

Overview of the United States Government's Owned and Leased Real Property



# Federal Real Property Profile

as of September 30, 2002



## Foreword

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The Office of Governmentwide Policy is pleased to provide this Federal Real Property Profile (FRPP) report of Federally owned and leased real property in FY 2002. This report represents a yearlong effort to improve the accuracy and usefulness of the former Worldwide Inventory report. You will find the Federal Real Property Profile for FY 2002 on the GSA web site at <http://www.gsa.gov/realpropertyprofile>. There you will be able to read, print or download this report.

GSA wishes to express its appreciation to the System Design Focus Group participants for their invaluable contributions to improving the system, and to the contributing agencies for making the FY 2002 FRPP Report the most accurate report, we believe, in many years.

David L. Bibb, Deputy Associate Administrator, Office of Real Property, has supported and provided resources for the Federal Real Property Profile retooling effort. Under the leadership of Stanley C. Langfeld, Director of the Real Property Policy Division, Carol Anadale, Bob Harding and Sheldon Greenberg have spearheaded the planning and completion of the Federal Real Property Profile system and report.

A handwritten signature in black ink that reads "G. Martin Wagner".

G. Martin Wagner  
Associate Administrator  
Office of Governmentwide Policy  
U.S. General Services Administration

# Introduction

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This publication is a summary report of the Federal Government's real property assets, as reported to the General Services Administration's (GSA's) Federal Real Property Profile (FRPP) reporting system. It provides an overview of Federal real property assets categorized in three major areas – buildings, land, and structures. Descriptions of specific use classifications are located in the Appendix.

The detailed information for this summary report is held in a password-protected Web-based database. This database allows agency representatives to update data on-line in real time, and to produce ad hoc reports. The FRPP reporting system provides information regarding Federal real property holdings to stakeholders including the Congress, the Federal community and the public. Its purpose is to assist Federal asset managers with their stewardship responsibilities by offering a real-time environment for on-line updates.

The Federal Real Property Profile reporting system is a redesign of the former Worldwide Inventory data collection and reporting system. GSA and the System Design Focus Group, comprised of representatives from the majority of Federal Agencies with land holding authority, gathered user input and defined system and data requirements for the improved system design.

To ensure accuracy GSA requested that agencies confirm their FY 2002 data summary figures prior to publication of the FRPP. Most agencies provided data based on their real property holdings as of September 30, 2002. In a few instances, data provided in a previous year has been used where updated information was unavailable. This is noted on the list of contributing agencies. The agency list and status of updates and confirmations is provided as part of this document.



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### *Purpose*

*This report, compiled by the General Services Administration (GSA), summarizes real property data submitted by holding agencies as of September 30, 2002. The Federal Real Property Profile, managed by the GSA, constitutes a centralized source of information for the Congress, Office of Management and Budget, General Accounting Office, General Services Administration, and other federal agencies, as well as universities, libraries, trade associations, the press, the private sector and the general public.*

*The real property profile, in combination with other available data, is used in: planning space needs, promoting fuller utilization of available properties, conducting property management and property accounting surveys, evaluating funding requests for acquisition of real property, and facilitating on-site inspection activities.*

### *Federal Real Property Reports*

*Real property reports, arranged both geographically and by agency, are available online at [worldwide.gsa.gov](http://worldwide.gsa.gov). Contact GSA at 202.501.0856 for a user ID and password.*

*Copies available for public inspection can be found in the Central Office of the General Services Administration in Washington, D.C. and on-line. See the [www.gsa.gov](http://www.gsa.gov) website for a copy of the report. Additionally, by special request, real property reports are available for sale at the Central Office of GSA in Washington, D.C.*

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# Portfolio Summary

## Portfolio Summary Overview

The United States Federal Government owns and leases vast amounts of real property in the United States and throughout the world. The real property is grouped into three categories: buildings, land, and structures. Over 98% of the real property is located in the United States. The Federal Government owns 89% and leases 11% of its portfolio's total building area. Over 99% of the Federal Government's land is owned and over 99% of the acreage is located in the United States. Owned real property comprises over 90% of the portfolio, with a reported acquisition cost of approximately \$335 billion. Leased real property comprises approximately 10% of the holdings, with annual rental costs of approximately \$5 billion.

## Statistics in Brief

**Table 1: Highlight Summary of the Federal Government's Owned and Leased Real Property**

Table 1 includes summary data for owned real property and leased real property, as well as totals for acreage, number of buildings and building area for the entire portfolio of owned and leased real property.

Owned Real Property	Number of Installations	Total Acreage	% Total Acreage	Number of Buildings	Building Area (Sq.Ft.)	% Building Area	Total Acq. Cost	% Total Acq. Cost
In United States	32,019	674,099,756.3	99.7%	441,213	2,974,885,045	98.9%	\$331,577,551,000	99.1%
Outside United States	509	1,764,699.2	0.3%	4,408	34,277,925	1.1%	\$3,130,732,000	0.9%
Owned Real Property Total	32,528	675,864,455.5	100.0%	445,621	3,009,162,970	100.0%	\$334,708,283,000	100.0%

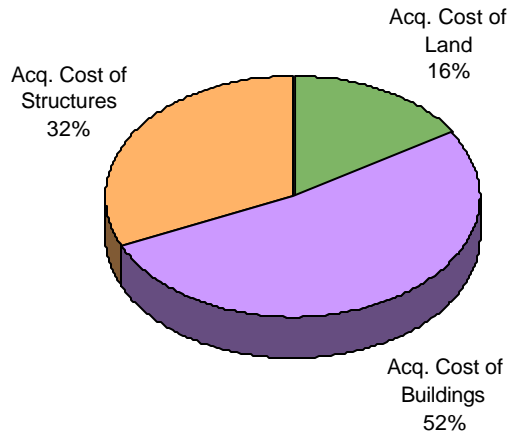
Leased Real Property	Number of Leases	Total Acreage	% Total Acreage	Number of Buildings	Building Area (Sq.Ft.)	% Building Area	Annual Rental Cost	% Annual Rental Cost
In United States	59,262	842,242.2	99.4%	46,029	339,520,657	90.8%	\$4,588,918,241	91.5%
Outside United States	11,700	5,366.2	0.6%	11,161	34,288,650	9.2%	\$423,915,465	8.5%
Leased Real Property Total	70,962	847,608.4	100.0%	57,190	373,809,307	100.0%	\$5,012,833,706	100.0%
Portfolio Grand Total		676,712,063.9		502,811	3,382,972,277			

Notes: "Outside United States" means foreign countries and outlying areas of the United States. Total Acquisition Cost includes acquisition costs for structures as well as buildings and land.

# Portfolio Summary



## Cost of Federal Real Property



**Figure 1: Acquisition Cost Percentage for Owned Real Property**

In 2002, the total acquisition cost for owned buildings, land and structures was approximately \$335 billion, with the acquisition cost of buildings comprising 52% of the total, the acquisition cost of structures comprising 32% of the total, and acquisition cost of land comprising 16% of the total.

The chart is generated from data in Table 2.

## Acquisition Cost of Owned Real Property – United States vs. Outside of the United States

**Table 2: Acquisition Cost of Owned Real Property in the United States and Outside the United States**

Although the acquisition costs for buildings, land and structures owned outside the United States is substantial (about \$3 billion), it amounts to less than 1% of the Federal Government’s total acquisition costs for real property, as shown in Table 2.

Owned Real Property	Acq. Cost for Land	Acq. Cost for Buildings	Acq. Cost for Structures	Total Acq. Cost	% Total Acq. Cost (Owned)
In United States	\$53,579,720,000	\$172,355,299,000	\$105,642,532,000	\$331,577,551,000	99.1%
Outside United States	\$350,493,000	\$2,573,448,000	\$206,791,000	\$3,130,732,000	0.9%
Total	\$53,930,213,000	\$174,928,747,000	\$105,849,323,000	\$334,708,283,000	100.0%

## Rental Cost of Leased Real Property - United States vs. Outside of the United States

**Table 3: Rental Cost of Leased Property in the United States and Outside of the United States**

The Federal Government leases only 11% of its portfolio’s total building area, yet the annual rental cost for leasing this space totals approximately \$5 billion, as shown in Table 3. Over ninety percent (90%) of leased building area is located in the United States. Rental costs include rent for land and structures in addition to buildings. Most land and structure rental amounts are combined with building rental amounts in leases, making it difficult to determine the true cost per square foot of Federally leased real property.

Leased Real Property	Total Acreage	Building Area (Sq.Ft.)	% Building Area	Annual Rental Cost	% Annual Rental Cost
In United States	842,242.2	339,520,657	90.8%	\$4,588,918,241	91.5%
Outside United States	5,366.2	34,288,650	9.2%	\$423,915,465	8.5%
Leased Real Property Total	847,608.4	373,809,307	100.0%	\$5,012,833,706	100.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.



## Acquisition Cost By Agency

### Owned Real Property

**Table 4: Agency Acquisition Cost for Owned Real Property within the United States**

The Federal Government owns real property within the United States with a reported acquisition cost of approximately \$335 billion. The properties are managed by individual agencies to which controlling responsibility has been assigned. As Table 4 shows, Department of Defense agencies (Air Force, Army, Navy, Corps of Engineers) account for over 44% of the Federal Government's acquisition cost for real property, which is mostly attributed to the acquisition cost of buildings (the Corps of Engineers' acquisition cost is predominantly from the acquisition cost of structures).

