

State Building Division Real Estate Strategy



Dear Nebraskans,

As the agency that acts as landlord for Nebraska state government, the Department of Administrative Services State Building Division is responsible for procuring, leasing, and maintaining real estate used by the State's agencies, boards, and commissions. To achieve Governor Pillen's mission of an effective, efficient, and customer focused state government, we focus on the State's real estate needs both strategically and on a portfolio basis through a three-pronged strategy:

- Maximizing state-owned office space
- Co-locating teams and people performing similar work
- Creating "one-stop-shops" for our customers

Collectively, these approaches allow us to reduce taxpayer cost, create engaging workspaces for our teammates, and maximize the accessibility of services for Nebraskans. We look forward to serving your community!

Sincerely,



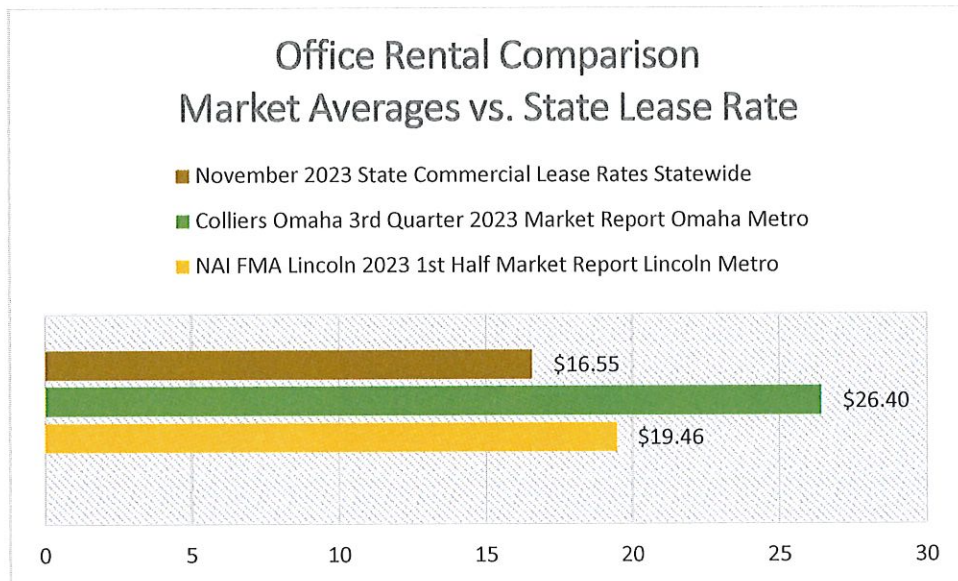
Jason Jackson
Director, Department of Administrative Services



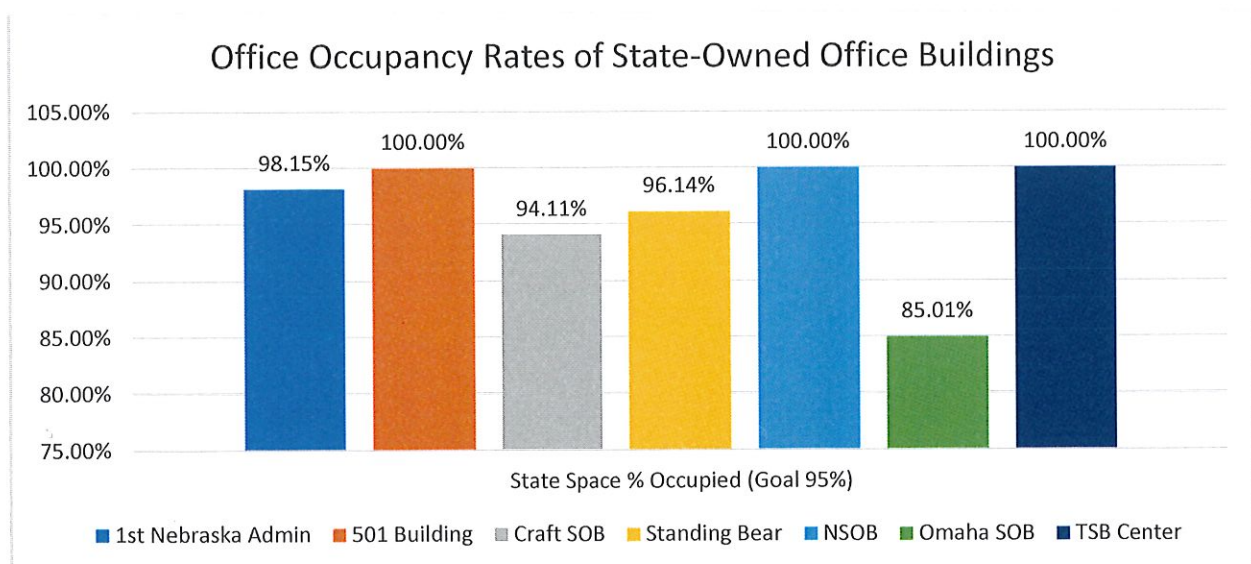
Brent Flachsbar
Administrator, State Building Administrator

Maximize Occupancy of State Buildings

The State's first objective in real estate policy is to maximize state-owned space. DAS has consistently provided office space at lower rates than commercial counterparts. As of November 2023, DAS is currently leasing space at an average of \$16.55 per square foot for gross leases, well below the market averages of private spaces in Lincoln and Omaha.



While state-owned space is more cost-effective than commercial space, the State is nearing capacity in all of its major office buildings. State-owned space has about a 9% higher occupancy than industry benchmarks.



Co-locate teams doing similar work.

Teammates benefit from a more engaging workplace and greater operational support when they work alongside others doing similar work. There are also lower administrative costs and greater collaboration opportunities associated with co-location. Whether leveraging state-owned space or commercial real estate, we always aspire to maximize the co-location potential of our portfolio.

Create one-stop-shops for government services.

Accessibility to government services is an important component of customer experience. Where it is foreseeable that different teams serve the same customers, State Building Division makes the experience of our customers easier by co-locating those teams to create “one-stop-shop” experiences.