

FY 2001 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2001

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2001	23,452,652	100%	1,675	100%
Extended in FY 2001 Beyond FY 2001	11,702,596	50%	746	45%
Renewed During FY 2001	1,631,423	7%	66	4%
Replaced in Same Building with New Leases	3,526,517	15%	201	12%
Subtotal	16,860,536	72%	1,013	60%
Leases Terminated	4,970,387	21%	527	31%
Leases Moved to Another Leased Building	1,621,729	7%	135	8%
Subtotal	6,592,116	28%	662	40%

Disposition of Leases Expiring After FY 2001

Leases Scheduled to Expire After FY 2001	127,997,374	100.0%	5,794	100.0%
Lease Replaced In Same Leased Building After Firm Term	269,337	0.2%	13	0.2%
Lease Replaced In Same Leased Building Before Firm Term	560,874	0.4%	12	0.2%
Lease Replaced In Different Leased Building After Firm Term	218,044	0.2%	37	0.6%
Lease Replaced In Different Leased Building Before Firm Term	15,227	0.0%	5	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	568,641	0.4%	73	1.3%
Lease Terminate W/O Lease Replacement Before Firm Term	422,482	0.3%	15	0.3%

FY 2001 Lease Turnover

Total Leases At Start of FY 2001	151,450,026	100%	7,469	100%
Same/Replacement Leases Continued Past FY 2001	143,633,516	95%	6,677	89%
Same Lease Space Dis-Continued Past FY 2001 (Turnover)	7,816,510	5%	792	11%

FY 2002 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2002

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2002	21,712,999	100%	1,429	100%
Extended in FY 2002 Beyond FY 2002	12,755,653	59%	817	57%
Renewed During FY 2002	1,829,099	8%	65	5%
Replaced in Same Building with New Leases	3,579,657	16%	232	16%
Subtotal	18,164,409	84%	1,114	78%
Leases Terminated	1,367,705	6%	130	9%
Leases Moved to Another Leased Building	2,180,885	10%	185	13%
Subtotal	3,548,590	16%	315	22%

Disposition of Leases Expiring After FY 2002

Leases Scheduled to Expire After FY 2002	129,381,507	100.0%	5,712	100.0%
Lease Replaced In Same Leased Building After Firm Term	320,734	0.2%	16	0.3%
Lease Replaced In Same Leased Building Before Firm Term	152,331	0.1%	6	0.1%
Lease Replaced In Different Leased Building After Firm Term	629,477	0.5%	57	1.0%
Lease Replaced In Different Leased Building Before Firm Term	81,873	0.1%	9	0.2%
Lease Terminate W/O Lease Replacement After Firm Term	654,756	0.5%	49	0.9%
Lease Terminate W/O Lease Replacement Before Firm Term	341,511	0.3%	12	0.2%

FY 2002 Lease Turnover

Total Leases At Start of FY 2002	151,094,506	100%	7,141	100%
Same/Replacement Leases Continued Past FY 2002	145,838,299	97%	6,699	94%
Same Lease Space Dis-Continued Past FY 2002 (Turnover)	5,256,207	3%	442	6%

FY 2003 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2003

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2003	25,234,910	100%	1,587	100%
Extended in FY 2003 Beyond FY 2003	11,755,183	47%	949	60%
Renewed During FY 2003	3,046,945	12%	70	4%
Replaced in Same Building with New Leases	3,956,697	16%	248	16%
Subtotal	18,758,825	74%	1,267	80%
Leases Terminated	4,134,535	16%	134	8%
Leases Moved to Another Leased Building	2,341,550	9%	186	12%
Subtotal	6,476,085	26%	320	20%

Disposition of Leases Expiring After FY 2003

Leases Scheduled to Expire After FY 2003	128,469,357	100.0%	5,731	100.0%
Lease Replaced In Same Leased Building After Firm Term	177,736	0.1%	21	0.4%
Lease Replaced In Same Leased Building Before Firm Term	96,587	0.1%	6	0.1%
Lease Replaced In Different Leased Building After Firm Term	486,104	0.4%	59	1.0%
Lease Replaced In Different Leased Building Before Firm Term	5,119	0.0%	2	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	359,894	0.3%	45	0.8%
Lease Terminate W/O Lease Replacement Before Firm Term	145,854	0.1%	10	0.2%

