



Date: August 10, 2026

To: Xavier Leonard, Legislative Services Agency

From: Mark Campbell, Director

RE: Lease renewal by and between Hammer Law Building, L.L.C. and Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Department of Inspections, Appeals & Licensing, State Public Defender of Iowa

Leased Premises: Approximately, 6,216 Square Feet of office space located at 590 Iowa Street, Dubuque, Iowa 52001

Term of Lease: The lease shall commence on August 1, 2026 and shall end on July 31, 2031.

Cost of the Lease: For the lease term commencing on August 1, 2026 through July 31, 2031, the annual cost of this lease will be approximately, \$93,240.00. The tenant will also pay a one-time tenant improvement cost of \$16,513.50.

The total cost of this lease is estimated to be \$482,713.50.

Source of Funding: The funding source is the State Public Defender general fund appropriation.

Consequences of delaying or abandoning the lease: If the lease is not renewed, there would be a diminished response to the citizens this office serves. Legal representation requires effective communication in a confidential setting. This office provides that setting for an attorney and a client to meet in confidence.

We are submitting the above information, pursuant to 2021 Iowa Acts, House File 314. If you have questions or comments, please do not hesitate to contact Barbara Bendon at 515-281-8887 or email Barbara.Bendon@Iowa.gov.