



# FAA Regional Headquarters

& Air Traffic Organization  
Western Service Center



**MISSION-CRITICAL FACILITY,  
100% LEASED TO THE FAA FOR 12.4 YEARS AND  
STRATEGICALLY LOCATED ADJACENT TO SEA-TAC AIRPORT**



Executive Summary



# The Offering

## THE FAA REGIONAL HEADQUARTERS & AIR TRAFFIC ORGANIZATION WESTERN SERVICE CENTER

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the FAA Regional Headquarters and Air Traffic Organization Western Service Center, the (“Property”), a mission-critical facility located in the Seattle MSA. This offering represents one of the most compelling GSA-leased investment opportunities in the United States, backed by the Federal Aviation Administration’s essential operations. The property is secured by a long-term lease with the U.S. Government with no cancellation options. This presents an extremely rare opportunity to own long-term Government credit with mission-critical operations in an irreplaceable location.

The FAA Regional Headquarters in Des Moines, Washington, occupies a strategic location on a long-term ground lease. Its proximity to Seattle-Tacoma International Airport, one of the nation’s busiest, aligns with the FAA’s practice of situating Regional Headquarters near major airports. Des Moines’ waterfront access and affordability compared to nearby urban centers also makes it an attractive location for government workers, enhancing the appeal of this critical facility.

The Property stands out as one of just nine FAA Regional Headquarters in the country. This presents an incredibly rare opportunity as the most recent FAA Regional Headquarters to sell in the entire the United States was 7 years ago. The Property dual serves as the Western Region Service Center, one of three Air Traffic Organization (ATO) Service Centers in the country. The ATO Service Centers provide crucial operations benefiting air traffic services, technical operations, and system operations for the FAA.

Constructed as a 2018 build-to-suit by developer Panattoni, this is the newest FAA Regional Headquarters in the county and is being offered well-below replacement cost. The Property has received continual improvements and investment by the FAA (at their cost) to support its highly specialized functions. These investments have created a “future-proof” facility that houses a mission-critical, 24/7 Remote Operations Center providing emergency response services to tower controlled airports in the region.

The building’s TSA-style security at entry, including 24-hour gated, armed guard entry to the property, underscores its importance to national aviation operations and highlights the minimal relocation optionality for the tenant. The high probability of lease renewal is further driven by the Property’s specialized infrastructure, strategic location, access to light rail, and the impractical and costly nature of relocation. Further enhanced by urban-style amenities, the Property includes a full-service dining hall with indoor/outdoor seating areas, EV charging stations, and a fitness center with showers and lockers. These features contribute to the asset’s long-term viability and attractiveness to the tenant.

This investment opportunity allows investors to acquire long term U.S. Government credit in the newest facility of its kind. The favorable ground lease structure with the Port of Seattle and fixed escalations provides additional stability to the investment. As the Seattle MSA continues to grow and evolve as a major tech hub and economic powerhouse, the FAA Regional Headquarters and Western Service Center stands poised to benefit from the region’s ongoing development and critical importance in the national aviation network. This offering represents a unique chance to own a critical piece of infrastructure in one of the most dynamic metropolitan areas in the United States.





# Property Summary

**ADDRESS:** 2200 S 216th Street, Des Moines, WA 98198

**PROPERTY TYPE:** Office

**YEAR BUILT:** 2018

**STORIES:** 5 stories

**SQUARE FOOTAGE:** 281,805 RSF

**PARCEL #'S:** 0922049414, 0922049415, 0922049263, 0922049283

**OCCUPANCY:** 100%

**REMAINING LEASE TERM:** 12.4 years of firm term investment grade tenancy with no cancellation options

**PARKING RATIO:** 4.27 stalls / 1,000 SF (1,202 total stalls)





# Investment Highlights



This is the best GSA opportunity in the United States backed by mission critical operations of the FAA with 12.4 years of firm term (no cancellation options)



