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DOGE LEASE TERMINATIONS

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As the initiative to reduce costs and the planned reduction of the government's real estate footprint unfolds, opportunities and challenges arise for occupiers and the broader corporate real estate sector.

DOGE Has Reportedly Terminated Leases for at Least 689 Federal Sites

The Department of Government Efficiency (DOGE), put in place by the Donald Trump administration, is an initiative to cut federal spending. DOGE was enacted by executive order on January 20, 2025. As part of the initiative, the department has been terminating numerous federal real estate leases across the United States for the purposes of reducing government costs and the real estate footprint. Thus far, the terminated leases impact over eight million square feet within 689 leases. The properties are located within the District of Columbia, all 50 states, and several U.S. territories.

Lease Terminations and Potential Market Impact

The General Services Administration (GSA) manages a significant percentage of federal leases. As of the end of 2024, the GSA owns and leases over 363 million square feet of space in nearly 8,400 buildings in more than 2,200 communities nationwide. Many of the leases terminated by DOGE are considered office space, although there are warehouse, flex, and other uses. The initial focus on terminations are on leases that fall within the GSA's responsibilities. Further, DOGE is focusing on leases that are in the "Soft Term", which is the term following the ending of the "Firm Term", due to the difficulty of termination terms in standard government leases. Landlords and other lessors should closely follow when leases are nearing the end of the Firm Term.

Source: Department of Government Efficiency, data pulled on April 14, 2025; U.S. General Services Administration, data pulled on April 14, 2025.

DOGE HIGHLIGHTS

689
Lease Terminations

8.12M
Total Square Feet Terminated

\$300M
Estimated Lease Savings



DOGE Terminated Federal Leases by Size Range (SF)

The number of terminated leases identified by DOGE are heavily skewed toward leases under 25,000 square feet. These leases represent nearly 90 percent of the total 689 leases identified and over 44 percent of the total aggregate square footage. There are five leases that are over 100,000 square feet, including the 845,000 square foot lease to the Bureau of Labor Statistics at 2 Massachusetts Avenue in the District of Columbia. The other four 100,000-plus leases are located in the Nashville, Cincinnati, Atlanta and Baltimore metro areas, respectively.

Agencies with most terminated leases include the U.S. Fish & Wildlife Service (38), Geological Survey (34), Natural Resources Conservation Service, (34), and the Mine Safety & Health Administration (34).

DOGE is focused on federal leases that are within the “Soft Term” of the lease term.

WHAT IS THE “FIRM TERM”?

The initial, non-cancellable period of the lease during which neither the landlord or the tenant can terminate the agreement without penalties or specific pre-agreed conditions.

WHAT IS THE “SOFT TERM”?

The period beyond the firm term that is more flexible or non-binding nature – often relating to renewal options, early termination rights, or extension periods.

Terminated Leases Size (SF)

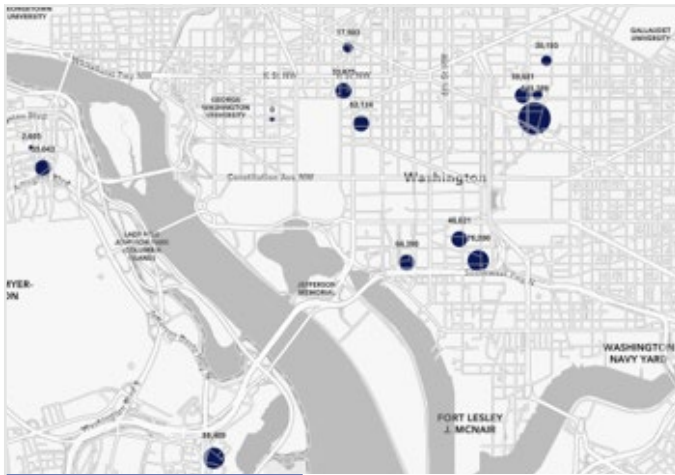
SF SIZE RANGES	NUMBER OF TERMINATED LEASES	% OF TOTAL	LEASE SF TERMINATED	% OF TOTAL
> 100,000 SF	5	0.7%	1,328,722	16.4%
50,000 - 99,999 SF	23	3.3%	1,602,169	19.7%
25,000 - 49,999 SF	45	6.5%	1,589,335	19.6%
10,000 - 24,999 SF	105	15.2%	1,701,706	21.0%
<10,000 SF	511	74.2%	1,897,849	23.4%
Total	689	100.0%	8,119,781	100.0%

Source: Department of Government Efficiency, data pulled on April 14, 2025; U.S. General Services Administration, data pulled on April 14, 2025.