Agency	Total Real Property Acq. Cost	% Federal Government's Total Real Property Acq. Cost
Interior	\$55,266,719,000	16.7%
Air Force	\$44,142,243,000	13.3%
Army	\$38,451,773,000	11.6%
Navy	\$34,856,763,000	10.5%
Corps of Engineers	\$29,449,147,000	8.9%
United States Postal Service	\$21,277,949,000	6.4%
Tennessee Valley Authority	\$19,566,380,000	5.9%
Energy	\$17,051,979,000	5.1%
General Services Administration	\$15,883,554,000	4.8%
Veterans Affairs	\$12,784,716,000	3.9%
Environmental Protection Agency	\$12,010,235,000	3.6%
Agriculture	\$7,546,573,000	2.3%
National Aeronautics And Space Administration	\$6,747,754,000	2.0%
Justice	\$5,710,228,000	1.7%
Transportation	\$3,960,866,000	1.2%
Health and Human Services	\$2,172,492,000	0.7%
National Science Foundation	\$1,207,406,000	0.4%
Labor	\$1,070,928,000	0.3%
Remaining Agencies (11) <sup>1</sup>	\$2,419,846,000	0.7%
<b>Total</b>	<b>\$331,577,551,000</b>	<b>100.0%</b>

<sup>1</sup> - Treasury, Commerce, State, NARA, FEMA, Defense/WHHS, Education, GPO, Independent Government Offices, FCC, ABMC

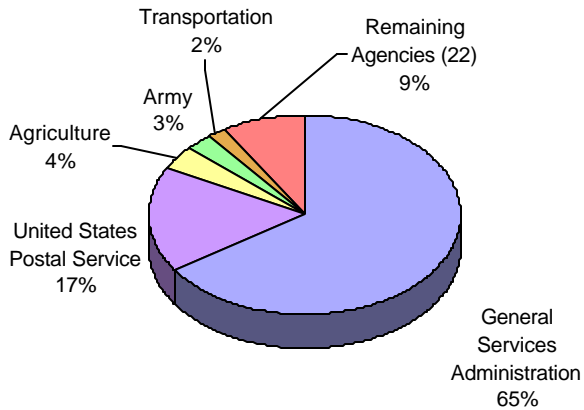


# Portfolio Summary



## Rental Cost By Agency

### Leased Real Property



**Figure 2: Annual Rental Cost by Agency Percentage**

The Federal Government spends over \$4.5 billion in annual rental cost for leased property within the United States. The General Services Administration spends over \$3 billion each year on rent (65% of total rental costs). Much of this leased space is occupied by other government agencies (annual rental cost reported by agencies does not include space leased through the General Services Administration). Other major leasing agencies include the United States Postal Service, the Department of Agriculture, the Army and the Department of Transportation. There are 22 other leasing agencies that account for 9% of the remaining rental costs.

The chart is generated from data in Table 5.

**Table 5: Agency Rental Cost for Leased Real Property within the United States**

Agency	Leased Land (Acreage)	Leased Building Area (Sq.Ft.)	Annual Rental Cost	% of Total Annual Rental	% of Total Building Area
General Services Administration	0.0	149,111,689	\$3,007,941,855	65.5%	43.9%
United States Postal Service	28,119.8	107,452,808	\$794,556,494	17.3%	31.6%
Agriculture	51,218.5	15,207,911	\$171,291,541	3.7%	4.5%
Army	252,990.2	8,771,834	\$127,025,932	2.8%	2.6%
Transportation	134,355.5	12,180,043	\$95,769,503	2.1%	3.6%
Remaining Agencies (22) <sup>1</sup>	375,558.2	46,796,372	\$392,332,916	8.6%	13.8%
Total	842,242.2	339,520,657	\$4,588,918,241	100.0%	100.0%

<sup>1</sup> - VA, HHS, Navy, Treasury, Interior, Justice, Corps of Engineers, Energy, Smithsonian, EPA, Independent Government Offices, TVA, Air Force, Labor, Commerce, GPO, NASA, ABMC, FCC, NSF, Peace Corps, NARA

Nine percent of the Federal Government's leased building area is located outside the U.S.

For more information about leased real property, refer to [Leased Buildings](#) on page 13.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.



# Buildings Profile

## Buildings Profile Overview

The Federal Government owns and leases a reported 502,811 buildings throughout the world, comprising 3.4 billion square feet of building area. The predominant uses for buildings are Office, Housing, and Service (e.g., maintenance shops, airport hangars, etc.). Approximately 98% of the total building area is located in the United States.

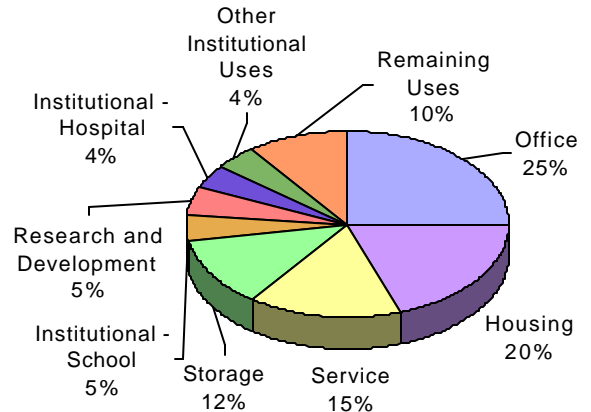
## Predominant Use of Buildings

**Figure 3: Predominant Use of Buildings**

The chart in Figure 3 depicts the percentage of predominant use for owned and leased building area within the United States. The highest percentages include Office (25%), Housing (20%), Service (15%) and Storage (12%). Institutional - School and Research and Development combined account for 10% of all building use. The remaining predominant use categories account for 18% of building area within the United States.

The chart is generated from data in Table 6.

Descriptions of each predominant use category can be found in the Appendix.



**Table 6: Predominant Use of Owned and Leased Building area within the United States**

Table 6 lists the predominant use of owned and leased building area within the United States. Predominant use for Office, Housing, Service and Storage comprise the highest percentage for owned building area as well as for total building area. For leased building area, Office use accounts for more than 56% of building use followed by United States Postal use, accounting for approximately 28% of leased building area.

Building Use	Owned Building Area (Sq. Ft.)	% Owned Area	Leased Building Area (Sq. Ft.)	% Leased Area	Total Building Area (Sq. Ft.)	% Total Building Area
Office	644,325,136	21.7%	190,814,555	56.2%	835,139,691	25.2%
Housing	631,270,672	21.2%	14,461,667	4.3%	645,732,339	19.5%
Service	496,163,265	16.7%	11,470,331	3.4%	507,633,596	15.3%
Storage	390,491,729	13.1%	4,820,162	1.4%	395,311,891	11.9%
Institutional - School	155,364,534	5.2%	6,115,144	1.8%	161,479,678	4.9%
Research and Development	154,650,896	5.2%	1,739,704	0.5%	156,390,600	4.7%
Institutional - Hospital	137,079,310	4.6%	271,295	0.1%	137,350,605	4.1%
Other Institutional Uses	129,577,034	4.4%	5,522,829	1.6%	135,099,863	4.1%
Industrial	114,265,146	3.8%	269,690	0.1%	114,534,836	3.5%
Post Office	12,627,571	0.4%	97,465,504	28.7%	110,093,075	3.3%
All Other	61,828,008	2.1%	6,424,276	1.9%	68,252,284	2.1%
Institutional - Prison	47,241,744	1.6%	0	0.0%	47,241,744	1.4%
Trust	0	0.0%	145,500	0.0%	145,500	0.0%
<b>Total</b>	<b>2,974,885,045</b>	<b>100.0%</b>	<b>339,520,657</b>	<b>100.0%</b>	<b>3,314,405,702</b>	<b>100.0%</b>

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

# Buildings Profile

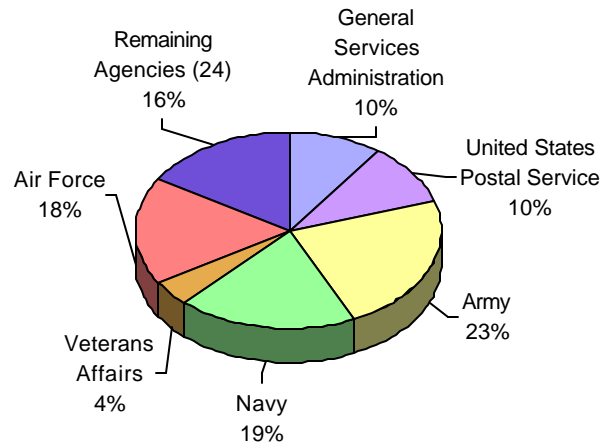


## Building Area by Agency

**Figure 4: Building Area by Agency**

The chart in Figure 4 depicts the percentages of Federal agencies' building area for owned and leased buildings within the United States. The General Services Administration and the United States Postal Service lease the most building area. The Army, Navy, and Air Force own the most building square footage.

The chart is generated from data in Table 7.



**Table 7: Owned and Leased Building Area by Agency within the United States**

Table 7 lists the amount of building area leased and owned within the United States for Federal agencies. The report is sorted by the total amount of building area. The Federal Government owns approximately 90% of the office area occupied by Federal agencies and leases 10%.

Agency	Owned Building Area (Sq. Ft.)	Leased Building Area (Sq. Ft.)	Total Building Area (Sq. Ft.)	% Total Building Area
Army	743,674,487	8,771,834	752,446,321	22.7%
Navy	606,539,228	9,880,588	616,419,816	18.6%
Air Force	585,469,658	3,279,314	588,748,972	17.8%
General Services Administration	195,742,524	149,111,689	344,854,213	10.4%
United States Postal Service	220,816,091	107,452,808	328,268,899	9.9%
Veterans Affairs	136,755,332	4,712,120	141,467,452	4.3%
Energy	125,875,279	697,305	126,572,584	3.8%
Interior	78,898,916	2,668,992	81,567,908	2.5%
Agriculture	46,320,208	15,207,911	61,528,119	1.9%
Justice	51,383,089	8,216,136	59,599,225	1.8%
Transportation	46,780,232	12,180,043	58,960,275	1.8%
National Aeronautics And Space Administration	44,073,865	26,212	44,100,077	1.3%
Health and Human Services	24,527,890	2,869,199	27,397,089	0.8%
Labor	15,240,903	7,514,828	22,755,731	0.7%
Corps of Engineers	13,855,958	1,190,410	15,046,368	0.5%
Treasury	9,376,012	1,994,368	11,370,380	0.3%
Defense/WHS	7,656,390	0	7,656,390	0.2%
Commerce	5,657,150	346,456	6,003,606	0.2%
Tennessee Valley Authority	4,470,727	1,337,947	5,808,674	0.2%
Environmental Protection Agency	3,338,205	384,965	3,723,170	0.1%
National Archives and Records Administration	3,462,329	193,049	3,655,378	0.1%
Government Printing Office	1,418,900	489,946	1,908,846	0.1%
Education	1,391,832	0	1,391,832	0.0%
National Science Foundation	920,510	3,320	923,830	0.0%
Federal Emergency Management Agency	763,259	0	763,259	0.0%
Smithsonian	0	703,245	703,245	0.0%
Independent Government Offices	137,449	234,075	371,524	0.0%
State	235,403	0	235,403	0.0%
Federal Communications Commission	103,219	39,897	143,116	0.0%
American Battle Monuments Commission	0	14,000	14,000	0.0%
Total	2,974,885,045	339,520,657	3,314,405,702	100.0%
Percent of Total Building Area	89.8%	10.2%	100.0%	100.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.