One of three ATO (Air Traffic Organization) Service Centers Nationally



One of nine FAA Regional Headquarters in the U.S. There have been no FAA buildings of this profile available for sale in 7 years



2018 build-to-suit by Panattoni and the newest FAA Regional Headquarters in the nation being offered below replacement cost



Highly secure facility with 24/7 Remote Operations Center requiring guarded entry to the grounds and TSA-style security at the building



Activated with urban-style amenities including full-service dining hall, indoor/outdoor seating, EV charging stations, and fitness center with showers and lockers



High renewal probability driven by specialized infrastructure, strategic location, and impractical cost to replicate



Attractive opportunity to acquire U.S. Government credit with a sizable yield premium to U.S. Treasuries



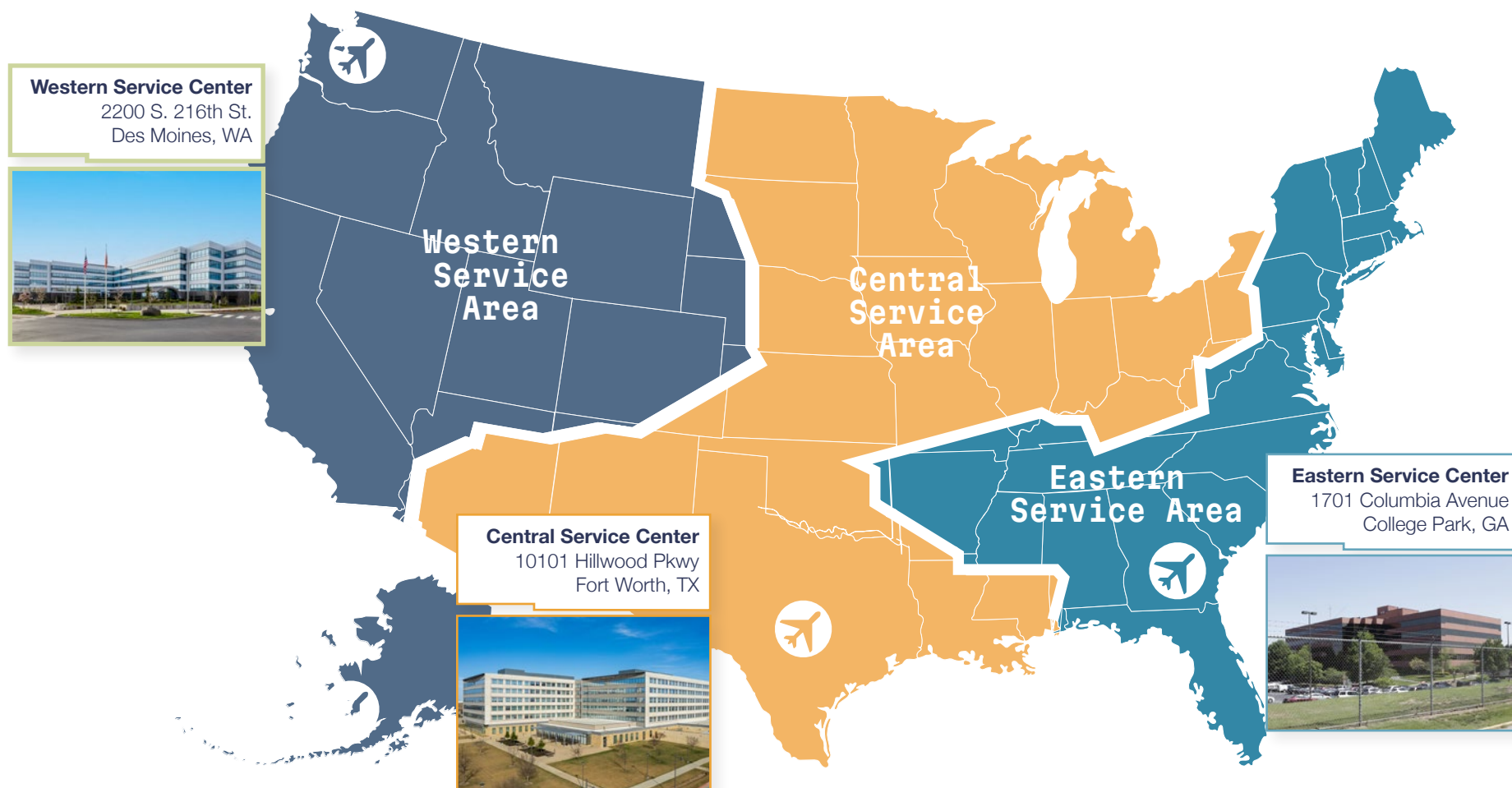
Located 5 minutes from a new light rail station in a highly affordable submarket catering to the FAA's government employee base



