

BLM Cañon City and USFS Pueblo Portfolio

3028 E Main St, Cañon City, CO 81212
2840 Kachina Dr, Pueblo, CO 81008

NEWMARK

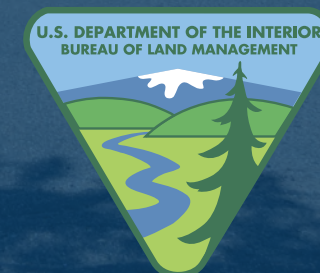
DISCLAIMER AND LIMITING CONDITIONS

Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of the BLM Cañon City and USFS Pueblo Portfolio (the “Property”) by ‘the owner’ (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



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EXECUTIVE SUMMARY

BLM and USFS Portfolio in the State of Colorado

Opportunity to acquire a two-property, +/- 47,920 SF fully leased GSA portfolio in Colorado, tenanted by the Bureau of Land Management (BLM) and United States Forest Service (USFS). The portfolio includes a +/- 26,500 SF facility in Cañon City and a +/- 21,420 SF facility in Pueblo. Both assets are single-story, built-to-suit facilities constructed to federal specifications and situated on a combined +/-6.13 acres with dedicated on-site parking.

The Cañon City property, built in 2008, is occupied by BLM and USFS and serves as a strategic field office for the BLM's Royal Gorge Field Office. This location oversees more than 600,000 acres of public lands across central Colorado, providing resource management, fire mitigation, conservation programs, and public recreation access. The Pueblo facility, built in 2002, houses the USFS Region 2 Rocky Mountain Service Center, which delivers technical and administrative support for forest management, wildfire response, environmental planning, and interagency coordination across multiple national forests.

- Current leases expire in 2027 & 2028
- Built-To-Suit facilities constructed to federal specifications and designed for agency-specific needs
- BLM Royal Gorge Field Office manages extensive public lands and recreation in central Colorado
- USFS Service Center in Pueblo provides logistical, administrative, and planning support for regional forest operations
- Ample on-site parking, including 70 spaces at the Pueblo location



SALE PRICE:

\$7,195,016



NOI:

\$665,539



CAP RATE:

9.25%



PORTFOLIO SIZE:

47,920 SF

TENANT OVERVIEW

The United States Forest Service (USFS), under the Department of Agriculture, and the Bureau of Land Management (BLM), under the Department of the Interior, are federal agencies responsible for managing vast public lands across the U.S. USFS oversees 193 million acres of national forests and grasslands, focusing on wildfire response, forest health, and conservation. BLM administers 245 million acres, managing natural resources, recreation, and land use planning. The Pueblo USFS facility supports regional forest operations and interagency coordination, while the BLM Royal Gorge Field Office in Cañon City manages 600,000 acres in central Colorado. Both agencies are backed by strong federal funding, with USFS requesting \$9.7 billion and BLM \$1.5 billion in FY 2025 budgets.



CAÑON CITY

Lease Square Footage	26,500 SF
Lease Commencement	February 14, 2008
Lease Expiration	February 13, 2028
Current Shell Rent	\$404,430
Current Operating Cost Rent	\$66,679
Current Total Rent	\$471,109
Tax Base	\$31,783.44



PUEBLO

Lease Square Footage	21,420 SF
Lease Commencement	June 1, 2022
Lease Expiration	May 31, 2027
Current Shell Rent	\$400,982.40
Current Operating Cost Rent	\$26,989.20
Current Total Rent	\$480,858.66
Tax Base	\$45,616.56