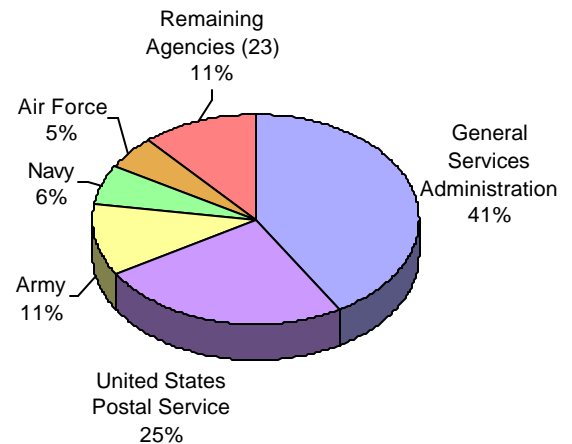
# Buildings Profile

## Office Area by Agency

**Figure 5: Office Area by Agency**

The chart in Figure 5 depicts the percentages of Federal agencies' office area for owned and leased buildings within the United States. The General Services Administration manages 41% of all office area. The United States Postal Service has the second highest office area with 25%. The Army, Air Force and Navy combined occupy 22% of all office space.

The chart is generated from data in Table 8.



**Table 8: Owned and Leased Office Area by Agency within the United States**

Table 8 lists the amount of office area leased and owned within the United States for Federal agencies. The report is sorted by the total amount of office area. The Federal Government owns 77% of the office area occupied by Federal agencies and leases 23%.

Agency	Owned Office Area (Sq. Ft.)	Leased Office Area (Sq. Ft.)	Total Office Area (Sq. Ft.)	% Total Office Area
General Services Administration	195,742,524	149,111,689	344,854,213	41.29%
United States Postal Service	202,106,365	8,384,118	210,490,483	25.20%
Army	83,850,193	5,999,940	89,850,133	10.76%
Navy	49,042,324	975,687	50,018,011	5.99%
Air Force	44,247,139	159,799	44,406,938	5.32%
Agriculture	5,393,551	13,468,079	18,861,630	2.26%
Energy	16,732,413	616,779	17,349,192	2.08%
Interior	9,084,102	2,051,270	11,135,372	1.33%
National Aeronautics and Space Administration	8,003,611	26,212	8,029,823	0.96%
Veterans Affairs	7,398,706	467,871	7,866,577	0.94%
Defense/WHS	7,543,360	0	7,543,360	0.90%
Transportation	2,902,263	2,585,104	5,487,367	0.66%
Health and Human Services	3,068,799	1,387,073	4,455,872	0.53%
Treasury	2,405,581	1,776,837	4,182,418	0.50%
Corps of Engineers	2,534,821	206,783	2,741,604	0.33%
Tennessee Valley Authority	1,474,048	1,185,393	2,659,441	0.32%
Justice	558,949	1,330,330	1,889,279	0.23%
Labor	635,733	428,230	1,063,963	0.13%
Commerce	908,354	95,286	1,003,640	0.12%
Government Printing Office	304,700	48,276	352,976	0.04%
Independent Government Offices	0	234,075	234,075	0.03%
Smithsonian	0	221,307	221,307	0.03%
Federal Emergency Management Agency	207,569	0	207,569	0.02%
National Science Foundation	134,738	3,320	138,058	0.02%
Federal Communications Commission	5,420	36,397	41,817	0.01%
State	22,998	0	22,998	0.00%
Environmental Protection Agency	16,875	700	17,575	0.00%
American Battle Monuments Commission	0	14,000	14,000	0.00%
<b>Total</b>	<b>644,325,136</b>	<b>190,814,555</b>	<b>835,139,691</b>	<b>100.00%</b>
<b>Percent of Total Office Area</b>	<b>77.15%</b>	<b>22.85%</b>	<b>100.00%</b>	<b>100.00%</b>

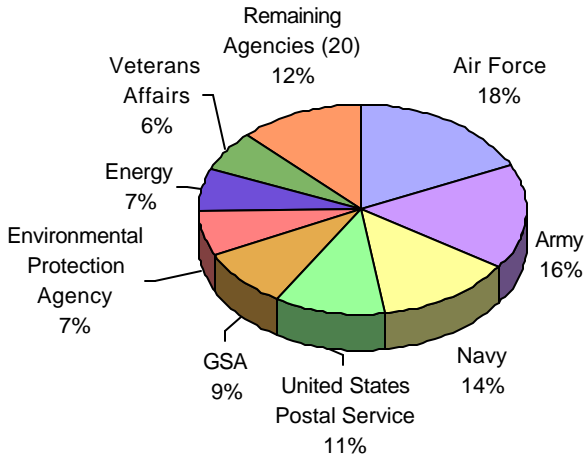
Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

# Buildings Profile



## Acquisition Cost By Agency

### Owned Buildings



**Figure 6: Agency Acquisition Cost for Buildings**

The chart in Figure 6 depicts Federal agencies' percentage of total acquisition costs for owned buildings within the United States. Department of Defense agencies (Air Force, Army, Navy, and Corps of Engineers) have invested over \$83 billion acquiring buildings, representing 48% of total acquisition costs. The United States Postal Service and the General Services Administration have invested approximately \$18.5 billion (11%) and \$15.9 billion (9%), respectively, for the acquisition of buildings.

The chart is generated from data in Table 9.

**Table 9: Agency Acquisition Cost for Owned Buildings within the United States**

Agency	Owned Building Area (Sq. Ft.)	Building Acq. Cost	% Total Building Acq. Cost
Air Force	585,469,658	\$31,430,550,000	18.2%
Army	743,674,487	\$27,834,822,000	16.1%
Navy	606,539,228	\$23,409,955,000	13.6%
United States Postal Service	220,816,091	\$18,549,479,000	10.8%
General Services Administration	195,742,524	\$15,883,554,000	9.2%
Environmental Protection Agency	3,338,205	\$11,999,051,000	7.0%
Energy	125,875,279	\$11,340,400,000	6.6%
Veterans Affairs	136,755,332	\$10,857,502,000	6.3%
Remaining Agencies (20) <sup>1</sup>	356,674,241	\$21,049,986,000	12.2%
<b>Total</b>	<b>2,974,885,045</b>	<b>\$172,355,299,000</b>	<b>100.0%</b>

<sup>1</sup> - Justice, NASA, Interior, Transportation, HHS, Agriculture, Corps of Engineers, Commerce, NARA, Treasury, TVA, State, NSF, Defense/WHS, Education, Labor, GPO, Independent Government Offices, FEMA, FCC



# Buildings Profile

## Location of Buildings

### Buildings in the United States – Owned and Leased

**Table 10: Federally Owned and Leased Buildings in the United States**

Table 10 lists the number and square footage of Federally owned and leased buildings for each state, in alphabetical order by state.

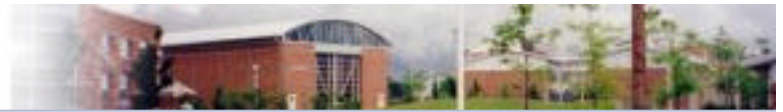
State	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
Alaska	8,481	52,979,881	598	2,255,945	9,079	55,235,826	1.7%
Alabama	8,382	53,601,632	885	5,625,449	9,267	59,227,081	1.8%
Arkansas	5,929	26,492,923	759	2,686,601	6,688	29,179,524	0.9%
Arizona	14,443	53,602,464	518	4,547,669	14,961	58,150,133	1.8%
California	63,404	407,112,941	3,312	29,614,291	66,716	436,727,232	13.2%
Colorado	9,287	57,728,733	832	7,282,470	10,119	65,011,203	2.0%
Connecticut	2,304	18,175,586	361	1,872,523	2,665	20,048,109	0.6%
District of Columbia	1,391	67,447,773	272	20,480,920	1,663	87,928,693	2.7%
Delaware	949	7,516,160	86	414,990	1,035	7,931,150	0.2%
Florida	15,321	116,033,361	1,800	14,199,288	17,121	130,232,649	3.9%
Georgia	13,228	111,923,601	1,044	16,226,002	14,272	128,149,603	3.9%
Hawaii	15,468	78,224,966	199	776,653	15,667	79,001,619	2.4%
Iowa	2,320	13,160,067	1,097	3,561,787	3,417	16,721,854	0.5%
Idaho	6,780	19,227,238	439	2,117,559	7,219	21,344,797	0.6%
Illinois	7,708	85,822,939	1,610	8,321,335	9,318	94,144,274	2.8%
Indiana	5,020	32,797,901	991	4,945,477	6,011	37,743,378	1.1%
Kansas	6,164	43,463,213	827	3,499,633	6,991	46,962,846	1.4%
Kentucky	7,235	55,292,715	900	3,908,568	8,135	59,201,283	1.8%
Louisiana	6,586	48,050,429	760	3,719,622	7,346	51,770,051	1.6%
Massachusetts	4,418	38,213,102	725	5,576,476	5,143	43,789,578	1.3%
Maryland	10,599	109,061,230	1,089	21,352,236	11,688	130,413,466	3.9%
Maine	2,089	10,778,452	453	1,295,276	2,542	12,073,728	0.4%
Michigan	5,456	29,135,925	1,294	6,945,664	6,750	36,081,589	1.1%
Minnesota	2,977	22,004,541	1,014	3,624,086	3,991	25,628,627	0.8%
Missouri	6,567	52,333,754	1,224	8,445,821	7,791	60,779,575	1.8%
Mississippi	5,299	32,482,901	810	3,620,951	6,109	36,103,852	1.2%
Montana	7,320	15,027,878	549	2,576,105	7,869	17,603,983	0.5%
North Carolina	15,872	89,322,582	1,219	6,774,360	17,091	96,096,942	2.9%
North Dakota	4,104	21,409,721	469	1,126,472	4,573	22,536,193	0.7%
Nebraska	3,216	18,687,884	649	2,144,963	3,865	20,832,847	0.6%
New Hampshire	657	6,287,263	240	1,106,844	897	7,394,107	0.2%
New Jersey	5,999	55,880,962	867	10,219,259	6,866	66,100,221	2.0%
New Mexico	13,932	59,580,105	452	2,941,059	14,384	62,521,164	1.9%
Nevada	7,959	31,989,776	267	2,166,195	8,226	34,155,971	1.0%
New York	11,284	113,034,107	2,198	16,560,164	13,482	129,594,271	3.9%
Ohio	6,019	73,108,659	1,481	7,767,597	7,500	80,876,256	2.5%
Oklahoma	9,242	56,797,397	832	6,981,427	10,074	63,778,824	1.9%
Oregon	7,081	23,131,832	714	4,150,087	7,795	27,281,919	0.8%
Pennsylvania	7,706	75,787,627	2,070	11,869,215	9,776	87,656,842	2.6%
Rhode Island	1,401	13,619,051	123	713,175	1,524	14,332,226	0.4%
South Carolina	9,566	60,405,032	589	2,970,754	10,155	63,375,786	1.9%

Table 10 continued on next page

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.