# Mission Critical Western Service Center for the Air Traffic Organization (ATO)

ONE OF THREE MISSION-CRITICAL LOCATIONS FOR THE ATO WHO IS RESPONSIBLE FOR MANAGING 29.4M SQUARE MILES (17%) OF GLOBAL AIRSPACE.

The Western Service Center oversees and supports a vast and diverse area spanning 11 western states, including Alaska and Hawaii. Service Centers promote FAA's rigorous standards for process, efficiency, and effectiveness across air traffic operations for the benefit of commercial, private, and military air travel. The Centers' operations are anchored by the ATO's Safety Management System, which uses advanced analytics to proactively identify and mitigate risks.





# The Newest Regional Headquarters & ATO Service Center in the U.S.

IN ADDITION TO THE ATO SERVICE CENTER, THE PROPERTY DUAL SERVES AS ONE OF NINE MISSION-CRITICAL REGIONAL HEADQUARTERS NATIONWIDE. DES MOINES IS THE NEWEST FACILITY, WITH THE AGE OF THE OTHER EIGHT PROPERTIES AVERAGING OVER 38 YEARS.



## Regional Headquarters:

These offices act as the link between the national level and local level and are responsible for outreach initiatives, emergency transportation preparedness and response, as well as daily oversight and implementation of FAA programs.



# Mission-Critical Remote Operations Center

Stationed inside the Region Headquarters and Western Service Center is the mission-critical Remote Operations Center (ROC) which operates 24/7 and is equipped with state-of-the-art technologies. These technologies reinforce essential communication, safety, and security support for national airspace systems. The ROC plays a crucial part in emergency response and disaster relief to prevent any disruption in service or compromise of airspace safety.

**THIS HIGHLY SECURE FACILITY ALLOWS THE FAA TO TAKE CONTROL OF AIRPORT OPERATIONS FOR ANY AIRPORT IN THE REGION AND REQUIRES:**

- 1** Enhanced systems
- 2** Strategic location
- 3** Redundant power & building systems

## KEY FEATURES



**Round-the-clock  
operation**



**Advanced  
technological  
infrastructure**



**Stringent  
controlled access  
& security measures**



# Highly Specialized Infrastructure and Urban Amenities

Freight accessible loading dock with two 21 feet wide by 14 feet high commercial steel power roll up overhead doors capable of accommodating two 58-foot trailer trucks

Two backup generators to ensure backup power for 100% of the facility, and most crucially, the Remote Operations Center

Mission-critical mechanical rooms located in the building core and top levels with dedicated air conditioning and power constantly serving the Regional Admins Suite, the ROC, Situation Room, etc

Mail distribution center equipped with X-ray screening for all incoming mail as well as dedicated air-conditioning unit with emergency shutdown button for biohazard attacks

Club level fitness center with studio, showers and lockers

Newly installed EV charging stations

Mission-critical Remote Operations Center (ROC) with 24/7 functionality in a highly secure environment

Secured lobby featuring guarded TSA style security with X-ray machines, and magnetometer

Full service dining hall with indoor/outdoor seating

Highly secured and gated entrances with armed guards





# Offered With Minimal Relocation Optionality

THE FAA OPERATED OUT OF ITS PREVIOUS LOCATION IN RENTON FOR 25 YEARS BEFORE STRATEGICALLY RELOCATING TO DES MOINES.

