	$ 28.50	$ 456,000.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2025	Office	5902971	32570	2,023	$ 12.95	$ 26,197.85
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2025	Office	5903057	34972	2,800	$ 22.50	$ 63,000.00
Santa Rosa County	Private	Santa Rosa	Gulf Breeze	FL	DEA	8/31/2023	Office	6500066	32561	3,102	$ 23.75	$ 73,672.50
Marion County	Private	Marion	Ocala	FL	DEA	12/31/2023	Office	6500043	34470	3,150	$ 22.63	$ 71,284.56
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	6/30/2025	Unconditioned Storage	4000034	32311	9,998	$ 5.15	$ 51,489.70
Santa Rosa County	Private	Santa Rosa	Pace	FL	DFS	10/31/2023	Conditioned Storage	4300192	32571	4,000	$ 11.47	$ 45,880.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2023	Office	4300191	32303	19,285	$ 17.50	$ 337,487.50
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2024	Office	4300158	33859	7,976	$ 17.52	$ 139,739.52
Greater Miami Market	Private	Miami-Dade	Doral	FL	DFS	5/31/2024	Office	4300193	33166	3,572	$ 38.39	$ 137,129.00
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	2/28/2025	Office	4300199	32504	4,475	$ 20.68	$ 92,543.00
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	4/30/2025	Office	4300198	32504	4,999	$ 33.00	$ 164,967.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2025	Office	4300203	32308	43,791	$ 22.25	$ 974,349.75
Tampa Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2025	Office	4300200	33637	14,319	$ 22.81	$ 326,616.39
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2025	Unconditioned Storage	4300097	32301	2,955	$ 5.95	$ 17,582.25
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	8/19/2023	Office	7600504	33147	6,236	$ 30.82	$ 192,193.52
Ft. Lauderdale Market	Private	Broward	Margate	FL	DHSMV	10/30/2023	Office	7600532	33063	10,943	$ 34.47	$ 377,205.21
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	5/31/2024	Office	7600521	33166	4,999	$ 40.00	$ 199,960.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2024	Office	7600539	33426	3,928	$ 23.61	$ 92,740.08

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2023 and 6/30/2025

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	Hialeah Gardens	FL	DHSMV	2/28/2025	Office	7600543	33018	10,651	$ 34.88	$ 371,506.88
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DJJ	7/31/2023	Office	8000293	32547	4,999	$ 24.67	$ 123,325.33
Okaloosa County	Private	Okaloosa	Crestview	FL	DJJ	7/31/2023	Office	8000396	32536	2,967	$ 23.00	$ 68,241.00
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2023	Office	8000349	32097	2,200	$ 24.45	$ 53,790.00
Palm Beach Market	Private	Palm Beach	Lake Worth	FL	DJJ	1/31/2024	Office	8000421	33406	6,626	$ 30.16	$ 199,840.16
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2024	Office	8000426	33830	11,362	$ 19.60	$ 222,695.20
Brevard County	Private	Brevard	Melbourne	FL	DJJ	9/30/2024	Office	8000282	32935	7,374	$ 23.13	$ 170,560.62
Brevard County	Private	Brevard	Titusville	FL	DJJ	10/31/2024	Office	8000383	32780	5,904	$ 15.48	$ 91,393.92
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2024	Office	8000425	34741	5,137	$ 23.18	$ 119,075.66
Tallahassee Market	Private	Leon	Tallahassee	FL	DJJ	11/30/2024	Unconditioned Storage	8000446	32304	4,999	$ 10.75	$ 53,739.24
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	11/30/2024	Office	8000402	33619	4,323	$ 24.75	$ 106,994.25
Tampa Market	Private	Pinellas	Clearwater	FL	DJJ	2/28/2025	Office	8000430	33760	3,124	$ 17.51	$ 54,701.24
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2025	Office	8000308	33523	2,456	$ 22.00	$ 54,032.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DLA	12/31/2024	Office	4100138	32118	11,882	$ 23.02	$ 273,523.64