DOGE Terminations by Metro/MSA

Not surprisingly, the metro with the highest number of terminations is within the Washington, DC metro (27), with 15 of those leases in the District of Columbia. The Atlanta metro has the second highest amount of square feet slated to be terminated, led by the 119,812 square foot lease held by the Center for Disease Control. The nearly 100,000 square foot termination of the Internal Revenue Service lease in Phoenix, contributed to pushing the Phoenix metro into one of the largest impacted markets. Smaller metros like Kansas City, Nashville, Cincinnati, and Puerto Rico made their way into the markets with the most square-feet terminated by DOGE.



WASHINGTON, DC

LDC 90306 (Lease Number)

2 MASSACHUSETTS AVE NE
WASHINGTON, DC 20002-495

This lease agreement is for 845,389 square feet. There currently is 448,945 square feet of vacant space available. The lease effective date is 1992-05-15 and the expiration date is 2025-05-14. The lease was canceled by DOGE on 2025-0130.

Metros with at Least 100,000 SF of Leases Being Terminated

METROS	NO. OF TERMINATED LEASES	TOTAL SQ FT TERMINATED
Washington, DC-VA-MD-WV	27	1,798,770
Atlanta, GA	14	394,110
Phoenix, AZ	12	343,317
Kansas City, MO-KS	10	219,718
Chicago, IL-IN	11	204,735
Los Angeles, CA	16	202,649
Nashville, TN	5	161,067
Cincinnati, OH-KY-IN	6	160,177
New York, NY-NJ	19	153,672
Denver, CO	7	150,122
Philadelphia, PA-NJ-DE-MD	16	143,753
Cleveland, OH	11	140,925
Boise City, ID	5	140,717
Baltimore, MD	9	137,144
San Juan, PR	12	132,551
Fort Collins-Loveland, CO	3	117,122
Miami, FL	9	116,328
Columbus, OH	6	101,403

Source: Department of Government Efficiency, data pulled on April 14, 2025;
U.S. General Services Administration, data pulled on April 14, 2025.

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DOGE Terminations by Agency/Tenant

The Bureau of Labor Statistics is the agency impacted with the most square-footage terminated by DOGE, with 98 percent of the square footage in one building in Washington, DC. Other agencies with the highest amount of square footage were primarily included because of the sheer number of leases. For example, the Geological Survey had 34 leases terminated, but the average size per terminated lease equating to 12,433 square feet. Meanwhile, the Mine & Safety Health Administration included 34 terminated leases, which average 7,083 square feet. The average size of the Internal Revenue Service included larger leases, with an average size of 29,247 square feet.

Top 10 Agencies/Tenants with the Most Square-Footage Terminated by DOGE

AGENCY/ TENANT	NO. OF TERMINATED LEASES	SQUARE FEET TERMINATED
Bureau of Labor Statistics	3	865,529
Geological Survey	34	422,734
U.S. Fish & Wildlife Service	38	346,736
Internal Revenue Service	11	321,714
Office of the Secretary	14	318,893
National Park Service	24	296,308
Natural Resources Conservation Service	34	283,638
Forest Service	12	261,841
Mine & Safety Health Admin	34	249,073
Food & Drug Admin	28	198,331

Source: Department of Government Efficiency, data pulled on April 14, 2025;
U.S. General Services Administration, data pulled on April 14, 2025.

WHAT'S NEXT?

Navigating the Evolving DOGE Federal Lease Terminations

As an occupier of space, it can be challenging to keep up with news cycles and the reporting for which properties are being selected for termination by DOGE. As administration priorities shift, it is important to both mitigate risk and understand the implications of potential market leverage if a significant amount of space is slotted for becoming vacant. The following are a few thoughts to consider:

- The DOGE terminated leases will likely continue to shift and understanding the landscape will be important to the dynamics of the local markets and submarkets.
- A significant number of leases being terminated are less than 10,000 square feet within office buildings considered older, Class B and C properties that will likely not impact a market.
- Identifying large GSA leases that are approaching the end of their Firm Term may be an indicator of future lease terminations. Much of this information can be gleaned from GSA databases.
- Determining the financial position of landlords within a market that are (or may be) impacted by DOGE federal lease terminations can help identify if there is (or will be) an opportunity for either negotiation or if it may hinder their ability to fund lease obligations.
- Companies or organizations (such as NGOs) should be abreast of potential lease terminations because it may impact site selection and the importance of proximity to a federal agency.

If your organization needs help navigating the implications of DOGE lease terminations or how to make strategic informed decisions in a complex environment, [please reach out to Cresa.](#)



EXPLORE THE MAP
of Terminated Leases

View an up-to-date interactive map of all federal lease terminations tracked under DOGE.

HELPFUL LINKS

The Department of Government Efficiency (DOGE) website

The U.S. General Services Administration (GSA) website, which tracks all leasing activity on a building level.

Bureau of Land Management (BLM)
– LR2000 website

Federal Register website

USA.gov's Lease & Property Data website