The FAA's tenancy is highly durable due to its specific requirements, offering investors a long-term, mission-critical asset with little to no options for relocation. Virtually no existing building within the required distance to Sea-Tac Airport can accommodate the FAA's requirements for the Regional Headquarters and Western Service Center.

## Existing Alternative Availabilities

- There are only **2 existing 200k+ SF office buildings** located within **10-miles\* of Sea-Tac Airport**, creating a scarcity of potential relocation options.
- None of these potential relocation options meet the needs of the FAA's stringent requirements for building security, secure parking facilities, true single tenant profile, and proximity to Sea-Tac Airport.

## 200k+ Square-Foot, Non-Owner User Occupied Offices Located within a 10-Mile Radius of Sea-Tac International Airport

Building Name	RBA	Year Built	Occupancy	Building Security	Secure Parking	True Single Tenant Profile	Proximity to Sea-Tac (5-miles)
FAA Regional HQ & Western Service Center	281,805	2018	100%	✓	✓	✓	✓
Southport on Lake WA I, II, III	713,210	2019	22%	-	-	-	-
Longacres South Building	332,798	1998 / 2024	21%	-	-	✓	✓



\*Comparative data pull assumes a 10-mile radius given it is the average distance across all nine national FAA HQs to their respective core airport.

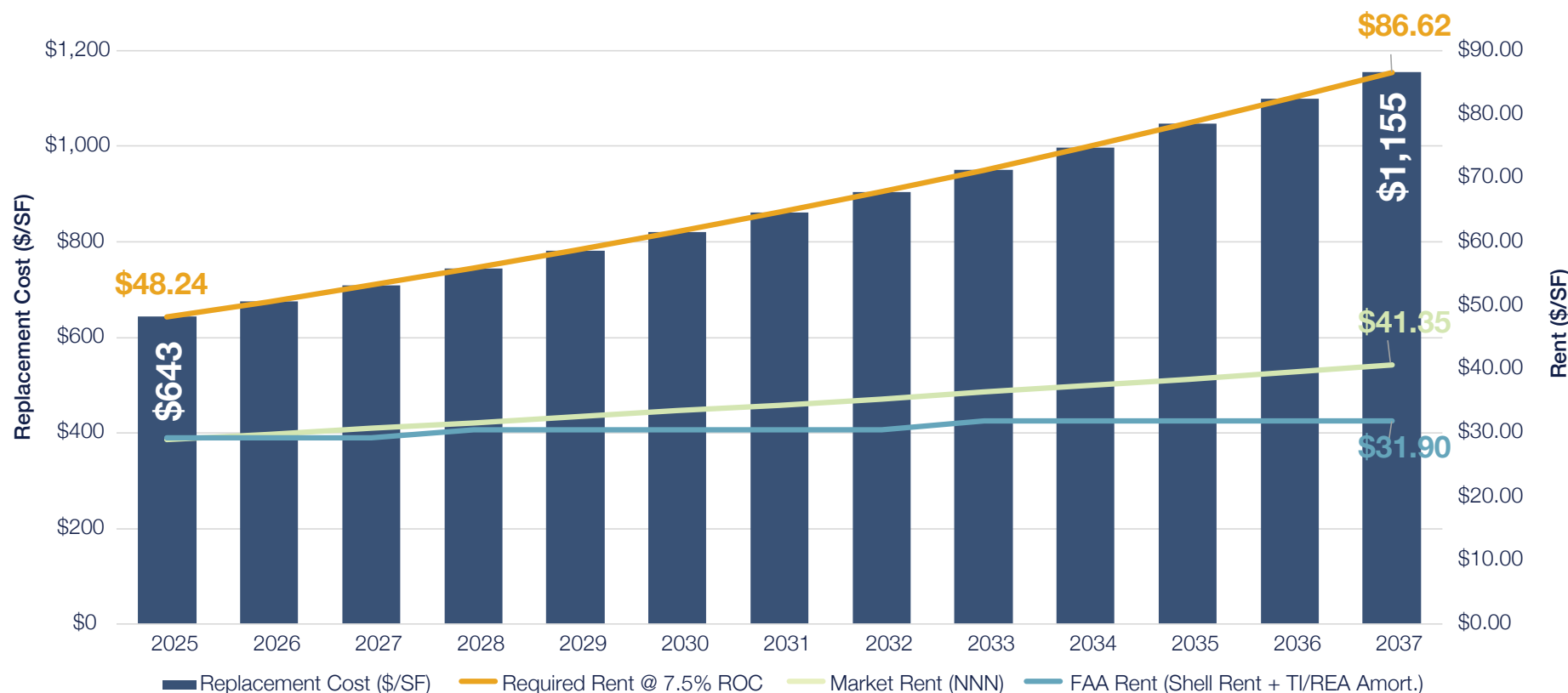