FY 2003 Lease Turnover

Total Leases At Start of FY 2003	153,704,267	100%	7,318	100%
Same/Replacement Leases Continued Past FY 2003	146,231,211	95%	6,882	94%
Same Lease Space Dis-Continued Past FY 2003 (Turnover)	7,473,056	5%	436	6%

FY 2004 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2004

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2004	21,992,288	100%	1,573	100%
Extended in FY 2004 Beyond FY 2004	11,418,450	52%	944	60%
Renewed During FY 2004	3,245,395	15%	76	5%
Replaced in Same Building with New Leases	3,559,967	16%	224	14%
Subtotal	18,223,812	83%	1,244	79%
Leases Terminated	1,619,512	7%	129	8%
Leases Moved to Another Leased Building	2,148,964	10%	200	13%
Subtotal	3,768,476	17%	329	21%
[Non-add: Leases Terminated - Move to Federal Bldg	286,215	1%	19	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	870,496	4%	77	5%

Disposition of Leases Expiring After FY 2004

Leases Scheduled to Expire After FY 2004	137,761,790	100.0%	6,509	100.0%
Lease Replaced In Same Leased Building After Firm Term	90,030	0.1%	14	0.2%
Lease Replaced In Same Leased Building Before Firm Term	66,070	0.0%	7	0.1%
Lease Replaced In Different Leased Building After Firm Term	713,154	0.5%	56	0.9%
Lease Replaced In Different Leased Building Before Firm Term	31,571	0.0%	6	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	1,117,468	0.8%	63	1.0%
Lease Terminate W/O Lease Replacement Before Firm Term	131,505	0.1%	16	0.2%
[Non-add: Leases Terminated - Move to Federal Bldg	308,914	0.2%	23	0.4%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	283,197	0.2%	44	0.7%

FY 2004 Lease Turnover

Total Leases At Start of FY 2004	159,754,078	100%	8,082	100%
Same/Replacement Leases Continued Past FY 2004	153,991,904	96%	7,612	94%
Same Lease Space Dis-Continued Past FY 2004 (Turnover)	5,762,174	4%	470	6%
[Non-add: Leases Terminated - Move to Federal Bldg	595,129	0.4%	42	0.5%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,153,693	1%	121	1%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2005 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2005

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2005	23,030,208	100%	1,783	100%
Extended in FY 2005 Beyond FY 2005	11,063,443	48%	1,120	63%
Renewed During FY 2005	2,906,933	13%	72	4%
Replaced in Same Building with New Leases	4,101,129	18%	257	14%
Subtotal	18,071,505	78%	1,449	81%
Leases Terminated	3,269,887	14%	164	9%
Leases Moved to Another Leased Building	1,688,816	7%	170	10%
Subtotal	4,958,703	22%	334	19%
[Non-add: Leases Terminated - Move to Federal Bldg	340,842	1%	20	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,948,623	8%	102	6%

Disposition of Leases Expiring After FY 2005

Leases Scheduled to Expire After FY 2005	134,278,390	100.0%	6,347	100.0%
Lease Replaced In Same Leased Building After Firm Term	205,718	0.2%	13	0.2%
Lease Replaced In Same Leased Building Before Firm Term	109,050	0.1%	3	0.0%
Lease Replaced In Different Leased Building After Firm Term	615,309	0.5%	39	0.6%
Lease Replaced In Different Leased Building Before Firm Term	29,666	0.0%	5	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	950,421	0.7%	80	1.3%
Lease Terminate W/O Lease Replacement Before Firm Term	326,661	0.2%	20	0.3%
[Non-add: Leases Terminated - Move to Federal Bldg	265,044	0.2%	13	0.2%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	659,024	0.5%	59	0.9%

FY 2005 Lease Turnover

Total Leases At Start of FY 2005	157,308,598	100%	8,130	100%
Same/Replacement Leases Continued Past FY 2005	150,427,838	96%	7,652	94%
Same Lease Space Dis-Continued Past FY 2005 (Turnover)	6,880,760	4%	478	6%
[Non-add: Leases Terminated - Move to Federal Bldg	605,886	0.4%	33	0.4%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,607,647	2%	161	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2006 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2006