# Buildings Profile



## Buildings in the United States – Owned and Leased

Table 10 continued from previous page

State	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
South Dakota	3,301	18,172,954	662	1,578,880	3,963	19,751,834	0.6%
Tennessee	8,452	73,352,668	836	5,985,328	9,288	79,337,996	2.4%
Texas	24,244	197,608,521	2,530	17,431,088	26,774	215,039,609	6.5%
Utah	7,101	37,732,653	386	3,443,486	7,487	41,176,139	1.2%
Virginia	17,812	155,552,966	1,639	27,674,031	19,451	183,226,997	5.5%
Vermont	458	2,560,045	277	1,169,124	735	3,729,169	0.1%
Washington	16,873	84,479,974	1,072	6,813,844	17,945	91,293,818	2.8%
Wisconsin	5,003	22,826,731	1,027	4,368,131	6,030	27,194,862	0.8%
West Virginia	1,534	13,162,685	712	3,040,439	2,246	16,203,124	0.5%
Wyoming	7,272	12,701,544	270	1,031,338	7,542	13,732,882	0.4%
Total	441,213	2,974,885,045	46,029	339,520,657	487,242	3,314,405,702	100.0%

## Buildings in Foreign Countries – Owned and Leased

Table 11: Federally Owned and Leased Buildings – Foreign Countries

Table 11 shows the number and square footage of Federally owned and leased buildings in foreign countries. The data is summarized by continent.

Continent	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
AFRICA	762	4,896,800	1,863	7,134,763	2,625	12,031,563	19.5%
ASIA	1,078	8,534,150	2,508	7,906,805	3,586	16,440,955	26.7%
AUSTRALASIA	216	1,386,978	462	1,229,604	678	2,616,582	4.2%
EUROPE	902	9,218,923	3,183	8,546,887	4,085	17,765,810	28.7%
NORTH AMERICA <sup>1</sup>	260	2,863,819	1,642	4,456,430	1,902	7,320,249	11.8%
PACIFIC ISLANDS	8	36,448	26	94,126	34	130,574	0.2%
SOUTH AMERICA	269	2,258,771	1,226	3,255,006	1,495	5,513,777	8.9%
Total	3,495	29,195,889	10,910	32,623,621	14,405	61,819,510	100.0%

1 - The Bahamas, Barbados, Belize, Bermuda, Canada, Costa Rica, Cuba, Dominican Republic, El Salvador, Guatemala, Haiti, Honduras, Jamaica, Martinique, Mexico, Netherlands Antilles, Nicaragua, Panama, St. Lucia, Trinidad and Tobago

## Buildings in Outlying Areas – Owned and Leased

Table 12: Federally Owned and Leased Buildings – Outlying Areas

Table 12 shows the number and square footage of Federally owned and leased buildings in the outlying areas of North America and the Pacific Islands. The data is summarized by outlying area.

Continent	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
NORTH AMERICA <sup>1</sup>	810	4,906,896	209	1,406,197	1,019	6,313,093	93.6%
PACIFIC ISLANDS <sup>2</sup>	103	175,140	42	258,832	145	433,972	6.4%
Total	913	5,082,036	251	1,665,029	1,164	6,747,065	100.0%

1 - Puerto Rico, Virgin Islands; 2 - Guam, American Samoa, Federated States of Micronesia, Marshall Islands, Navassa Island, Northern Mariana Islands

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.





# Buildings Profile

## Leased Buildings Overview

The Federal Government leases real property in all 50 states, Washington D.C., seven outlying areas (such as Puerto Rico, Guam, Virgin Islands), and in 170 foreign countries. Although comprising only 9% of the Federal Government's real property portfolio, leased space totals more than 374 million square feet. Over 90% of leased building area is located in the U.S. The General Services Administration, which leases the majority of this space for Federal agencies' offices, spends over \$3 billion annually in rental costs for properties in the U.S.

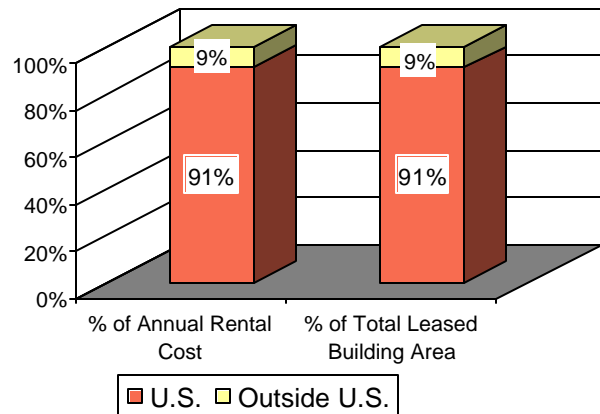
For information regarding Leased Real Property refer to Tables 1, 3, 5, 6, 7, 8, 10, 11, and 12.

## Leased Buildings

**Figure 7: Leased Buildings' Rental Cost & Area - by Location**

In 2002, the Federal Government spent approximately \$5 billion in rental costs, mostly in the United States. The left bar in Figure 6 depicts the percentage of annual rental cost for leased real property in the United States (91%) and outside the United States (9%). The bar on the right depicts the percentage of leased building area in the United States (91%) and outside the United States (9%).

The chart is generated from data in Table 1.



## Rental Cost for Leased Buildings - Outside the United States

**Table 13: Leased Building Area Outside the United States**

The Federal Government's annual rental costs for leased real property outside the United States were more than \$424 million, or 9% of total rental costs (Table 1). As shown in Table 12, most of the space is leased in Outlying Areas of the U.S. (1.6 million sq. ft.). The only foreign country with more than one million square feet of leased space is Mexico.

**Table 13: Leased Building Area Outside the United States**

Country	Building Area (Sq.Ft.)
MEXICO	1,118,736
RUSSIA	978,036
CHINA	934,082
THAILAND	819,707
BELGIUM	692,112
BOLIVIA	665,476
PHILIPPINES	662,852
EGYPT	647,121
COLOMBIA	622,302
KENYA	621,486
GERMANY	591,639
HONDURAS	564,951
SOUTH AFRICA	553,807
TURKEY	547,263
REMAINING COUNTRIES (156)	22,604,051
OUTLYING AREAS OF THE UNITED STATES	1,665,029
Total	34,288,650

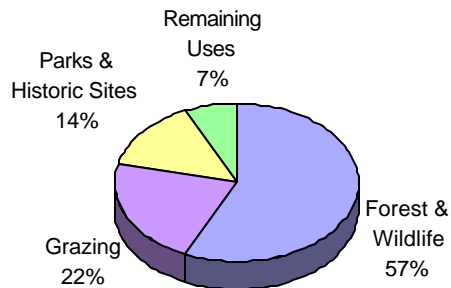
Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

# Land Profile

## Land Profile Overview

The Federal Government owns and leases 676.7 million acres of land worldwide. More than 99% of the land is owned and is located in the U.S. The majority of the land is controlled by the Department of the Interior and the Department of Agriculture. The land is predominantly used for Forest and Wildlife (57%) and Grazing (22%). The acquisition costs for land approximate \$53 billion; over 85% of this acquisition cost is invested for Parks and Historic Sites, Flood Control and Navigation, and Forest and Wildlife.

## Predominant Use of Land



**Figure 8: Predominant Use of Land**

Of the more than 674 million acres of land the Federal Government owns and leases within the United States, 57% is used for Forest and Wildlife and 22% is used for Grazing. Fourteen percent (14%) of the acreage is used for Parks and Historic Sites, and remaining uses combined represent 7% of the total acreage.

The chart is generated from data in Table 14.

Descriptions for each predominant use category can be found in the Appendix.

## Predominant Use by Acreage and Cost

**Table 14: Predominant Use and Acquisition Cost of Owned Land within the United States**

Predominant Land Use	Land (Acreage)	% Total Acreage	Acq. Cost	% Total Acq. Cost
Forest and Wildlife	381,926,286.2	56.7%	\$4,903,684,000	9.2%
Grazing	145,194,893.2	21.5%	\$17,798,000	0.0%
Parks and Historic Sites	93,781,319.0	13.9%	\$37,249,272,000	69.7%
Military - Except Air Fields	15,632,002.1	2.3%	\$762,396,000	1.4%
All Other	13,543,172.2	2.0%	\$1,307,937,000	2.4%
Flood Control and Navigation	8,759,509.8	1.3%	\$3,768,248,000	7.0%
Reclamation and Irrigation	6,037,133.7	0.9%	\$415,114,000	0.8%
Vacant	5,118,450.0	0.8%	\$992,969,000	1.9%
Research and Development	2,409,879.7	0.4%	\$212,542,000	0.4%
Power Development and Distribution	622,398.1	0.1%	\$125,661,000	0.2%
Airfields	524,586.0	0.1%	\$288,393,000	0.5%
Industrial	446,527.8	0.0%	\$123,229,000	0.2%
Institutional	78,089.7	0.0%	\$571,010,000	1.1%
Office Building Locations	11,801.4	0.0%	\$2,380,739,000	4.4%
Storage	6,629.4	0.0%	\$147,959,000	0.3%
Agricultural	5,202.1	0.0%	\$16,185,000	0.0%
Post Office	729.7	0.0%	\$292,858,000	0.5%
Housing	607.3	0.0%	\$1,738,000	0.0%
Harbor and Port Terminals	538.9	0.0%	\$1,988,000	0.0%
Total	674,099,756.3	100.0%	\$53,579,720,000	100.0%

**Table 14: Predominant Use and Acquisition Cost of Owned Land**

As shown in Table 14, Forest and Wildlife represent over 56% of land use, and about 9% of the total for land acquisition costs. Grazing comprises about 21% of the total land acreage yet less than 1% of the acquisition cost. Land used for Parks and Historic Sites represents the highest percentage of acquisition cost (70%) and comprises about 14% of the total acreage.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.



