

U.S. Federal Government Footprint in Colorado

March 2025

U.S. FEDERAL GOVERNMENT FOOTPRINT IN COLORADO

Since January of 2025, the federal government’s real estate footprint has faced the scrutiny of the new Trump administration. From a new mandate for workers to return to office full time to possible reductions in headcount for some agencies, the shifts have been quick and many are still in progress.

The GSA, or General Services Administration, is the real estate arm of the federal government and leases or owns the real estate used by the multitude of U.S. government agencies. So far, it is unclear what the net impact to real estate in Colorado may be. As the effects from these policies begin to take shape, it is important to understand where the GSA’s portfolio stands as of today.

Building Sq. Ft. Leased and Owned by the GSA in Colorado

10.5 Million

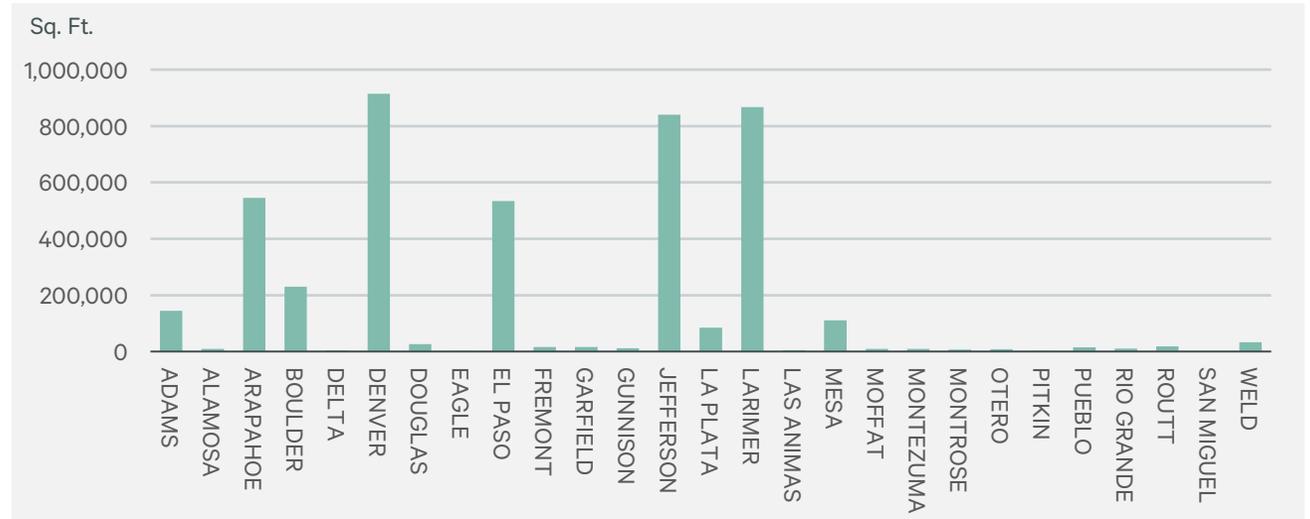
Jefferson County Has the Highest Amount of Federal Owned and Leased Space in the State

45.9%

Largest Presence of Owned Sq. Ft. in Colorado is Located at the Denver Federal Center in Jefferson County

