

**Kathleen C. Wright Administration Center (KCW)**  
**Lease Value Analysis: Multi-Tier Pricing**

| <b>Floor</b> | <b>Square Footage of Each Floor</b> | <b>Lowest \$/SF \$25.65</b> | <b>Second \$/SF \$27.00</b> | <b>Highest \$/SF \$34.00</b> | <b>Average \$/SF \$28.88</b> | <b>Midrange \$/SF \$29.83</b> |
|--------------|-------------------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|-------------------------------|
| 1st Floor    | 24,299                              | \$623,269.35                | \$656,073.00                | \$826,166.00                 | \$701,755.12                 | \$724,839.17                  |
| 2nd Floor    | 10,471                              | \$268,581.15                | \$282,717.00                | \$356,014.00                 | \$302,402.48                 | \$312,349.93                  |
| 3rd Floor    | 9,831                               | \$252,165.15                | \$265,437.00                | \$334,254.00                 | \$283,919.28                 | \$293,258.73                  |
| 4th Floor    | 9,831                               | \$252,165.15                | \$265,437.00                | \$334,254.00                 | \$283,919.28                 | \$293,258.73                  |
| 5th Floor    | 9,831                               | \$252,165.15                | \$265,437.00                | \$334,254.00                 | \$283,919.28                 | \$293,258.73                  |
| 6th Floor    | 9,896                               | \$253,832.40                | \$267,192.00                | \$336,464.00                 | \$285,796.48                 | \$295,197.68                  |
| 7th Floor    | 9,831                               | \$252,165.15                | \$265,437.00                | \$334,254.00                 | \$283,919.28                 | \$293,258.73                  |
| 8th Floor    | 9,831                               | \$252,165.15                | \$265,437.00                | \$334,254.00                 | \$283,919.28                 | \$293,258.73                  |
| 9th Floor    | 9,831                               | \$252,165.15                | \$265,437.00                | \$334,254.00                 | \$283,919.28                 | \$293,258.73                  |
| 10th Floor   | 8,238                               | \$211,304.70                | \$222,426.00                | \$280,092.00                 | \$237,913.44                 | \$245,739.54                  |
| 11th Floor   | 9,425                               | \$241,751.25                | \$254,475.00                | \$320,450.00                 | \$272,194.00                 | \$281,147.75                  |
| 12th Floor   | 9,792                               | \$251,164.80                | \$264,384.00                | \$332,928.00                 | \$282,792.96                 | \$292,095.36                  |
| 13th Floor   | 9,988                               | \$256,192.20                | \$269,676.00                | \$339,592.00                 | \$288,453.44                 | \$297,942.04                  |
| 14th Floor   | 10,318                              | \$264,656.70                | \$278,586.00                | \$350,812.00                 | \$297,983.84                 | \$307,785.94                  |
| <b>Total</b> | <b>151,413</b>                      | <b>\$3,883,743.45</b>       | <b>\$4,088,151.00</b>       | <b>\$5,148,042.00</b>        | <b>\$4,372,807.44</b>        | <b>\$4,516,649.79</b>         |

**Notes**

- **\$/SF:** Price per square foot
- **Average:** Sum of the three price points divided by three.
- **Midrange:** Sum of highest and lowest divided by two.

**Source**

Adrian Gonzalez & Associates, P.A.  
Collier's International

The Urban Group

**Prepared by:** Facility Planning and Real Estate Department

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