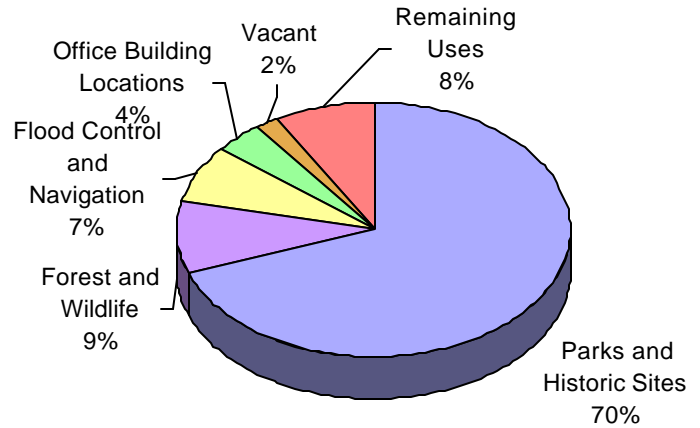
# Land Profile

## Predominant Use by Acquisition Cost

**Figure 9: Predominant Use of Land by Acquisition Cost**

As Figure 9 depicts, the land use categories with the highest percentage of land acquisition costs are *Parks & Historic Sites* (70%), *Forest & Wildlife* (9%), *Flood Control & Navigation* (7%), and *Office Building Locations* (4%). Vacant land and all remaining uses of land represent 10% of total land acquisition costs.

The chart is generated from data in Table 14.

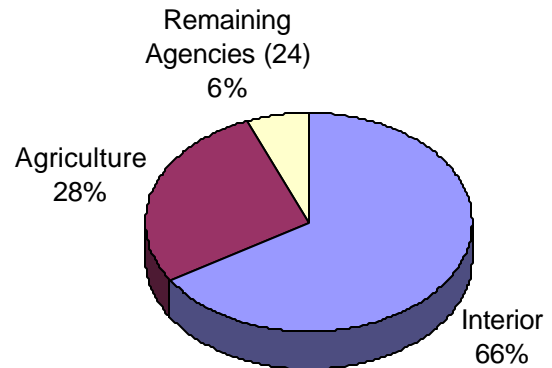


## Controlling Agencies

**Figure 10: Major Land Controlling Agencies, Acreage Owned**

As depicted in Figure 10, the Department of the Interior controls the majority of acreage owned by the Federal Government (66%). The Department of Agriculture controls 28%. Twenty-four agencies control the remaining 6%.

The chart is generated from data in Table 15.



**Table 15: Major Land Controlling Agencies – Owned Land**

As shown in Table 15, The Department of the Interior controls the majority of land owned by the Federal Government, and has invested the most in acquisition costs. Together the Department of Interior and the Department of Agriculture control 94% of the land owned by the Federal Government.

Agency	Land (Acreage)	% Total Acreage	Acq. Cost	% Total Acq. Cost
Interior	442,699,684.4	65.7%	\$40,519,329,000	75.6%
Agriculture	191,991,245.4	28.5%	\$3,122,945,000	5.8%
Army	14,869,830.5	2.2%	\$433,819,000	0.8%
Remaining Agencies (24) <sup>1</sup>	24,538,996.0	3.6%	\$9,503,627,000	17.8%
Total	674,099,756.3	100.0%	\$53,579,720,000	100.0%

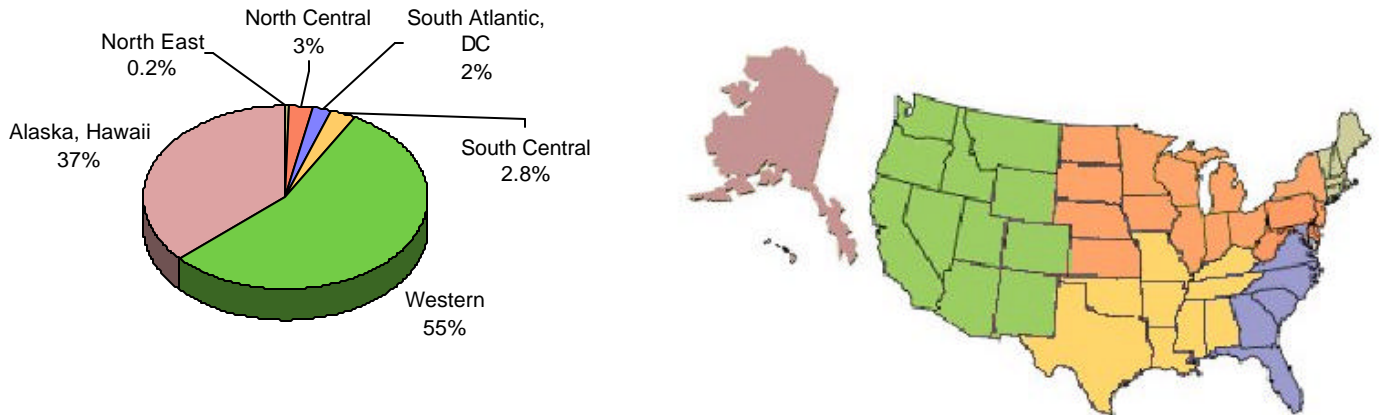
<sup>1</sup> - Air Force, Corps of Engineers, Navy, Energy, TVA, Transportation, NASA, State, Justice, VA, Commerce, USPS, Independent Government Offices, Labor, NSF, Treasury, HHS, FCC, EPA, Defense/WHHS, NARA, FEMA, GPO, ABMC

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

# Land Profile

## Location of Land

### Federally Controlled Land in the United States



**Figure 11: Acreage Owned in the United States by Region**

The pie chart in Figure 11 depicts the percentage of the Federal Government's owned land in each region of the United States. The colors shown for each region in the pie chart correspond to the colors shown on the map of the United States. Over 90% of acreage owned in the United States is located in the Western region, Alaska and Hawaii, totaling more than 580 million acres. As depicted in Figure 10, the majority of this land is controlled by the Department of the Interior and the Department of Agriculture.

*Note: Map of Alaska is not to scale.*

#### Land Outside the United States

The Federal Government controls 1.7 million acres of land outside the United States, about two and a half times the size of Rhode Island. This is less than 1% of the total acreage of land controlled by the Federal Government. The Department of the Interior controls over 55% of the land outside the United States.

## Acquisition Methods of Land in the United States

**Table 16: Acquisition Methods of Federally Owned Acreage and Total Acreage by State**

The Federal Government owns approximately 30% of the land area in the United States, more than 674 million acres. Approximately 89% is public domain land; the remaining 11% was acquired by other methods (refer to the Appendix for Acquisition Method definitions).

State	Public Domain Acres	Acres Acquired by Other Methods	Total Acres Owned by Fed. Government	Acres Not Owned by Fed. Government	Acreage of State	% Owned by Fed. Government
Alabama	8,299.9	1,198,118.6	1,206,418.5	31,471,981.5	32,678,400	3.7%
Alaska	246,831,951.4	474,734.1	247,306,685.5	118,174,914.5	365,481,600	67.7%
Arizona	32,388,408.9	4,019,690.6	36,408,099.5	36,279,900.5	72,688,000	50.1%
Arkansas	1,441,822.0	2,577,673.9	4,019,495.9	29,579,864.1	33,599,360	12.0%
California	43,202,688.6	3,872,384.8	47,075,073.4	53,131,646.6	100,206,720	47.0%
Colorado	22,281,411.8	890,993.7	23,172,405.5	43,313,354.5	66,485,760	34.9%
Connecticut	0.0	15,374.2	15,374.2	3,119,985.8	3,135,360	0.5%
Delaware	0.0	29,494.0	29,494.0	1,236,426.0	1,265,920	2.3%
District of Columbia	1,280.6	9,919.6	11,200.2	27,839.8	39,040	28.7%
Florida	73,571.0	4,541,067.3	4,614,638.3	30,106,641.7	34,721,280	13.3%