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2025	Office	4100137	33607	50,493	$ 27.00	$1,363,311.00
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2023	Office	6200062	32780	7,088	$ 8.15	$ 57,779.51
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2024	Office	7200122	32118	2,909	$ 19.10	$ 55,561.90
Southwest Market	Private	Lee	Fort Myers	FL	DOAH	8/31/2024	Office	7200154	33966	7,097	$ 25.75	$ 182,747.75
Tallahassee Market	Private	Leon	Tallahassee	FL	DOAH	12/31/2024	Office	7200171	32301	34,722	$ 16.25	$ 564,232.50
Manatee County	Private	Manatee	Palmetto	FL	DOE	7/31/2023	Office	4800790	34221	6,233	$ 20.00	$ 124,660.00
Polk County	Private	Polk	Lakeland	FL	DOE	7/31/2023	Office	4800769	33801	2,265	$ 26.50	$ 60,022.50
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2024	Office	4800786	33126	8,629	$ 35.00	$ 302,015.00
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/29/2024	Office	4800794	32922	3,420	$ 22.93	$ 78,420.60
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2024	Office	4800774	32904	3,402	$ 23.69	$ 80,593.38
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	$ 28.24	$ 107,820.30
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2024	Office	4800782	32086	3,500	$ 29.00	$ 101,500.00
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DOE	8/31/2024	Office	4800845	32548	3,214	$ 25.46	$ 81,828.44
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	11/30/2024	Office	4800891	33176	3,584	$ 34.33	$ 123,038.72
Martin County	Private	Martin	Stuart	FL	DOE	12/31/2024	Office	4800841	34994	2,500	$ 27.58	$ 68,950.00
Marion County	Private	Marion	Ocala	FL	DOE	3/31/2025	Office	4800678	34478	8,750	$ 18.00	$ 157,500.00
Clay County	Private	Clay	Orange Park	FL	DOE	5/31/2025	Office	4800873	32073	4,482	$ 27.00	$ 121,014.00
Panama City Market	Private	Bay	Panama City	FL	DOE	6/30/2025	Office	4800838	32401	4,951	$ 19.50	$ 96,544.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2025	Unconditioned Storage	4800600	32311	10,000	$ 7.61	$ 76,100.00
Orlando Market	Private	Orange	Orlando	FL	DOH	7/31/2023	Conditioned Storage	6400406	32811	4,988	$ 15.78	$ 78,710.64
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	7/31/2023	Office	6400405	33971	4,800	$ 14.51	$ 69,648.00
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/29/2024	Office	6400336	33166	4,862	$ 37.70	$ 183,297.40
Seminole County	Private	Seminole	Sanford	FL	DOH	9/30/2024	Unconditioned Storage	6400369	32771	6,600	$ 9.61	$ 63,426.00
Palm Beach Market	Private	Palm Beach	Jupiter	FL	DOH	1/31/2025	Office	6400377	33477	3,686	$ 25.66	$ 94,582.76
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	$ 22.00	$ 805,002.00
Jackson County	Private	Jackson	Marianna	FL	DOR	10/31/2023	Office	7300351	32446	11,863	$ 19.00	$ 225,396.90
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	3/31/2024	Office	7300396	32303	3,574	$ 28.16	$ 100,643.88
Hernando County	Private	Hernando	Brooksville	FL	DOR	6/30/2024	Office	7300267	34601	4,981	$ 28.50	$ 141,958.50
Pensacola Market	Private	Escambia	Pensacola	FL	DOR	6/30/2024	Office	7300392	32504	27,660	$ 28.35	$ 784,161.00
Collier County	Private	Collier	Naples	FL	DOR	8/31/2024	Office	7300378	34114	11,757	$ 34.24	$ 402,559.68
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2024	Office	7300312	32653	9,730	$ 25.83	$ 251,325.90
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2024	Office	7300411	33309	35,320	$ 36.07	$1,273,992.40
Tallahassee Market	Private	Leon	Tallahassee	FL	DOR	10/31/2024	Office	7300390	32303	6,110	$ 22.17	$ 135,458.70

Appendix 3 - Leases Greater Than 2,000 SF Expiring Between 7/1/2023 and 6/30/2025