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2006	21,916,390	100%	1,678	100%
Extended in FY 2006 Beyond FY 2006	12,474,511	57%	1,066	64%
Renewed During FY 2006	1,763,751	8%	62	4%
Replaced in Same Building with New Leases	4,104,251	19%	243	14%
Subtotal	18,342,513	84%	1,371	82%
Leases Terminated	1,948,141	9%	158	9%
Leases Moved to Another Leased Building	1,625,736	7%	149	9%
Subtotal	3,573,877	16%	307	18%
[Non-add: Leases Terminated - Move to Federal Bldg	165,154	1%	23	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,040,020	5%	81	5%

Disposition of Leases Expiring After FY 2006

Leases Scheduled to Expire After FY 2006	145,653,085	100.0%	6,780	100.0%
Lease Replaced In Same Leased Building After Firm Term	151,983	0.1%	21	0.3%
Lease Replaced In Same Leased Building Before Firm Term	84,480	0.1%	8	0.1%
Lease Replaced In Different Leased Building After Firm Term	865,702	0.6%	57	0.8%
Lease Replaced In Different Leased Building Before Firm Term	43,990	0.0%	8	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	1,183,520	0.8%	91	1.3%
Lease Terminate W/O Lease Replacement Before Firm Term	155,016	0.1%	27	0.4%
[Non-add: Leases Terminated - Move to Federal Bldg	58,014	0.0%	10	0.1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	977,593	0.7%	74	1.1%

FY 2006 Lease Turnover

Total Leases At Start of FY 2006	167,569,475	100%	8,458	100%
Same/Replacement Leases Continued Past FY 2006	161,747,370	97%	7,968	94%
Same Lease Space Dis-Continued Past FY 2006 (Turnover)	5,822,105	3%	490	6%
[Non-add: Leases Terminated - Move to Federal Bldg	223,168	0.1%	33	0.4%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,017,613	1%	155	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2007 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2007

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2007	23,582,505	100%	1,852	100%
Extended in FY 2007 Beyond FY 2007	15,152,655	64%	1,201	65%
Renewed During FY 2007	1,562,769	7%	79	4%
Replaced in Same Building with New Leases	2,111,195	9%	228	12%
Subtotal	18,826,619	80%	1,508	81%
Leases Terminated	3,387,402	14%	236	13%
Leases Moved to Another Leased Building	1,368,484	6%	108	6%
Subtotal	4,755,886	20%	344	19%
[Non-add: Leases Terminated - Move to Federal Bldg	390,470	2%	27	1%]
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,361,618	10%	122	7%]

Disposition of Leases Expiring After FY 2007

Leases Scheduled to Expire After FY 2007	148,004,614	100.0%	6,680	100.0%
Lease Replaced In Same Leased Building After Firm Term	270,022	0.2%	9	0.1%
Lease Replaced In Same Leased Building Before Firm Term	500	0.0%	1	0.0%
Lease Replaced In Different Leased Building After Firm Term	263,064	0.2%	27	0.4%
Lease Replaced In Different Leased Building Before Firm Term	157,955	0.1%	3	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	634,998	0.4%	67	1.0%
Lease Terminate W/O Lease Replacement Before Firm Term	87,422	0.1%	14	0.2%
[Non-add: Leases Terminated - Move to Federal Bldg	28,206	0.0%	2	0.0%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	399,026	0.3%	55	0.8%

FY 2007 Lease Turnover

Total Leases At Start of FY 2007	171,587,119	100%	8,532	100%
Same/Replacement Leases Continued Past FY 2007	165,687,794	97%	8,077	95%
Same Lease Space Dis-Continued Past FY 2007 (Turnover)	5,899,325	3%	455	5%
[Non-add: Leases Terminated - Move to Federal Bldg	418,676	0.2%	29	0.3%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,760,644	2%	177	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2008 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2008