Table 16 continued on next page

*Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.*

## Acquisition Method of Land in the United States

Table 16 continued from previous page

State	Public Domain Acres	Acres Acquired by Other Methods	Total Acres Owned by Fed. Government	Acres Not Owned by Fed. Government	Acreage of State	% Owned by Fed. Government
Georgia	5,710.0	2,302,737.4	2,308,447.4	34,986,912.6	37,295,360	6.2%
Hawaii	267,944.5	404,861.1	672,805.6	3,432,794.4	4,105,600	16.4%
Idaho	33,564,103.9	819,250.5	34,383,354.4	18,549,765.6	52,933,120	65.0%
Illinois	951.5	647,588.0	648,539.5	35,146,660.5	35,795,200	1.8%
Indiana	202,805.4	331,378.0	534,183.4	22,624,216.6	23,158,400	2.3%
Iowa	2,666.7	301,138.9	303,805.6	35,556,674.4	35,860,480	0.8%
Kansas	29,137.6	611,991.9	641,129.5	51,869,590.5	52,510,720	1.2%
Kentucky	170,314.0	1,501,038.9	1,671,352.9	23,840,967.1	25,512,320	6.6%
Louisiana	109,095.3	1,385,219.2	1,494,314.5	27,373,525.5	28,867,840	5.2%
Maine	2,432.0	160,673.8	163,105.8	19,684,574.2	19,847,680	0.8%
Maryland	259.3	205,426.9	205,686.2	6,113,673.8	6,319,360	3.3%
Massachusetts	14,763.0	90,068.8	104,831.8	4,930,048.2	5,034,880	2.1%
Michigan	238,847.6	3,400,592.2	3,639,439.8	32,852,720.2	36,492,160	10.0%
Minnesota	2,461,043.2	1,084,644.2	3,545,687.4	47,660,072.6	51,205,760	6.9%
Mississippi	85,741.6	1,895,678.5	1,981,420.1	28,241,299.9	30,222,720	6.6%
Missouri	17,215.7	2,223,110.0	2,240,325.7	42,007,994.3	44,248,320	5.1%
Montana	25,784,032.3	3,454,423.1	29,238,455.4	64,032,584.6	93,271,040	31.3%
Nebraska	1,055,975.8	403,535.6	1,459,511.4	47,572,168.6	49,031,680	3.0%
Nevada	61,013,134.7	3,442,522.3	64,455,657.0	5,808,663.0	70,264,320	91.7%
New Hampshire	140.3	830,759.6	830,899.9	4,938,060.1	5,768,960	14.4%
New Jersey	10,248.4	171,436.9	181,685.3	4,631,754.7	4,813,440	3.8%
New Mexico	23,971,282.8	2,546,943.1	26,518,225.9	51,248,174.1	77,766,400	34.1%
New York	59,883.0	260,049.5	319,932.5	30,361,027.5	30,680,960	1.0%
North Carolina	1,321,478.0	2,176,164.2	3,497,642.2	27,905,237.8	31,402,880	11.1%
North Dakota	161,853.4	1,180,850.3	1,342,703.7	43,109,776.3	44,452,480	3.0%
Ohio	208.5	458,237.0	458,445.5	25,763,634.5	26,222,080	1.7%
Oklahoma	136,042.8	1,195,259.1	1,331,301.9	42,756,378.1	44,087,680	3.0%
Oregon	27,092,154.5	3,548,135.0	30,640,289.5	30,958,430.5	61,598,720	49.7%
Pennsylvania	197.1	719,603.8	719,800.9	28,084,679.1	28,804,480	2.5%
Rhode Island	0.0	5,231.8	5,231.8	671,888.2	677,120	0.8%
South Carolina	896.0	1,233,627.4	1,234,523.4	18,139,556.6	19,374,080	6.4%
South Dakota	1,562,459.4	804,294.7	2,366,754.1	46,515,165.9	48,881,920	4.8%
Tennessee	3,518.8	1,950,716.7	1,954,235.5	24,773,444.5	26,727,680	7.3%
Texas	85,325.3	3,130,135.1	3,215,460.4	165,002,139.6	168,217,600	1.9%
Utah	32,401,452.1	2,623,875.7	35,025,327.8	17,671,632.2	52,696,960	66.5%
Vermont	0.0	450,169.5	450,169.5	5,486,470.5	5,936,640	7.6%
Virginia	11,632.5	2,537,472.7	2,549,105.2	22,947,214.8	25,496,320	10.0%
Washington	10,921,331.5	2,234,883.0	13,156,214.5	29,537,545.5	42,693,760	30.8%
West Virginia	2.2	1,233,546.6	1,233,548.8	14,177,011.2	15,410,560	8.0%
Wisconsin	737,123.8	1,249,332.7	1,986,456.5	33,024,743.5	35,011,200	5.7%
Wyoming	31,176,263.9	354,599.2	31,530,863.1	30,812,176.9	62,343,040	50.6%
Total	600,909,102.6	73,190,653.7	674,099,756.3	1,597,243,603.7	2,271,343,360	29.7%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

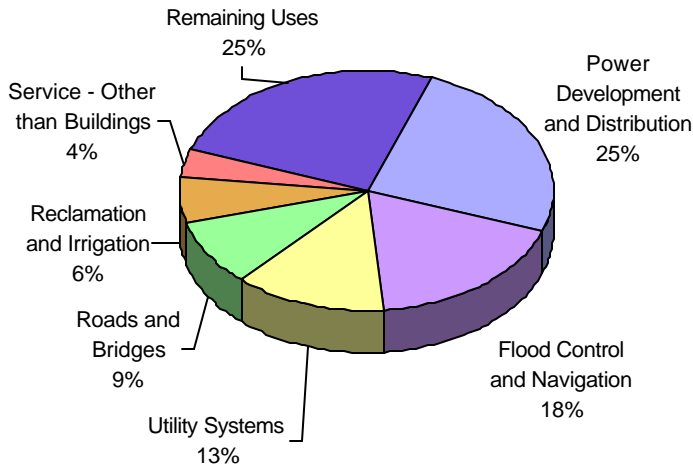
# Structures Profile



## Structures Profile Overview

Structures comprise approximately 32% of all owned real property acquisition costs. Acquisition costs for structures are approximately \$106 billion, of which over 99% has been invested for structures located in the United States. The Federal Government has invested approximately \$207 million outside the United States, predominantly for Monuments and Memorials and Communication Systems.

## Predominant Use of Structures by Acquisition Cost



**Figure 12: Predominant Use of Structures by Acquisition Cost**

Figure 12 depicts the percentages of acquisition cost for structures in the United States by predominant use category. *Power Development & Distribution, Flood Control & Navigation, Utility Systems, and Roads & Bridges* are the categories with the highest acquisition costs, accounting for over 65% of all acquisition costs invested for structures.

The chart is generated from data in Table 17.

**Table 17: Predominant Use of Structures by Acquisition Cost**

Over 99% of the \$106 billion acquisition cost spent on structures has been spent in the United States. Of the 0.2% (about \$207 million) spent in foreign countries and outlying areas of the United States, the majority has been spent on Monuments and Memorials and Communication Systems.

Structure Use	In United States	Outside United States	Total Acq. Cost	% Total Structures Acq. Cost
Power Development and Distribution	\$26,236,290,000	\$0	\$26,236,290,000	24.8%
Flood Control and Navigation	\$19,276,020,000	\$0	\$19,276,020,000	18.2%
Utility Systems	\$13,185,072,000	\$14,111,000	\$13,199,183,000	12.5%
Roads and Bridges	\$9,541,814,000	\$8,612,000	\$9,550,426,000	9.0%
All Other	\$9,257,789,000	\$49,360,000	\$9,307,149,000	8.8%
Reclamation and Irrigation	\$6,313,617,000	\$50,000	\$6,313,667,000	6.0%
Service - Other than Buildings	\$4,526,168,000	\$274,000	\$4,526,442,000	4.3%
Airfield Pavements	\$3,696,688,000	\$3,000	\$3,696,691,000	3.5%
Research and Development - Other than Buildings	\$3,573,024,000	\$14,151,000	\$3,587,175,000	3.4%
Harbor and Port Terminals	\$2,290,381,000	\$853,000	\$2,291,234,000	2.2%
Miscellaneous Military Facilities	\$2,240,411,000	\$0	\$2,240,411,000	2.1%
Communication Systems	\$1,549,920,000	\$57,480,000	\$1,607,400,000	1.5%
Storage - Other than Buildings	\$1,605,537,000	\$1,534,000	\$1,607,071,000	1.5%
Navigation and Traffic Aids	\$1,229,994,000	\$8,702,000	\$1,238,696,000	1.2%
Railroads	\$613,775,000	\$0	\$613,775,000	0.6%
Industrial - Other than Buildings	\$355,640,000	\$0	\$355,640,000	0.3%
Monuments and Memorials	\$150,308,000	\$51,661,000	\$201,969,000	0.1%
Trust	\$84,000	\$0	\$84,000	0.0%
Total	\$105,642,532,000	\$206,791,000	\$105,849,323,000	100.0%
Percent of Total Acquisition Cost	99.8%	0.2%	100.0%	

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.





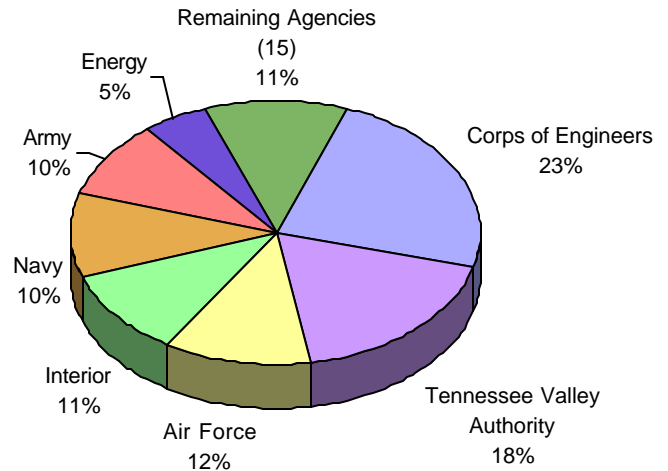
# Structures Profile

## Agency Acquisition Cost of Structures

**Figure 13: Agency Acquisition Costs for Structures within the United States**

Agencies of the Department of Defense have invested approximately \$60 billion in acquisition costs for structures, representing 55% of the total. The defense agencies include the Corps of Engineers, the Navy, the Air Force, and the Army. Civilian agencies (including the Tennessee Valley Authority, the Department of the Interior, the Department of Energy, and 15 other agencies) have invested approximately \$47 billion, representing the remaining 45% of acquisition costs for structures.

The chart is generated from data in Table 18.



**Table 18: Agency Acquisition Cost for Structures within the United States**

Table 18 lists the agencies that account for most of the Federal Government's acquisition expenditures on structures. The Corps of Engineers has the highest expenditures for structures.

Agency	Acq. Cost of Structures	% Total Acq. Cost for Structures
Corps of Engineers	\$25,062,216,000	23.7%
Tennessee Valley Authority	\$18,833,164,000	17.8%
Air Force	\$12,407,318,000	11.7%
Interior	\$11,328,999,000	10.7%
Navy	\$10,621,462,000	10.1%
Army	\$10,183,132,000	9.6%
Energy	\$5,477,204,000	5.2%
Remaining Agencies (15) <sup>1</sup>	\$11,729,037,000	11.2%
Total	\$105,642,532,000	100.0%

1 - Agriculture, NASA, VA, Transportation, NSF, Labor, Justice, State, HHS, Commerce, Treasury, ABMC, EPA, FCC, Independent Government Offices

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.