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	DOR	2/28/2025	Office	7300399	33901	14,365	$ 28.67	$ 411,844.55
Marion County	Private	Marion	Silver Springs	FL	DOR	5/31/2025	Office	7300407	34488	10,092	$ 21.80	$ 220,005.60
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOR	5/31/2025	Office	7300416	33406	24,566	$ 29.47	$ 723,960.02
Charlotte County	Private	Charlotte	Punta Gorda	FL	FDC	7/31/2023	Office	7001128	33950	4,475	$ 26.85	$ 120,153.75
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2023	Office	7001210	33311	8,251	$ 29.90	$ 246,704.90
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
Taylor County	Private	Taylor	Perry	FL	FDC	1/31/2024	Office	7001129	32348	2,607	$ 16.50	$ 43,015.50
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
Tampa Market	Private	Hillsborough	Plant City	FL	FDC	6/30/2024	Office	7001141	33563	4,267	$ 26.80	$ 114,355.50
DeSoto County	Private	DeSoto	Arcadia	FL	FDC	7/31/2024	Office	7001143	33821	2,777	$ 22.50	$ 62,482.50
Osceola County	Private	Osceola	Kissimmee	FL	FDC	7/31/2024	Office	7001031	34741	8,944	$ 22.75	$ 203,476.00
Lake County	Private	Lake	Leesburg	FL	FDC	8/31/2024	Office	7001153	34748	3,378	$ 29.75	$ 100,495.50
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	8/31/2024	Office	7001147	33415	4,800	$ 29.75	$ 142,800.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	8/31/2024	Office	7001155	32514	10,200	$ 25.50	$ 260,100.00
Walton County	Private	Walton	Defuniak Springs	FL	FDC	8/31/2024	Office	7008003	32433	3,041	$ 17.67	$ 53,734.47
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	9/30/2024	Office	7001149	33401	21,311	$ 27.50	$ 586,052.50
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	9/30/2024	Office	7001146	34234	5,794	$ 23.00	$ 133,262.04
Clay County	Private	Clay	Green Cove Springs	FL	FDC	10/31/2024	Office	7001165	32043	5,180	$ 25.25	$ 130,795.00
Clay County	Private	Clay	Green Cove Springs	FL	FDC	10/31/2024	Office	7001165	32043	5,650	$ 25.25	$ 142,662.50
Collier County	Private	Collier	Naples	FL	FDC	11/30/2024	Office	7001148	33962	6,714	$ 34.80	$ 233,647.20
Gainesville Market	Private	Alachua	Gainesville	FL	FDC	12/31/2024	Office	7001167	32601	9,045	$ 25.00	$ 226,125.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	4/30/2025	Office	7001154	32504	2,150	$ 24.50	$ 52,675.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2025	Office	7001177	33612	5,640	$ 29.29	$ 165,195.60
Tallahassee Market	Private	Leon	Tallahassee	FL	FDC	6/30/2025	Office	7001198	32301	5,088	$ 20.75	$ 105,576.00
Ft. Lauderdale Market	Private	Broward	Sunrise	FL	FDLE	8/31/2023	Office	7100257	33326	4,257	$ 32.47	$ 138,224.79
Brevard County	Private	Brevard	Melbourne	FL	FDLE	3/31/2025	Office	7100269	32940	2,010	$ 20.80	$ 41,808.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2025	Office	7100237	34243	2,258	$ 13.56	$ 30,618.48
Collier County	Private	Collier	Naples	FL	FWCC	6/30/2024	Office	7700208	34114	4,558	$ 13.37	$ 60,940.46
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	11/6/2024	Office	7700247	32301	4,590	$ 18.78	$ 86,200.20
Brevard County	Private	Brevard	Melbourne	FL	FWCC	2/28/2025	Office	7700182	32901	2,906	$ 19.10	$ 55,504.60
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2025	Unconditioned Storage	7700188	32304	3,000	$ 7.00	$ 21,000.00
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	Lottery	4/30/2024	Office	3600693	33016	9,998	$ 24.70	$ 246,950.60
Southwest Market	Private	Lee	Fort Myers	FL	Lottery	3/31/2025	Office	3600696	33966	6,400	$ 20.08	$ 128,512.00
Tallahassee Market	Private	Leon	Tallahassee	FL	PERC	6/30/2024	Office	7200167	32303	11,560	$ 13.62	$ 157,447.20