	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2008	29,638,900	100%	2,110	100%
Extended in FY 2008 Beyond FY 2008	12,996,432	44%	1,156	55%
Renewed During FY 2008	6,039,498	20%	168	8%
Replaced in Same Building with New Leases	5,063,478	17%	353	17%
Subtotal	24,099,408	81%	1,677	79%
Leases Terminated	3,139,183	11%	272	13%
Leases Moved to Another Leased Building	2,400,309	8%	161	8%
Subtotal	5,539,492	19%	433	21%
[Non-add: Leases Terminated - Move to Federal Bldg	395,267	1%	23	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,450,117	5%	105	5%

Disposition of Leases Expiring After FY 2008

Leases Scheduled to Expire After FY 2008	145,149,067	100.0%	6,358	100.0%
Lease Replaced In Same Leased Building After Firm Term	19,981	0.0%	7	0.1%
Lease Replaced In Same Leased Building Before Firm Term	1,215	0.0%	1	0.0%
Lease Replaced In Different Leased Building After Firm Term	126,990	0.1%	13	0.2%
Lease Replaced In Different Leased Building Before Firm Term	12,483	0.0%	1	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	766,508	0.5%	86	1.4%
Lease Terminate W/O Lease Replacement Before Firm Term	218,454	0.2%	15	0.2%
[Non-add: Leases Terminated - Move to Federal Bldg	100,070	0.1%	5	0.1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	449,874	0.3%	49	0.8%