# Appendix



## Exclusions

- Department of Defense (DoD) real property holdings outside the U.S. are excluded from the Federal Real Property Profile inventory detailed reports or any sections, summary tables, or charts in this publication.
- Data for real property under the Legislative and Judicial Branches are excluded from the Federal Real Property Profile inventory detailed reports or any other sections, summary tables, or charts in this publication, other than the insert shown below on this page.
- Lands administered by the United States under trusteeship by authority of the United Nations are excluded from the Federal Real Property Profile. Also excluded are lands owned by the sovereign governments of the various outlying areas of the United States. Property owned by the District of Columbia government is similarly excluded.
- Properties acquired through foreclosure, confiscation, or seizure to be disposed of in settlement of a claim or debt to the Federal Government are excluded from the Federal Real Property Profile.
- Machinery, processing equipment, de-mountable and movable structures, as well as furniture and special use items, which are not considered part of the realty reported, are also excluded from the Federal Real Property Profile.
- Easements, rights-of-way, as well as improvements to land, buildings, or structures and facilities occupied by the Government as lessee, are excluded. However, Federally owned buildings and/or structures and facilities located on leased land are included.
- Real property leased rent-free or for nominal rent is excluded when considered insignificant by the reporting agency is excluded from the Federal Real Property Profile.
- Data on properties held in trust by the Federal Government are reported separately from data on Federally owned real property, and is not included in this report. (Reports for properties held in trust can be found online at [worldwide.gsa.gov](http://worldwide.gsa.gov)).
- Buildings and structures owned by the Government, whether or not located on Government-owned land, are included in this report. Buildings and structures under construction are included only if they were available for use as of September 30, 2002.

## Definitions & Notes

**Installation:** An installation is the highest level of property grouping based on a common feature, such as location. An installation may consist of land, buildings, structures, other facilities, or a combination of these. Some examples of installations are a national forest, a national park, a hydroelectric project, a single office or warehouse building, and an unimproved site.

**Land:** Land acreage is divided into urban and rural categories. Leased land is usually not reported if it is included with a building lease.

**Buildings:** Buildings are roofed and walled structures built for permanent use.

**Structures:** Structures include such things as pavements, bridges, dams, and communication systems.

**Owned Building Area:** Owned building area is a measure of the building's gross area in square feet. Gross area is defined as the building's floor area within the outside faces of the exterior walls.

**Leased Building Area:** Leased Building Area is a measure of the tenant's rentable area in square feet. The rentable area includes the usable floor area plus a prorata portion of common and support areas in the building, but typically excludes vertical shafts, such as elevators, stairs, mechanical risers, etc. However, measurements for establishing rentable area may vary by community and building.

**Stewardship Lands:** Stewardship lands are land and land rights owned by the Federal Government that are not acquired for or in connection with items of general property, plant and equipment. Stewardship lands include land used as forests and parks, and land used for wildlife and grazing.

*Comparison of prior years' data will not be reported in this year's publication due to significant data improvements. It is expected to return in future year publications.*

### **Real Property of Legislative and Judicial Branches<sup>1</sup>**

*Properties under the Legislative and Judicial Branches include the buildings and grounds of the United States Capitol complex comprising over 215 acres and approximately 14 million square feet of building space. Total real property acquisition costs for the Capitol complex are approximately \$1.3 billion. Building acquisition costs are approximately \$1.2 billion, or 93.7% of this total, while land acquisition costs amount to approximately \$83.7 million, or 6.3% of the total. (These figures are as of September 30, 2002).*

*The Architect of the Capitol is responsible for the property management and physical care of all of these properties. The United States Capitol complex is comprised of the Capitol, the House and Senate Office Buildings, the U.S. Botanic Garden, the Capitol Grounds, the Library of Congress buildings, the Supreme Court Building, the Capitol Power Plant, and various support facilities. In addition, work has now begun towards the construction of a new Capitol Visitor Center, an underground facility to be located beneath the Capitol's east front plaza.*

*1(Data under the Legislative and Judicial Branches are not included in any tables or figures of this report)*

*Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.*

## Definitions & Notes - *continued*

**Predominant Use:** Predominant use means the use to which the greatest portion of an installation (land, building, or structure) is currently put. For example, buildings used primarily for office purposes are classified as office even though certain portions of them may be used for storage or research. There are 13 categories of predominant use for buildings, 20 categories for land, and 18 categories for structures; these use categories are listed in the Appendix.

**Acquisition Cost:** Acquisition cost applies to owned real property. The acquisition cost is consistent with the Statement of Federal Financial Accounting Standards No. 6, entitled "Accounting for Property, Land and Equipment," and includes all costs incurred to bring the building to a form and location suitable for its intended use. In addition, costs of all capital improvements incurred following the original acquisition of the building by the Government are included in the acquisition cost.

**Acquisition Cost Basis:** Acquisition costs for owned properties are reported at actual or estimated cost without considering depreciation, obsolescence, or economic changes in value. The acquisition cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process is estimated at amounts that the Government would have had to pay for properties if purchased at the date of acquisition by the Government.

No acquisition costs are included in this report for the following land assets; however, the acreage for such lands is included in the inventory:

- Unreserved public domain;
- Public domain reserved for national parks, national forests, military installations, and other purposes; and
- Historical sites acquired by methods other than by purchase.

**Acquisition Method:** Acquisition method applies to land only. There are three acquisition methods used in this publication:

- **Public Domain:** The term "public domain" refers to land the Federal Government owned by virtue of its sovereignty. Public domain includes land that has never left Federal ownership, land acquired by the Federal Government in exchange for other public land, and land reverting to Federal ownership as the result of public land laws.
- **Purchases, Exchanges, Donations, etc.:** Includes any land acquired by purchase, condemnation, donation, exchange, and other acquisition methods.
- **Long-term Interest:** Includes land that the Federal Government has a long-term interest in, such as land acquired by treaty or long-term lease (e.g., 99-year lease) that the agency considers equivalent to Federally owned land.

**Heritage Assets:** Heritage assets are property, plant and equipment that are unique for one or more of the following reasons:

- historical or natural significance;
- cultural, educational or artistic (e.g., aesthetic) importance;
- significant architectural characteristics.

Examples of heritage assets are those listed on the National Register of Historic Places.

## Leased Real Property

- Leased data includes real property leased from private individuals, organizations, and municipal, county, state, territorial, and foreign governments, as evidenced by a written agreement involving a monetary consideration and a landlord-tenant relationship. This report also includes the right of use and occupancy of real property obtained under eminent domain or equivalent proceedings by the Federal Government.
- Capital leases are recognized as assets for balance sheet reporting and are included in this report.
- Real property leased rent free or for nominal rental is included when considered significant by the reporting agency.
- A building location represents a specific area obtained under a lease agreement, varying in size from a small room to an entire building. There may be several leases for space in a single building.
- Leased building area is based on the rentable square footage stated in lease agreements. Building area of leased housing space in foreign countries is generally estimated for the description of the dwelling in the lease.
- Leased land acreage data in this report are, for the most part, limited to land leased separately from leased buildings. In many instances, acreage figures were not reported for land on which leased buildings are located since building leases frequently do not specify the land acreage.

**Annual Rental Costs:** Annual rental costs apply to leased real property. The annual rental costs shown in this report represent the agency's rental rate on the real property for a 12-month period. The following factors concerning the annual rental should be considered:

- Rentals on leases made on a daily, weekly, or monthly basis are not converted to annual rates;
- Annual rental costs for foreign leases payable in local currencies have been converted to dollars at official exchange rates;
- Leases generally provide for a single rental amount and do not segregate the portion applicable to land, buildings, and other structures.

# Appendix



## Predominant Use Classifications

### Land Use Classifications

- **Agriculture:** Land under cultivation for food and/or fiber production.
- **Grazing:** Conservation lands primarily administered to preserve, protect, manage, or develop grass and other forage resources suitable for livestock, excluding wilderness areas.
- **Forest and Wildlife:** Conservation lands primarily administered to preserve, protect, manage, or develop timber, wildlife, watershed, and recreational resources, excluding wilderness areas.
- **Parks and Historic Sites:** Land administered for cemeteries, memorials, monuments, parks (national, historical, military, memorial, and national capital), sites (battlefield and historic), parkways, and recreation areas, excluding wilderness areas.
- **Office Building Locations:** Land containing office buildings or future planned office buildings.
- **Military (except airfields):** Department of Defense and U.S. Coast Guard controlled land used for military functions that cannot be classified elsewhere.
- **Airfields:** Land used for military air bases or air stations and military or civilian landing fields.
- **Harbor and Port Facilities:** Land used for harbor and port facilities.
- **Post Office:** Land used in conjunction with a Post Office and used predominantly as a general service and access area.
- **Power Development and Distribution:** Land used for power development and distribution projects.
- **Reclamation and Irrigation:** Land used for reclamation and irrigation projects.
- **Flood Control and Navigation:** Land used for flood control and navigation projects.
- **Institutional:** Land used for institutional purposes such as hospitals, prisons, schools, libraries, chapels, and museums.
- **Housing:** Land used primarily for public housing projects, military personnel quarters, and dwellings for other Federal personnel.
- **Storage:** Land used primarily for supply depots and other storage.
- **Industrial:** Land used for physical plants engaged in producing and manufacturing ammunition, aircraft, ships, vehicles, electronic equipment, chemicals, aluminum, magnesium, etc.

- **Research and Development:** Land used directly in basic or applied research in the sciences (including medicine) and in engineering.
- **All Other:** Land that cannot be classified elsewhere as well as vacant land not being used.
- **Trust Land:** All land held in trust by an agency. For FY2002, there was no trust land reported.
- **Vacant Land:** Land not being used.