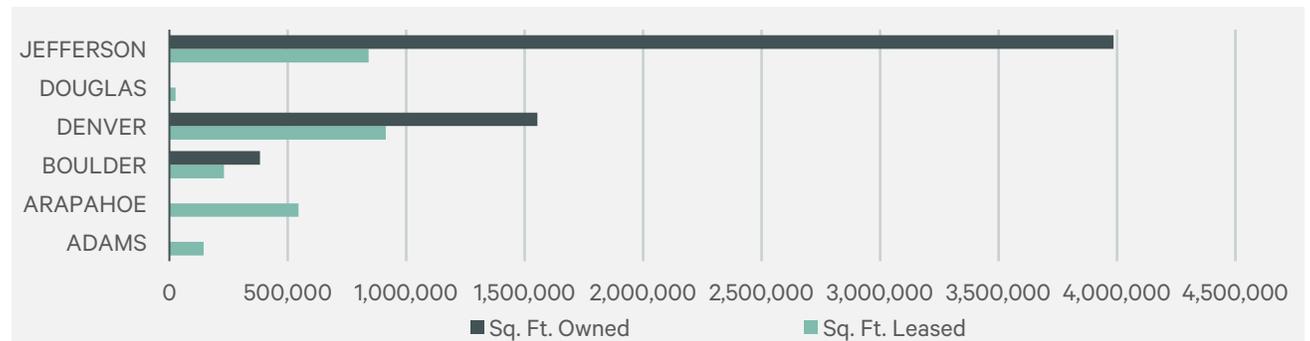
4.0 Million

FIGURE 1: Federal GSA Leased Sq. Ft. by County



Source: General Services Administration, December 2024

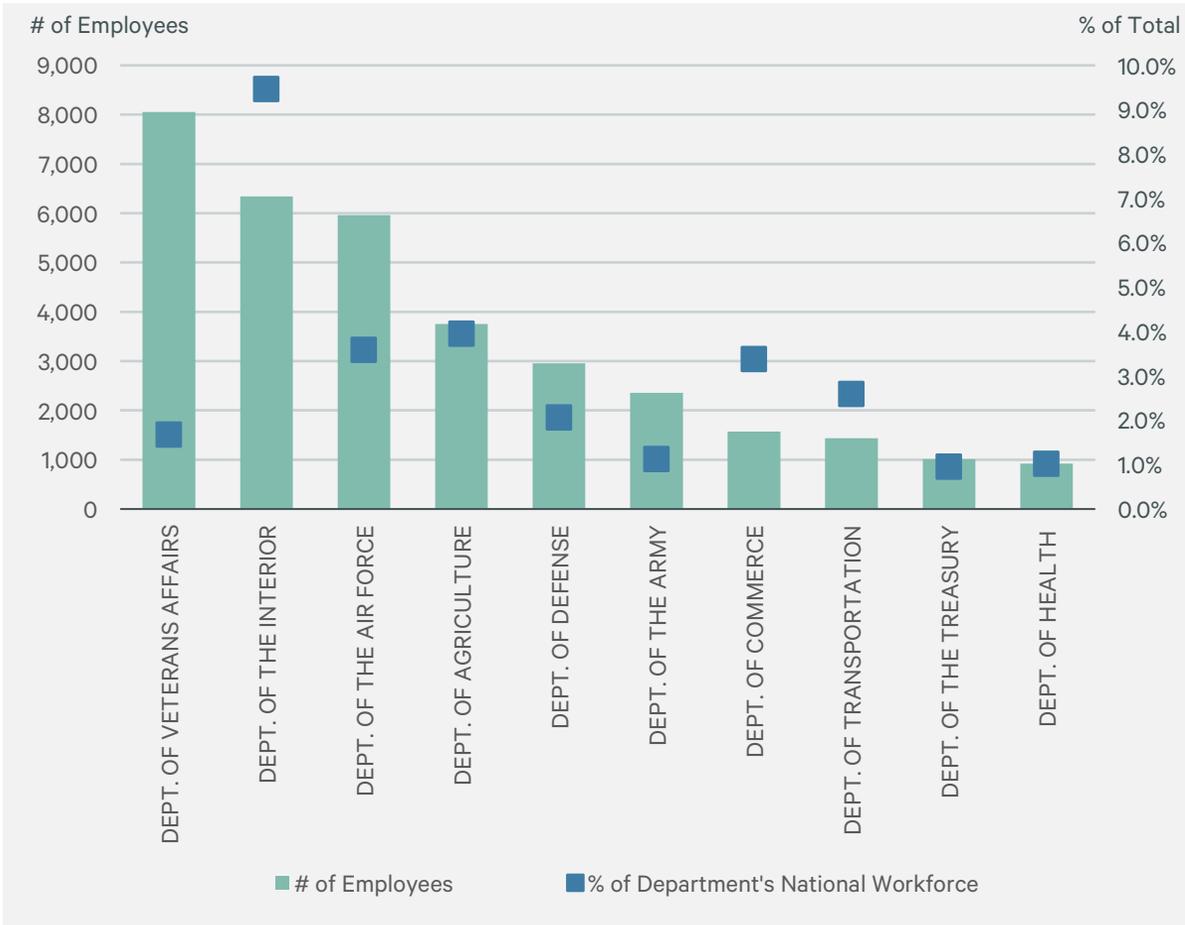
FIGURE 2: Federal GSA Leased vs. Owned Sq. Ft. by Denver Metro Counties