FY 2008 Lease Turnover

Total Leases At Start of FY 2008	174,787,967	100%	8,468	100%
Same/Replacement Leases Continued Past FY 2008	168,124,040	96%	7,920	94%
Same Lease Space Dis-Continued Past FY 2008 (Turnover)	6,663,927	4%	548	6%
[Non-add: Leases Terminated - Move to Federal Bldg	495,337	0.3%	28	0.3%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,899,991	1%	154	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2009 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2009	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2009	27,661,560	100%	1,877	100%
Extended in FY 2009 Beyond FY 2009	10,936,443	40%	813	43%
Renewed During FY 2009	3,819,936	14%	125	7%
Replaced in Same Building with New Leases	5,739,017	21%	386	21%
Subtotal	20,495,396	74%	1,324	71%
Leases Terminated	4,206,764	15%	306	16%
Leases Moved to Another Leased Building	2,959,400	11%	247	13%
Subtotal	7,166,164	26%	553	29%
[Non-add: Leases Terminated - Move to Federal Bldg	65,915	0%	10	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,814,751	7%	88	5%
Disposition of Leases Expiring After FY 2009				
Leases Scheduled to Expire After FY 2009	149,255,921	100.0%	6,617	100.0%
Lease Replaced In Same Leased Building After Firm Term	362,659	0.2%	14	0.2%
Lease Replaced In Same Leased Building Before Firm Term	280,041	0.2%	2	0.0%
Lease Replaced In Different Leased Building After Firm Term	1,100,101	0.7%	44	0.7%
Lease Replaced In Different Leased Building Before Firm Term	96,321	0.1%	3	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	621,885	0.4%	57	0.9%
Lease Terminate W/O Lease Replacement Before Firm Term	138,041	0.1%	16	0.2%
[Non-add: Leases Terminated - Move to Federal Bldg	65,872	0.0%	5	0.1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	408,724	0.3%	33	0.5%
FY 2009 Lease Turnover				
Total Leases At Start of FY 2009	176,917,481	100%	8,494	100%
Same/Replacement Leases Continued Past FY 2009	167,794,969	95%	7,821	92%
Same Lease Space Dis-Continued Past FY 2009 (Turnover)	9,122,512	5%	673	8%
[Non-add: Leases Terminated - Move to Federal Bldg	131,787	0.1%	15	0.2%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,223,475	1%	121	1%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2010 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2010	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2010	29,257,308	100%	2,043	100%
Extended in FY 2010 Beyond FY 2010	16,377,374	56%	1,079	53%
Renewed During FY 2010	2,627,496	9%	182	9%
Replaced in Same Building with New Leases	5,236,621	18%	342	17%
Subtotal	24,241,491	83%	1,603	78%
Leases Terminated	3,088,587	11%	274	13%
Leases Moved to Another Leased Building	1,927,230	7%	166	8%
Subtotal	5,015,817	17%	440	22%
[Non-add: Leases Terminated - Move to Federal Bldg	76,939	0%	12	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	532,783	2%	55	3%
Disposition of Leases Expiring After FY 2010				
Leases Scheduled to Expire After FY 2010	152,959,246	100.0%	6,800	100.0%
Lease Replaced In Same Leased Building After Firm Term	272,653	0.2%	21	0.3%
Lease Replaced In Same Leased Building Before Firm Term	230,917	0.2%	1	0.0%
Lease Replaced In Different Leased Building After Firm Term	149,023	0.1%	25	0.4%
Lease Replaced In Different Leased Building Before Firm Term	84,262	0.1%	1	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	300,350	0.2%	56	0.8%
Lease Terminate W/O Lease Replacement Before Firm Term	95,029	0.1%	8	0.1%
[Non-add: Leases Terminated - Move to Federal Bldg	61,905	0.0%	8	0.1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	129,599	0.1%	34	0.5%
FY 2010 Lease Turnover				
Total Leases At Start of FY 2010	182,216,554	100%	8,843	100%
Same/Replacement Leases Continued Past FY 2010	176,572,073	97%	8,313	94%
Same Lease Space Dis-Continued Past FY 2010 (Turnover)	5,644,481	3%	530	6%
[Non-add: Leases Terminated - Move to Federal Bldg	138,844	0.1%	20	0.2%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	662,382	0%	89	1%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2011 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2011	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2011	33,252,366	100%	2,320	100%
Extended in FY 2011 Beyond FY 2011	13,553,637	41%	773	33%
Renewed During FY 2011	4,246,852	13%	205	9%
Replaced in Same Building with New Leases	5,812,265	17%	388	17%
Subtotal	23,612,754	71%	1,366	59%
Leases Terminated	5,723,601	17%	675	29%
Leases Moved to Another Leased Building	3,916,011	12%	279	12%
Subtotal	9,639,612	29%	954	41%
[Non-add: Leases Terminated - Move to Federal Bldg	206,137	1%	13	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	3,967,792	12%	561	24%
Disposition of Leases Expiring After FY 2011				