# Offered Well-Below Replacement Cost

There is only one feasible alternative land site that could allow for a replication of the Des Moines facility. Assuming 5.0% annual escalations on today's estimated replacement cost of \$643/SF, the **cost to replicate the FAA's Regional Headquarters nearing the end of the tenant's contractual term is approximately \$1,155/SF**. Assuming a 7.5% required Return on Cost, the FAA's rent would need to be \$86.62/SF/yr.

## FAA REGIONAL HQ – REPLACEMENT COST ANALYSIS



\*Replacement cost assumes 5.0% annual escalations.

\*Replacement cost is derived from pricing study conducted by JLL for an office asset located in Renton that features similar size and use profile to the FAA Building.

\*Hard Costs used in calculation assume core & shell costs, sitework, and TI buildout. Soft Costs include architectural & engineering consultant fees, FF&E, building permits, and owner's contingency. Figures do not include WA State Sales Tax.

\*FAA Rent reflects the annual aggregate of the tenant's Shell Rent plus TI Rent and REA Rent. The figure does not include the tenant's current and projected Operating Cost Rent or Parking Rent.

# FAA at-a-Glance

Established in 1958, the FAA is responsible for regulating all aspects of civil aviation. It oversees air traffic control, aircraft certification, and the enforcement of safety standards.