Source: General Services Administration, December 2024

COLORADO FEDERAL EMPLOYMENT DATA

FIGURE 3: Cabinet Level Agencies by # of Employees in Colorado



Source: Office of Personnel Management (OPM), May 2024

of Colorado Employees for all Federal Agencies (both Cabinet Level and Independent Agencies)

40,536

Colorado's National Ranking by Total Number of Federal Agency Employees

#16

% of Colorado Federal Agency Employees Considered White-Collar by OPM

95.0%

of Colorado Employees for All Federal Agencies That Make \$150,000 or More per Year

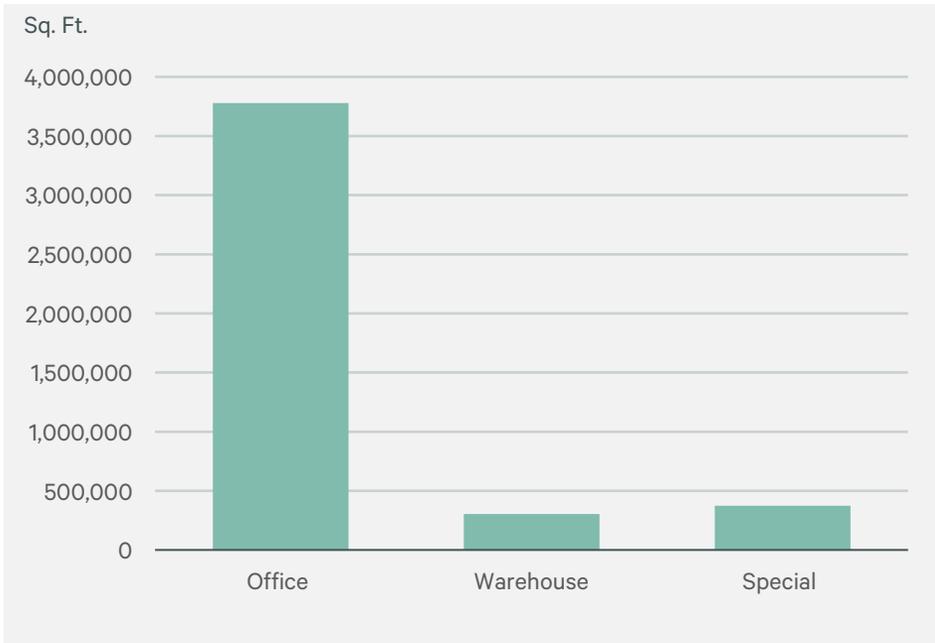
6,424

Colorado is home to roughly 40,500 federal workers, or about 1.8% of the total federal workforce. With just over 8,000 employees, the Veterans Administration is the largest federal agency in the state and accounts for nearly 20.0% of Colorado's federal employees.

Another major employer in the state is the U.S. Department of the Interior (DOI), which is responsible for the management and conservation of federal lands and natural resources. Colorado has 6,300 DOI employees, or 9.5% of the U.S. total, which is the highest concentration of any state.