### Building Use Classifications

- **Office:** Buildings primarily used for office space.
- **Post Office:** Buildings of portions of buildings used as a Post Office.
- **Institutional - Hospital:** Buildings primarily for furnishing in-patient diagnosis and treatment under physician supervision and having 24-hour-a-day registered graduate nursing services. This category also includes medical laboratories used for routine testing. This category excludes buildings used directly in basic or applied medical research.
- **Institutional - Prison (Government-owned only):** Buildings under the jurisdiction of the Department of Justice used for the confinement of Federal prisoners.
- **Institutional - School:** Buildings used primarily for formally organized instruction, such as schools for dependent children of Federal employees, Indian schools, and military training buildings.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, museums, and outpatient clinics.
- **Housing:** Buildings primarily used as dwellings, such as apartment houses, single houses, row houses, barracks, public housing, military personnel housing, Federal employee housing, and housing for institutional personnel.
- **Storage:** Buildings used for storage, such as warehouses, ammunition storage, cover sheds, garages primarily used for storage of vehicles or materials. This category excludes water reservoirs and oil storage tanks.
- **Industrial:** Buildings specifically designed and primarily used for production or manufacturing, such as the production or manufacture of ammunition, aircraft, ships, vehicles, electronic equipment, chemicals, aluminum, and magnesium.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

## Building Use Classifications- continued

- **Service:** Buildings used for service activities, such as maintenance and repair shops, dry cleaning plants, Post Exchange stores, airport hangars, and garages primarily used for vehicle maintenance and repair.
- **Research and Development:** Buildings used directly in basic or applied research in the sciences (including medicine) and in engineering, such as medical laboratories; meteorological research laboratories; and buildings used in designing, developing, and testing or prototypes and processes for chemistry and physics. This category excludes medical or industrial laboratories used for routine testing.
- **All Other:** Buildings that cannot be classified elsewhere.
- **Trust Buildings:** All buildings held in trust by an agency.

## Structure Use Classifications

- **Airfield Pavements:** Includes runways, helicopter landing pads, taxiways, and aprons.
- **Harbor and Port Facilities:** Includes docks, piers, jetties, and breakwaters.
- **Power Development and Distribution:** Includes hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses).
- **Reclamation and Irrigation:** Includes canals, laterals, pumping stations, storage and diversion dams.
- **Flood Control and Navigation:** Includes river improvements, revetments, dikes, dams, and docks.
- **Research and Development (other than Buildings):** Includes structures and facilities used directly in basic or applied research in the sciences (including medicine) and in engineering, such as facilities used in the design, development, and testing of prototypes and processes. This category excludes facilities used for routine testing.
- **Storage (other than Buildings):** Includes storage tanks, silos, igloos, underground vaults, and open storage improved areas.
- **Industrial (Other than Buildings):** Includes structures and facilities (other than buildings) used for production or manufacturing, such as sliding shipways, retaining basins, and pipelines.
- **Service (other than Buildings):** Includes structures used for maintenance and repair, such as underground fueling systems, vehicle washing and greasing facilities, aircraft boresight ranges, guided missile maintenance facilities, and ship repair.
- **Trust:** All structures and facilities held in trust by an agency.

- **Utility Systems:** Includes heating, sewage, water and electrical systems when these systems serve several buildings and/or other structures of an installation. When these systems serve a single building that is reported separately, the utility systems cost is included in the acquisition cost of the building. This category also includes heating plants and related steam and gas lines; sewage disposal plants, storm and sanitary sewer lines; water treatment plants, wells, pump houses, reservoirs, and pipelines; and electrical substations, standby or auxiliary power plants, lighting structures, and conduits.
- **Communication Systems:** Includes telephone and telegraph lines and radio towers.
- **Navigation and Traffic Aids (other than Buildings):** Includes structures that provide for aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **Roads and Bridges:** Includes Federally-owned highways, roads, related culverts, and connecting bridges. This category also includes roads within national parks/forests and other Federal installations.
- **Railroads:** Includes tracks, bridges, tunnels, and fuel/water stations servicing railroads.
- **Monuments and Memorials:** Includes all Federal monuments, memorials, and statues.
- **Miscellaneous Military Facilities:** Includes all structures and facilities of the Department of Defense and U.S. Coast Guard used for military functions and that are not included in any other classification.
- **All Other:** Includes sidewalks, parking areas, fences, and trails, which cannot be readily classified under the above categories. This category also includes improvement to public domain lands, such as drainage, grading and landscaping.



# Appendix

## Agency Update List FY 2002

AGENCY	UPDATE COMPLETE	AGENCY CONFIRMATION	FY DATA USED
Agriculture	Done	Confirmed	2002
American Battle Monuments Commission	Done	Confirmed	2002
Architect of the Capitol	Done	Confirmed	2002
Commerce	Done	Not Confirmed <sup>2</sup>	2002
Education	Done	Confirmed	2002
Energy, except Bonneville Power Admin.	Done	Confirmed	2002
Energy/Bonneville Power Administration	No FY02 Update		2000
Environmental Protection Agency	Done	Confirmed	2002
Federal Communications Commission	Done	Confirmed	2002
Federal Emergency Management Agency	Done	Confirmed	2002
General Services Administration	Done	Confirmed	2002
Government Printing Office	Done	Confirmed	2002
Health and Human Services	Done	Confirmed	2002
IGO/Commodity Futures Trading Comm.	Done	Confirmed	2002
IGO/Broadcasting Board of Governors	Done	Confirmed	2002
Interior/BIA	Done	Confirmed	2002
Interior/BLM	Done	Confirmed	2002
Interior/Bur of Reclamation	Done	Not Confirmed	2002
Interior/FWS	Done	Confirmed	2002
Interior/NPS	Some FY02 Updates	Not Confirmed	2002
Interior/OS	Done	Not Confirmed	2002
Interior/USGS	Done	Confirmed	2002
Justice	Done	Confirmed	2002
Labor-ETA	Done	Confirmed	2002
Labor-Mine Safety/Health	Done	Not Confirmed	2002
National Aeronautics and Space Admin.	Done	Not Confirmed	2002
National Archives and Records	Done	Confirmed	2002
National Science Foundation	Done	Confirmed	2002
Peace Corps	Done	Confirmed	2002
Smithsonian	Done	Confirmed	2002
State-Int'n Boundary	Done	Confirmed	2002
State-OBO	Done	Confirmed	2002
Tennessee Valley Authority	Done	Confirmed	2002
Transportation/FAA & USCG	Done	Not Confirmed	2002
Transportation/except FAA & USCG	Done	Confirmed	2002
Treasury	Done	Confirmed	2002
United States Postal Service	Done	Confirmed	2002
Veterans Affairs	Done	Confirmed	2002
DOD/Air Force	Done	Confirmed	2002
DOD/Army owned	Done	Confirmed	2002
DOD/Army leased	Done	Not Confirmed	2002
DOD/Army Corps of Engineers	Done	Not Confirmed	2002
DOD/WHHS	Done	Confirmed	2002
DOD/Navy	File Not Used <sup>1</sup>		2000

<sup>1</sup> Navy's data file was not received in time for the final report production.

<sup>2</sup> FY 2002 updates used in final report production, without agency sign-off on accuracy.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication.

## Agency Acronyms & Websites

### Civil Agencies

Agriculture	USDA	<a href="http://www.usda.gov">www.usda.gov</a>
American Battle Monuments Commission	ABMC	<a href="http://www.abmc.gov">www.abmc.gov</a>
Architect of the Capitol	AOC	<a href="http://www.aoc.gov">www.aoc.gov</a>
Commerce	DOC	<a href="http://www.doc.gov">www.doc.gov</a>
Education	DOEd	<a href="http://www.ed.gov">www.ed.gov</a>
Energy	DOE	<a href="http://www.energy.gov">www.energy.gov</a>
Environmental Protection Agency	EPA	<a href="http://www.epa.gov">www.epa.gov</a>
Federal Communications Commission	FCC	<a href="http://www.fcc.gov">www.fcc.gov</a>
Federal Emergency Management Agency	FEMA	<a href="http://www.fema.gov">www.fema.gov</a>
General Services Administration	GSA	<a href="http://www.gsa.gov">www.gsa.gov</a>
Government Printing Office	GPO	<a href="http://www.gpo.gov">www.gpo.gov</a>
Health and Human Services	HHS	<a href="http://www.hhs.gov">www.hhs.gov</a>
Independent US Government Offices		
Broadcasting Board of Governors	BBG	<a href="http://www.bbg.gov">www.bbg.gov</a>
Commodity Futures Trading Commission	CFTC	<a href="http://www.cftc.gov">www.cftc.gov</a>
Interior	DOI	<a href="http://www.doi.gov">www.doi.gov</a>
Justice	DOJ	<a href="http://www.usdoj.gov">www.usdoj.gov</a>
Labor	DOL	<a href="http://www.dol.gov">www.dol.gov</a>
National Aeronautics And Space Administration	NASA	<a href="http://www.nasa.gov">www.nasa.gov</a>
National Archives and Records Administration	NARA	<a href="http://www.archives.gov">www.archives.gov</a>
National Science Foundation	NSF	<a href="http://www.nsf.gov">www.nsf.gov</a>
Peace Corps		<a href="http://www.peacecorps.gov">www.peacecorps.gov</a>
Smithsonian	SI	<a href="http://www.si.edu">www.si.edu</a>
State	STATE	<a href="http://www.state.gov">www.state.gov</a>
State - Agency for International Development	USAID	<a href="http://www.usaid.gov">www.usaid.gov</a>
Tennessee Valley Authority	TVA	<a href="http://www.tva.gov">www.tva.gov</a>
Transportation	DOT	<a href="http://www.dot.gov">www.dot.gov</a>
Treasury	TD	<a href="http://www.ustreas.gov">www.ustreas.gov</a>
United States Postal Service	USPS	<a href="http://www.usps.gov">www.usps.gov</a>
Veterans Affairs	VA	<a href="http://www.va.gov">www.va.gov</a>

### Department of Defense Agencies

Air Force	USAF	<a href="http://www.af.mil">www.af.mil</a>
Army	USA	<a href="http://www.army.mil">www.army.mil</a>
Corps of Engineers	COE	<a href="http://www.usace.army.mil">www.usace.army.mil</a>
Defense/Washington Headquarters Services	DOD/WHS	<a href="http://www.whs.pentagon.mil">www.whs.pentagon.mil</a>
Navy	USN	<a href="http://www.navy.mil">www.navy.mil</a>

Note: This listing represents reporting agencies with real property holdings included in this report. Visit [www.usa.gov](http://www.usa.gov) for a comprehensive listing of all Federal agencies.



***Smarter Solutions***

**U.S. General Services Administration**

**Office of Governmentwide Policy  
Real Property Policy Division**

1800 F Street, NW  
Washington, DC 20405  
202.501.0856

[www.gsa.gov](http://www.gsa.gov)