

Subject: Underutilized Building Space

Related Department(s): DES

FY 2027 Proposed Capital Budget

CIP Work Session

The following information is provided in response to a request made by Ms. Cunningham at the work session on June 23, 2026, regarding the following question:

Regarding space utilization, please provide an inventory of the approximately 24,000 square feet of underutilized space. What is the location of each space and are there any planned or potential future uses?

The list below includes the inventory of currently underutilized space in the County:

- **Court Square West (CSW)**

1400 N. Uhle Street

The approximate 19,500 SF of vacant space in CSW is from moving tenants to Bozman Government Center (BGC) and consolidation due to hoteling. Ultimately, all the tenants from that building will be moved out to either 2020 14th Street or to BGC and the building will be vacated within seven years.

- **2020 14th Street N Building**

The approximate 24,000 SF of underutilized space at the 2020 14th street building is on floors 1, and 4 - 7. The CIP proposes to build out the 4th and 5th floor space within that

building to expand the Homeless Service Center. The proposal in the CIP also includes building out 1st, 6th and 7th floors to relocate tenants from Court Square West (CSW).

- **Bozman Government Center (BGC)**

2100 Clarendon Blvd

The vacancy at BGC is due to teleworking. The County is planning on taking advantage of these new work patterns and has started implementing hoteling to consolidate our footprint across the County's portfolio.

Key Site and Vacancy Amount
Court Square West 19.5k ft ² currently vacant; 52.6k ft ² projected vacancy
2020 14th Street N Building 23.5k ft ² currently vacant
Bozman Government Center Vacancy varies due to consolidation and hoteling
Quincy 4 Building 27k ft ² vacant
Trades Center 0 ft ² vacant

- **Quincy 4 Building**

1439 N. Quincy Street

The Quincy site is one of few industrially zoned sites in the County. The CIP proposes addressing the infrastructure in the Quincy 4 building so it can be utilized for a future County use, including the possibility of functions from the Trade Center.