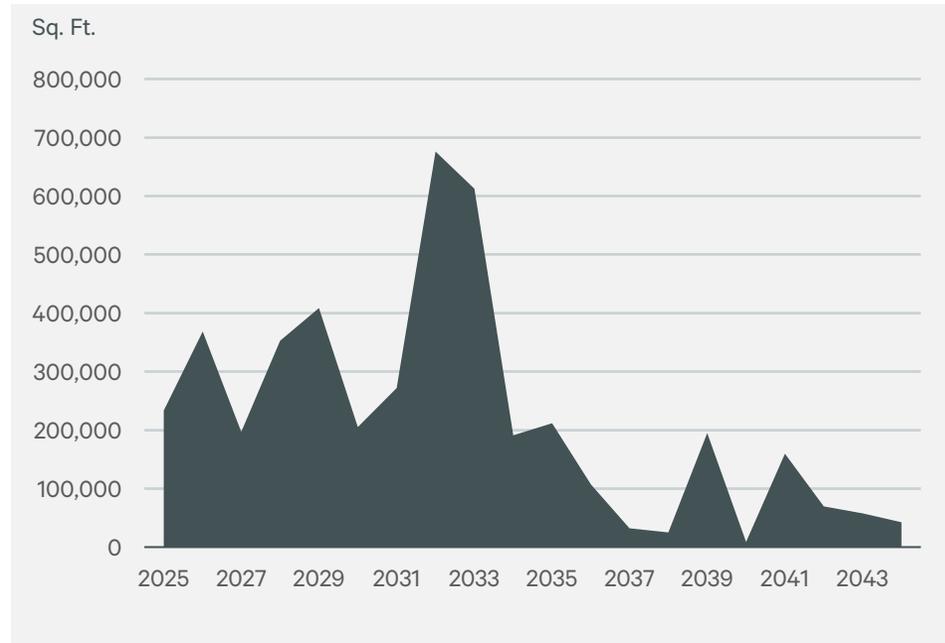
GSA PORTFOLIO DETAILS

FIGURE 4: GSA Leased Sq. Ft. by Space Type



Source: General Services Administration, December 2024

FIGURE 5: GSA Leased Sq. Ft. Expirations by Year



Source: General Services Administration, December 2024

Portion of GSA Leased Space that is Office

84.8%

Average GSA Lease Size in Colorado

24,800 Sq. Ft.

Average Term Remaining for All Federal Leases

84.8 Months

Total Annual Rent for All GSA Leases

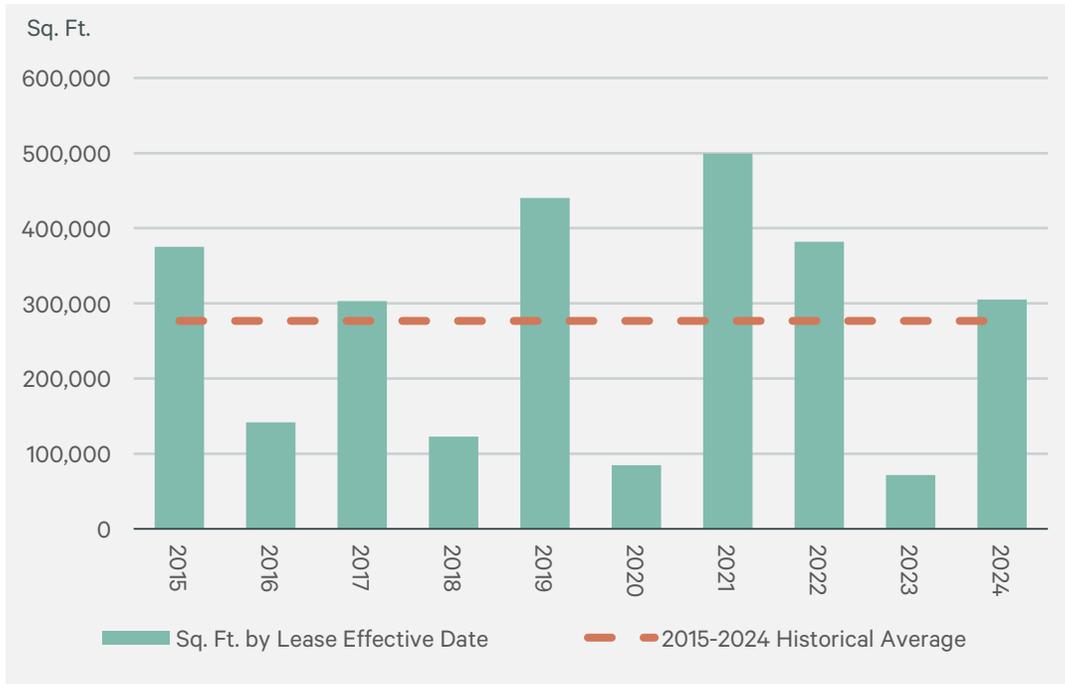
\$128.6 Million

The figures included in this report are based on publicly available data that represent the GSA's current holdings as of December 2024. Offices account for the vast majority of GSA lease obligations, making that already-turbulent sector most vulnerable to the administration's policy changes.

Of the 4.5 million sq. ft. currently being leased in Colorado, 84,000 sq. ft. have a termination right date in 2025 and another 233,000 sq. ft. are set to expire.

RECENT GSA ACTIVITY

FIGURE 8: Current GSA Lease Holdings by Commencement Date



Source: General Services Administration, December 2024

*This data is based only on active federal leases and would exclude any that have expired prior to December 2024.