Leases Scheduled to Expire After FY 2011	157,861,693	100.0%	6,967	100.0%
Lease Replaced In Same Leased Building After Firm Term	20,245	0.0%	4	0.1%
Lease Replaced In Same Leased Building Before Firm Term	266,375	0.2%	31	0.4%
Lease Replaced In Different Leased Building After Firm Term	38,064	0.0%	5	0.1%
Lease Replaced In Different Leased Building Before Firm Term	1,130,594	0.7%	83	1.2%
Lease Terminate W/O Lease Replacement After Firm Term	47,979	0.0%	6	0.1%
Lease Terminate W/O Lease Replacement Before Firm Term	991,208	0.6%	85	1.2%
[Non-add: Leases Terminated - Move to Federal Bldg	60,379	0.0%	7	0.1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	750,753	0.5%	59	0.8%
FY 2011 Lease Turnover				
Total Leases At Start of FY 2011	191,114,059	100%	9,287	100%
Same/Replacement Leases Continued Past FY 2011	179,266,602	94%	8,154	88%
Same Lease Space Dis-Continued Past FY 2011 (Turnover)	11,847,457	6%	1,133	12%
[Non-add: Leases Terminated - Move to Federal Bldg	266,516	0.1%	20	0.2%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	4,718,545	2%	620	7%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2012 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2012	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2012	33,034,410	100%	1,919	100%
Extended in FY 2012 Beyond FY 2012	16,212,853	49%	919	48%
Renewed During FY 2012	2,264,180	7%	134	7%
Replaced in Same Building with New Leases	3,126,455	9%	223	12%
Subtotal	21,603,488	65%	1,276	66%
Leases Terminated	4,070,215	12%	165	9%
Leases Moved to Another Leased Building	7,360,707	22%	478	25%
Subtotal	11,430,922	35%	643	34%
[Non-add: Leases Terminated - Move to Federal Bldg	125,019	0%	21	1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,091,152	3%	92	5%
Disposition of Leases Expiring After FY 2012				
Leases Scheduled to Expire After FY 2012	161,145,434	100.0%	6,985	100.0%
Lease Replaced In Same Leased Building After Firm Term	105,691	0.1%	15	0.2%
Lease Replaced In Same Leased Building Before Firm Term	129,112	0.1%	7	0.1%
Lease Replaced In Different Leased Building After Firm Term	306,981	0.2%	29	0.4%
Lease Replaced In Different Leased Building Before Firm Term	41,197	0.0%	3	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	1,441,225	0.9%	67	1.0%
Lease Terminate W/O Lease Replacement Before Firm Term	179,579	0.1%	19	0.3%
[Non-add: Leases Terminated - Move to Federal Bldg	92,768	0.1%	8	0.1%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	943,076	0.6%	66	0.9%
FY 2012 Lease Turnover				
Total Leases At Start of FY 2012	194,179,844	100%	8,904	100%
Same/Replacement Leases Continued Past FY 2012	180,779,940	93%	8,143	91%
Same Lease Space Dis-Continued Past FY 2012 (Turnover)	13,399,904	7%	761	9%
[Non-add: Leases Terminated - Move to Federal Bldg	217,787	0.1%	29	0.3%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,034,228	1%	158	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2013 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2013	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2013	34,486,131	100%	1,752	100%
Extended in FY 2013 Beyond FY 2013	18,219,331	53%	800	46%
Renewed During FY 2013	2,914,285	8%	133	8%
Replaced in Same Building with New Leases	4,849,569	14%	330	19%
Subtotal	25,983,185	75%	1,263	72%
Leases Terminated	2,584,593	7%	186	11%
Leases Moved to Another Leased Building	5,918,353	17%	303	17%
Subtotal	8,502,946	25%	489	28%
[Non-add: Leases Terminated - Move to Federal Bldg	607,217	2%	33	2%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,257,728	4%	111	6%
Disposition of Leases Expiring After FY 2013				
Leases Scheduled to Expire After FY 2013	163,461,233	100.0%	7,163	100.0%
Lease Replaced In Same Leased Building After Firm Term	216,846	0.1%	26	0.4%
Lease Replaced In Same Leased Building Before Firm Term	722,801	0.4%	5	0.1%
Lease Replaced In Different Leased Building After Firm Term	453,026	0.3%	43	0.6%
Lease Replaced In Different Leased Building Before Firm Term	562,267	0.3%	11	0.2%
Lease Terminate W/O Lease Replacement After Firm Term	693,805	0.4%	104	1.5%
Lease Terminate W/O Lease Replacement Before Firm Term	1,449,430	0.9%	44	0.6%
[Non-add: Leases Terminated - Move to Federal Bldg	430,513	0.3%	22	0.3%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	745,931	0.5%	98	1.4%
FY 2013 Lease Turnover				
Total Leases At Start of FY 2013	197,947,364	100%	8,915	100%
Same/Replacement Leases Continued Past FY 2013	186,285,890	94%	8,224	92%
Same Lease Space Dis-Continued Past FY 2013 (Turnover)	11,661,474	6%	691	8%
[Non-add: Leases Terminated - Move to Federal Bldg	1,037,730	0.5%	55	0.6%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	2,003,659	1%	209	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