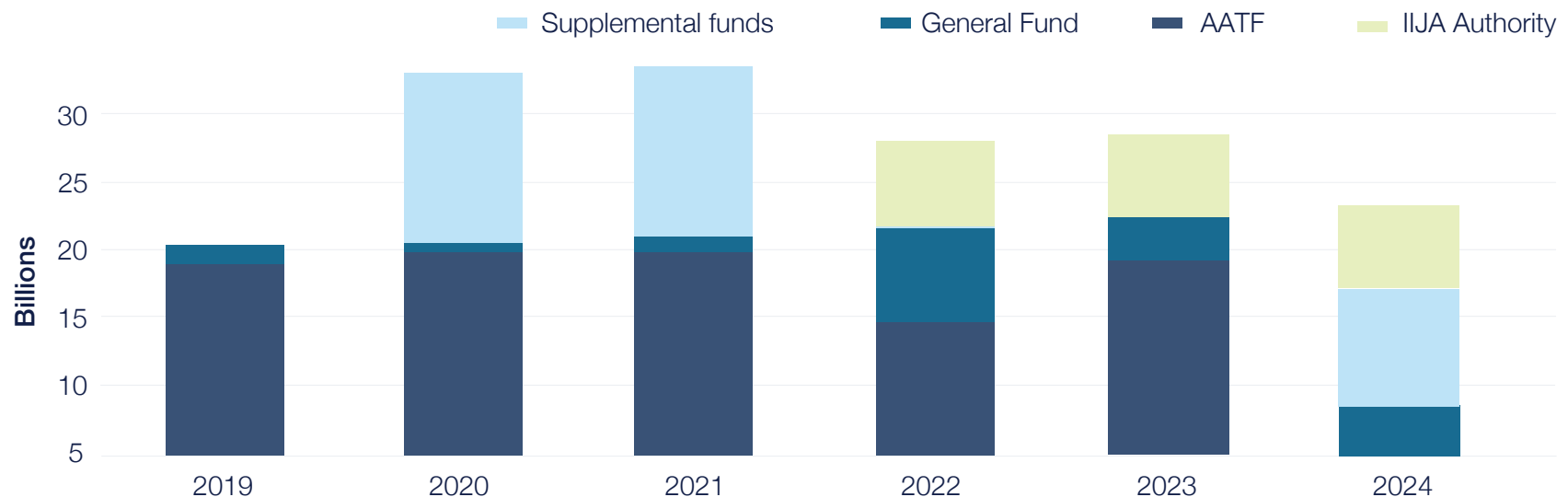
## HOW THE FAA IS FUNDED

1. Airport And Airway Trust Fund: Collects Revenue From Air Travel-Related Taxes And Uses
2. General Fund: Typically Funds Specific Airport Grants
3. Specific Congressional Acts Give Additional Funding For Special Projects
4. Budget Established By Congress Yearly To Fund General Operations Of The FAA

## QUICK FACTS

Total Employees:	44,600
2024 Budget:	\$24.8 Billion (+1% YOY)
2025 Requested Budget:	\$27 Billion (+7% YOY)
Credit Rating:	AAA / AA+ / AA+
Credit Outlook:	Stab / Stab / Stab

### The Airport and Airway Trust Fund (AATF) is the Majority of the FAA's Budget





# The FAA and US Department of Transportation

The Federal Aviation Administration (FAA) is an agency within the U.S. Department of Transportation (DOT) and operates under the authority and direction of the DOT.

## US DEPARTMENT OF TRANSPORTATION FY 2025 AVIATION BUDGET REQUEST:

**\$21.8B**

to support the aviation workforce and critical capital investments for the Federal Aviation Administration

**\$3.6B**

to sustain and modernize the National Airspace System

**\$13.6B**

in operations to promote aviation safety and efficiency, personnel costs, and telecommunications

**2,000**

new controllers in FY 2025

**\$1.0B**

in proposed mandatory appropriation for facility replacement and radar modernization

**\$8.0B**

in proposed mandatory appropriation over five years, for facility replacement and radar modernization

***“DOGE is doing incredible work helping agencies identify inefficiencies as well as advising us as we work on the critical upgrades to our air traffic control system.”***

-Transportation Secretary Sean Duffy, March 2025

**1,811 air traffic controllers were hired in 2024.**

***“The largest number of hires in nearly a decade.”***

- FAA Representative, September 2024

**The FAA is one of the most important and integral federal entities due to its critical role in ensuring aviation safety by managing air traffic, airport infrastructure, and advances in aviation. As a result, the FAA is uniquely positioned to benefit from the collaborative relationship with The Department of Government Efficiency (“DOGE”) to help drive both technological advances and operational improvement.**



# Sea-Tac Airport and the FAA

The FAA oversees safety regulations, air traffic control, and environmental impact assessments for airport projects acting as a link between national and local levels. For Sea-Tac's expansion plans, the FAA conducts thorough environmental reviews and approves major infrastructure changes. The agency also coordinates with the airport on noise mitigation strategies and ensures compliance with federal aviation standards. The FAA's emergency response teams are often the first to respond to national disasters and recovery activities as well as coordinating efforts for rebuilding critical airport infrastructure. Each regional office plays a critical role with emergency preparedness and response during events such as national disasters.