Since 2020, 1.3 million sq. ft. of federal leases have commenced in Colorado, 62.1% of which are in the Denver metro. 2024 alone saw 305,000 sq. ft. across 13 leases begin, which is slightly above the 10-year historical annual average of 277,000 sq. ft.

FIGURE 9: 2024 GSA Lease Commencements by County & Avg. Lease Term

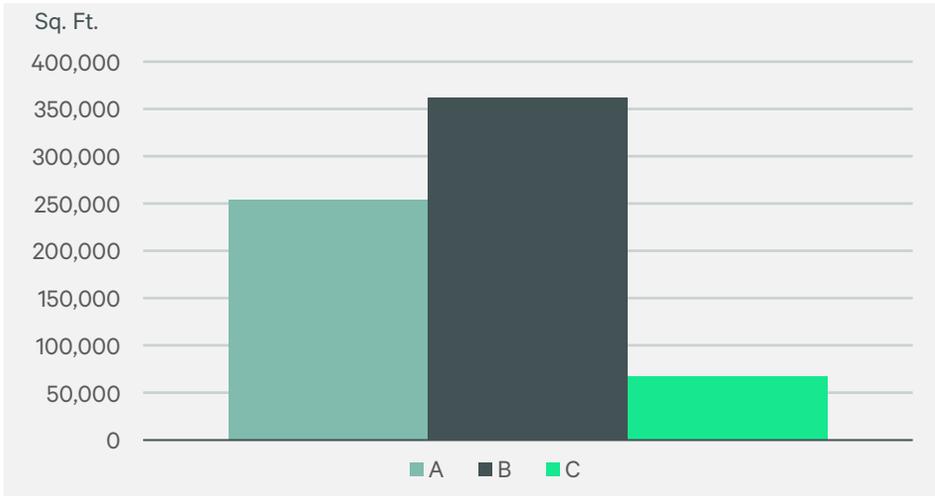


Source: General Services Administration, December 2024

The single largest lease in 2024 was 116,000 sq. ft. in a building near the Denver Federal Center located in Jefferson County. This data is based only on active federal leases and would exclude any that have expired prior to December 2024.

DOWNTOWN IN FOCUS

FIGURE 10: Downtown GSA Leased Sq. Ft. by Class



Source: CBRE Research, 2025 & General Services Administration, December 2024

Various federal agencies have 683,000 sq. ft. across 14 separate leases in the Downtown office submarket. This makes the GSA the largest tenant in Downtown. Class B properties, which already struggle with a 34.9% direct vacancy rate, are particularly vulnerable to downsizing as they account for 52.9% of federal leased space Downtown.

Every 5% reduction in federal footprint in Downtown equates to a 10 basis point increase in vacancy for the submarket. So, a 10% reduction would increase the current direct vacancy rate from 31.5% to 31.7%, and a 25% reduction would raise the direct vacancy rate to 32.0%

FIGURE 11: GSA Owned Properties in Downtown Denver

Address	NRA	Vacant Sq. Ft.	Year Built
1961 STOUT ST	618,481	26,779	1962
901 19TH ST	251,311	0	2002
721 19TH ST	247,134	41,446	1931
1823 STOUT ST	234,414	0	1916
1244 SPEER BLVD	187,853	9,501	1984
2101 WELTON ST	12,034	12,034	1947
2106 CALIFORNIA ST	1,646	0	1937

Source: General Services Administration, December 2024

The GSA owns a total of nearly 1.6 million sq. ft. of office space Downtown, the majority of which is concentrated within the Mid-CBD micromarket. The return-to-office mandate and agency downsizing act as opposing forces making it difficult to predict how agencies may consolidate.

Currently, the majority of this space is occupied leaving little opportunity for consolidation of leased space into federally owned buildings. Notably absent from this total is 1595 Wynkoop St, which is owned separately by the EPA, and currently has no direct office availability.

Largest Downtown GSA Lease

176,000
Sq. Ft.

Vacancy Rate in Federally Owned Downtown Properties

5.8%

CBRE Research Colorado Contacts

Ryan McCauley

Senior Research Analyst
+1 303 824 4710
ryan.mccauley@cbre.com

Jonathan Sullivan

Research Manager
+1 303 824 4706
jonathan.sullivan@cbre.com