FY 2014 Lease Turnover Analysis

Disposition Of Leases Expiring in FY 2014	Sq Ft	% of Total Sq Ft	Count	% of Total Count
Leases Scheduled to Expire in FY 2014	31,399,213	100%	1,550	100%
Extended in FY 2014 Beyond FY 2014	16,416,790	52%	717	46%
Renewed During FY 2014	2,412,161	8%	172	11%
Replaced in Same Building with New Leases	5,196,301	17%	274	18%
Subtotal	24,025,253	77%	1,163	75%
Leases Terminated	2,364,546	8%	160	10%
Leases Moved to Another Leased Building	5,009,414	16%	227	15%
Subtotal	7,373,960	23%	387	25%
[Non-add: Leases Terminated - Move to Federal Bldg	967,156	3%	45	3%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	815,627	3%	77	5%
Disposition of Leases Expiring After FY 2014				
Leases Scheduled to Expire After FY 2014	167,365,108	100.0%	7,179	100.0%
Lease Replaced In Same Leased Building After Firm Term	84,304	0.1%	13	0.2%
Lease Replaced In Same Leased Building Before Firm Term	59,074	0.0%	2	0.0%
Lease Replaced In Different Leased Building After Firm Term	1,313,531	0.8%	43	0.6%
Lease Replaced In Different Leased Building Before Firm Term	302,646	0.2%	5	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	843,818	0.5%	91	1.3%
Lease Terminate W/O Lease Replacement Before Firm Term	206,311	0.1%	19	0.3%
[Non-add: Leases Terminated - Move to Federal Bldg	223,652	0.1%	16	0.2%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	779,336	0.5%	81	1.1%
FY 2014 Lease Turnover				
Total Leases At Start of FY 2014	198,764,321	100%	8,729	100%
Same/Replacement Leases Continued Past FY 2014	188,724,055	95%	8,184	94%
Same Lease Space Dis-Continued Past FY 2014 (Turnover)	10,040,266	5%	545	6%
[Non-add: Leases Terminated - Move to Federal Bldg	1,190,808	0.6%	61	0.7%
[Non-add: Leases Terminated - Canceled Agency Req. 1/	1,594,963	1%	158	2%

1/ Only counts actions where leases had to be terminated due to customer office closures, partial reductions in space not included.

Leases Remaining/Replaced in Same Bldg During FY	Leased Sq Ft	% of Total Sq Ft	Count	% of Total Count	Projected Yrs in Same Bldg - Weighted by RSF	Projected Yrs in Same Bldg - Weighted By Lease
Same/Replacement Leases Continued Past FY 2013	188,724,055	95%	8,184	94%	19.8	16.0
Same/Replacement Leases Continued Past FY 2013	186,285,890	94%	8,224	92%	17.0	12.9
Same/Replacement Leases Continued Past FY 2012	180,779,940	93%	8,143	91%	14.5	11.7
Same/Replacement Leases Continued Past FY 2011 1/	179,266,602	94%	8,154	88%	16.1	8.2
Same/Replacement Leases Continued Past FY 2010	176,572,073	97%	8,313	94%	32.3	16.7
Same/Replacement Leases Continued Past FY 2009	167,794,969	95%	7,821	92%	19.4	12.6
Same/Replacement Leases Continued Past FY 2008	168,124,040	96%	7,920	94%	26.2	15.5
Same/Replacement Leases Continued Past FY 2007	165,687,794	97%	8,077	95%	29.1	18.8
Same/Replacement Leases Continued Past FY 2006	161,747,370	97%	7,968	94%	28.8	17.3
Same/Replacement Leases Continued Past FY 2005	150,427,838	96%	7,652	94%	22.9	17.0
Same/Replacement Leases Continued Past FY 2004	153,991,904	96%	7,612	94%	27.7	17.2
Same/Replacement Leases Continued Past FY 2003	146,231,211	95%	6,882	94%	20.6	16.8
Same/Replacement Leases Continued Past FY 2002	145,838,299	97%	6,699	94%	28.7	16.2
Same/Replacement Leases Continued Past FY 2001 2/	143,633,516	95%	6,677	89%	19.4	9.4
Average	163,567,804	95%	7,703	93%	23.3	14.6

1/ The lower that average rate for FY 2011 was caused by the expiration of small temporary leases used during the 2010 Census

2/ The lower that average rate for FY 2001 was caused by the expiration of small temporary leases used during the 2000 Census

NOTE: The columns "Projected Yrs in Same Bldg - Weighted by RSF" and "Projected Yrs in Same Bldg - Weighted By Lease" are averages. The assumption is if an average lease or an average leased square foot turns over at a certain annual rate, it would take so many years to turn over the typical lease. Agencies tend to stay in our larger leased buildings longer than our smaller leased buildings and we have many more smaller leases than larger leases, so the average weighted by rentable square foot is longer than the average based on lease counts.

Disclaimer:

This information is prepared by GSA as requested by the commercial realty community. However, GSA does not recommend that business decisions, in particular portfolio and financing decisions, be based upon this analysis.