## SEA-TAC AIRPORT STATISTICS AND GROWTH

Record-breaking 52.6 million passengers in 2024 (3.5% increase from 2023)

**46M**

**Domestic volumes**

**6.6M**

**International volumes**

*15% increase from 2019*

## RECENT PROJECTS AND EXPANSION

- Draft Sustainable Airport Master Plan (SAMP) for Near-Term Projects released
- Over 30 projects planned, including airfield improvements and new terminal with goal to increase capacity to 56 million passengers annually by 2032
- New passenger ground transportation facility and elevated busway planned

## Airline Expansion Routes In 2024

 **DELTA**  
Delta Airlines - Taipei, Taiwan

 **Philippine Airlines**  
YOUR HOME IN THE SKY  
Philippine Airlines - Toronto-Pearson, Liberia, Costa Rica

 **Alaska**  
Alaska Airlines - Manila





# At the Center of Collaboration

The FAA Regional Headquarters and Western Service Center is strategically positioned at the center of collaboration between critical operations of the Port of Seattle, the FAA, and Seattle-Tacoma International Airport (Sea-Tac).

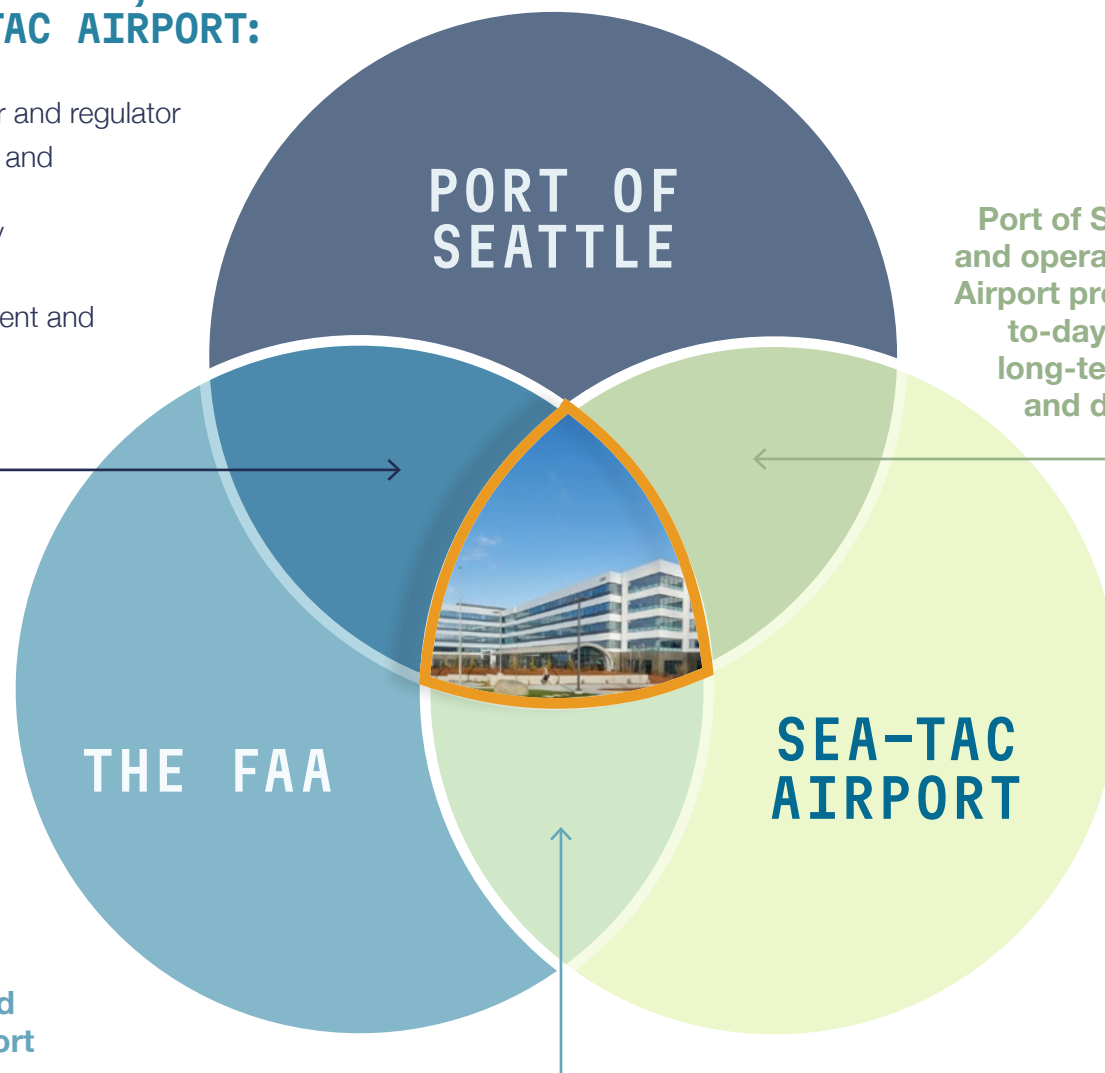
## SYNERGISTIC BENEFITS OF THE FAA, PORT OF SEATTLE, AND SEA-TAC AIRPORT:

- Direct communication between airport operator and regulator
- Streamlined implementation of aviation policies and standards
- Enhanced coordination for safety and efficiency improvements
- Unified approach to regional aviation development and operational excellence of Sea-Tac Airport

Port of Seattle owns the land under the FAA operations via long term ground lease

Port of Seattle owns and operates Sea-Tac Airport providing day-to-day operations, long-term planning and development

FAA maintains safety, efficiency, and overall functionality of Sea-Tac Airport



# Outstanding Multimodal Accessibility

The FAA Regional Headquarters boasts exceptional multi-modal accessibility. Located within a 5-minute drive of the Link Light Rail, it offers quick routes to downtown and suburbs. The RapidRide bus line provides 10 stops within a half-mile radius, ensuring extensive city coverage. For drivers, direct access to Highway 99 connects to major roadways. Notably, the headquarters is just 7 minutes from Sea-Tac Airport, facilitating convenient air travel. This strategic location enhances accessibility for employees and visitors while promoting sustainable transportation options.

## DRIVE TIMES

**2min.**  
RapidRide Line

**5min.**  
Angel Lake Station

**7min.**  
Sea-Tac Airport

## FAA Regional Headquarters & Western Service Center







# Affordability in the South End

The FAA Regional Headquarters and Western Service Center's location in Des Moines provides key advantages for the organization and its employees. The city's affordability and connectivity create an ideal setting, fostering a positive work environment and supporting staff recruiting and retention.

Des Moines' housing market, with rents 30% lower than Bellevue and 14% below Seattle, enables FAA employees to live comfortably near work. The city's expanding housing supply enhances its appeal for FAA employees. Since 2019, Des Moines has added 1,956 new units, mostly along the light rail line. This transit-oriented development provides more housing options and eases commuting. Plans for 1,650 additional units, including the Birchway at Angle Lake development 5 minutes from the FAA facility, will further expand employee housing choices.

As nearby cities face rising housing costs, Des Moines' blend of affordability, excellent transit, and Puget Sound access makes it an attractive alternative. This environment supports the current FAA workforce and enhances recruitment potential, ensuring the continued success of the Regional Headquarters and Western Service Center.

## \$1,727

**Des Moines average monthly rent**

*30% below Bellevue's average | 14% below Seattle's average*

## 31,988

**Population 2023**

## \$89,787

**Average household income**



# This Is The Best GSA Opportunity In The United States

**100% LEASED BY THE FAA, OFFERING  
UNPARALLELED STABILITY WITH 12.4 YEARS OF FIRM TERM.**

**THIS IS THE OPPORTUNITY TO ACQUIRE A DUAL-PURPOSE, MISSION-CRITICAL FAA FACILITY LOCATED DIRECTLY ADJACENT TO SEA-TAC AIRPORT. ONE OF ONLY NINE REGIONAL HEADQUARTERS AND ONE OF THREE AIR TRAFFIC ORGANIZATION SERVICE CENTERS, THIS HIGHLY SPECIALIZED FACILITY SERVES A CRUCIAL PURPOSE FOR FAA OPERATIONS IN THE WESTERN UNITED STATES.**





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