



**FOR IMMEDIATE RELEASE**

**PBRB Identifies 11 Federal Properties for Consolidation and Disposition**  
***Recommendations Encompass Nearly 7.1 Million Gross Square Feet of Office Space***

**Washington, DC (5/22/25) ---** Eleven federal properties encompassing nearly 7.1 million gross square feet (GSF) of office space in seven U.S. cities and the Washington, D.C. metropolitan area have been identified for consolidation and disposition by the bi-partisan Public Buildings Reform Board (PBRB).

Four of the identified federal properties are located in the National Capital Region (NCR): 4700 River Road (Riverdale, MD, encompassing 339,692 GSF); The Federal Office Building (301 7th Street SW, Washington, D.C., 921,084 GSF); The James V. Forrestal Building (1000 Independence Avenue SW, Washington, D.C., 1,776,091 GSF), and The Wilbur J. Cohen Building (330 Independence Avenue, SW, Washington, D.C., 1,201,918 GSF).

Published today, PBRB's mandated Second Round Report also identifies federal properties in six cities for divestment: Brickell Plaza Building in Miami (281,473 GSF); Captain J.F. Williams Coast Guard Building in Boston (162,854 GSF); Estes Kefauver Federal Building and Annex in Nashville (824,797 GSF); LaBranch Federal Building in Houston (77,309 GSF); Peachtree Summit Federal Building in Atlanta (855,293 GSF); and Lipinski Federal Building in Chicago (372,509 GSF). In addition, the U.S. Department of Agriculture is planning to consolidate its leased space at 4000 Masthead Street, NE in Albuquerque, New Mexico.

"Billions of dollars are being spent annually by the federal government to operate, lease, and maintain office space that is underused, in disrepair, or vacant," explains PBRB Acting Chairman Talmage Hocker. "Due to current market conditions, however, we have a rare opportunity to realize triple bottom line benefits. By reducing the federal footprint, we can save U.S. taxpayers billions of dollars in day-to-day operations and maintenance costs, enable federal employees to work in safer, modernized workspaces, and return underused properties to the local tax base to be repurposed to meet each community's most pressing needs."

PBRB estimates that exiting the disposition sites identified in the Second Round Report would reduce the federal real estate footprint by 7,096,443 GSF, resulting in year one operating expense savings of \$52,053,900. A 30-year Net Present Value (NPV) analysis shows that optimizing the portfolio as recommended would result in savings of \$5,434,549,116.

All of the recommended divestments are able to be funded from the sale of previously recommended properties and will not require new taxpayer inputs.

The Second Round Report also provides a list of nearly 50 federal properties in the NCR and nationally for future consideration. "PBRB will continue to work closely with GSA, OMB, and real estate leaders to identify additional opportunities for lease consolidations, as well as





properties that are a significant burden on the taxpayer, are in disrepair, or have the potential to be repositioned to be of better use to the communities in which they are located,” Hocker notes.

While PBRB does not sell federal properties, dictate the use of properties once they are sold, direct federal employee consolidations, or have input into efforts to downsize the federal workforce, its recommendations are made with the expectation that they subsequently will be used by Congress, GSA, and other federal agencies to consolidate and improve the federal real property portfolio and keep federal employees in the same job market.

This is the third report required by the Federal Assets Sale and Transfer Act of 2016 (FASTA), PBRB’s authorizing legislation. The first report, called the High Value Asset Report, was submitted in 2020 and recommended 12 properties for disposal, of which 10 have been sold for a total of \$193 million. The second report, titled the First Round Report, recommended 15 properties to OMB for dispositions worth an additional \$275 million.

For the Second Round Report, PBRB worked closely with commercial real estate firm Jones Lang Lasalle to independently analyze and identify the costs associated with more than 50 federal properties in the NCR and nationally. While minimum criteria for assessment are mandated by FASTA, PBRB developed and refined the criteria for identifying properties for analysis to include taxpayer return, operations and maintenance reduction, utilization rate maximization, cost saving potential, economic impact, deferred maintenance, and more.

PBRB also reached out to federal and local officials, federal agencies, and local stakeholders to understand the potential effects of any recommended divestments. As a result, the list of federal properties does not overwhelm any one market in response to nationwide comments about the ability of commercial real estate markets to absorb the federal portfolio dispositions.

Beyond identification of federal properties for divestment, PBRB’s Second Round Report identified numerous management issues which have contributed to the current untenable situation around the federal real property portfolio. These include:

- Data Issues – PBRB found data provided by federal agencies to be inaccurate and incomplete, and lacking attendance and realistic capital repair and maintenance cost data.
- Governance Issues – PBRB concluded current federal rules create paralysis and require revision. OMB’s budget “scoring” rules, for example, are predicated on an outdated assumption that leasing office space will be more expensive to the taxpayer than owning, while the budget request process takes too long, creating an uncompetitive environment for the federal government.
- Funding Issues – PBRB recommended Congress remove unintended and inappropriate incentives related to building ownership and maintenance, enabling GSA operational funds to be aligned with taxpayer interests. It also found the Federal Buildings Fund to be insufficient to address expansion and contraction requirements of the federal workforce.

The Public Buildings Reform Board (PBRB) was established as an independent agency under the Federal Assets Sale and Transfer Act of 2016 to identify opportunities for the reduction and





consolidation of the federal real property inventory and reduce costs to the federal government. For more information on PBRB and the Second Round Report, visit <https://www.pbrb.gov/>.

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