BLM CAÑON CITY

PROPERTY INFORMATION

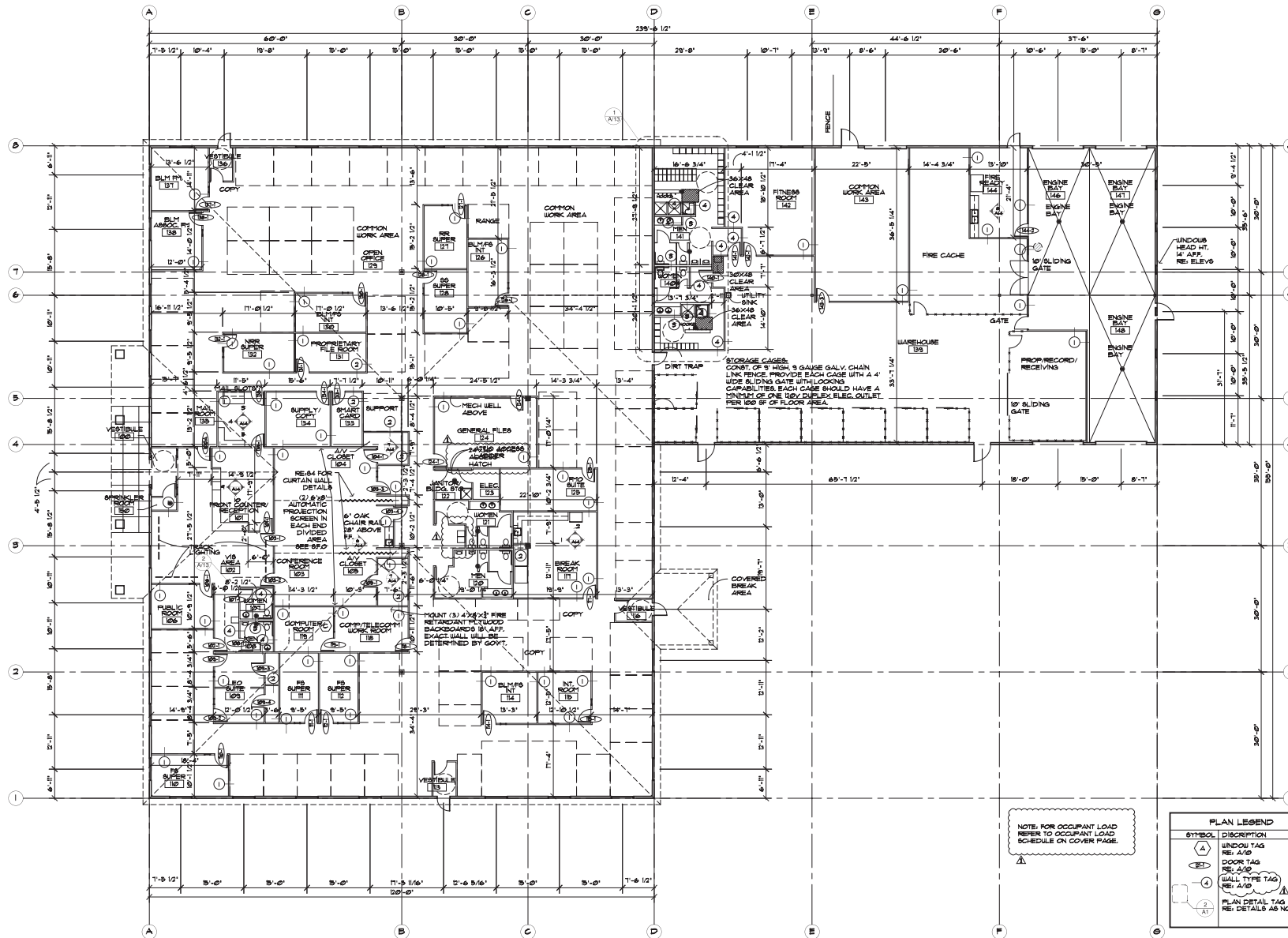
Address	3028 E Main St Cañon City, CO 81212
Building Size	26,500 SF
Site Size	3.75 AC
Year Built/Renovated	2008
Parking	78 Surface Spaces 22 marked spaces for visitors 4 pull-throughs for RVs
Stories	1
Tenancy	Single

FINANCIAL INFORMATION

Occupancy	100%
Price	\$3,116,043
Lease Expiration	February 13, 2028
Current Total Rent	\$471,109
Current NOI	\$288,234
Cap Rate	9.25%



BLM CAÑON CITY & USFS PUEBLO PORTFOLIO | 7



TENANT IMPROVEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

MKL

ARCHITECTURE PC
2881 Thirty First Street
Boulder, Colorado 80501
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Fax 303.444.1904
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Project:
**BUREAU OF LAND MANAGEMENT
& UNITED STATES FOREST SERVICE**
FRONTAGE ROAD CAÑON CITY, CO

Date	Revisions
MAY 2 2006	CONCEPT SET
MAY 18 2006	PERMIT SET
JUNE 2 2006	REVIEW SET
JAN 15 07	REVISION

Project No: -
Date: JAN 15 07
Drawn: ZLR/RAG/CAS
Checked: MKL
Approved: MKL

Title: T1 FLOOR PLAN

Number: A/6

Sheet 1 of 5

PROPERTY AERIAL



USFS PUEBLO

PROPERTY INFORMATION

Address	2840 Kachina Dr Pueblo, CO 81008
Building Size	21,420 SF
Site Size	2.38 AC
Year Built/Renovated	2002
Parking	70 Surface Spaces
Stories	1
Tenancy	Single

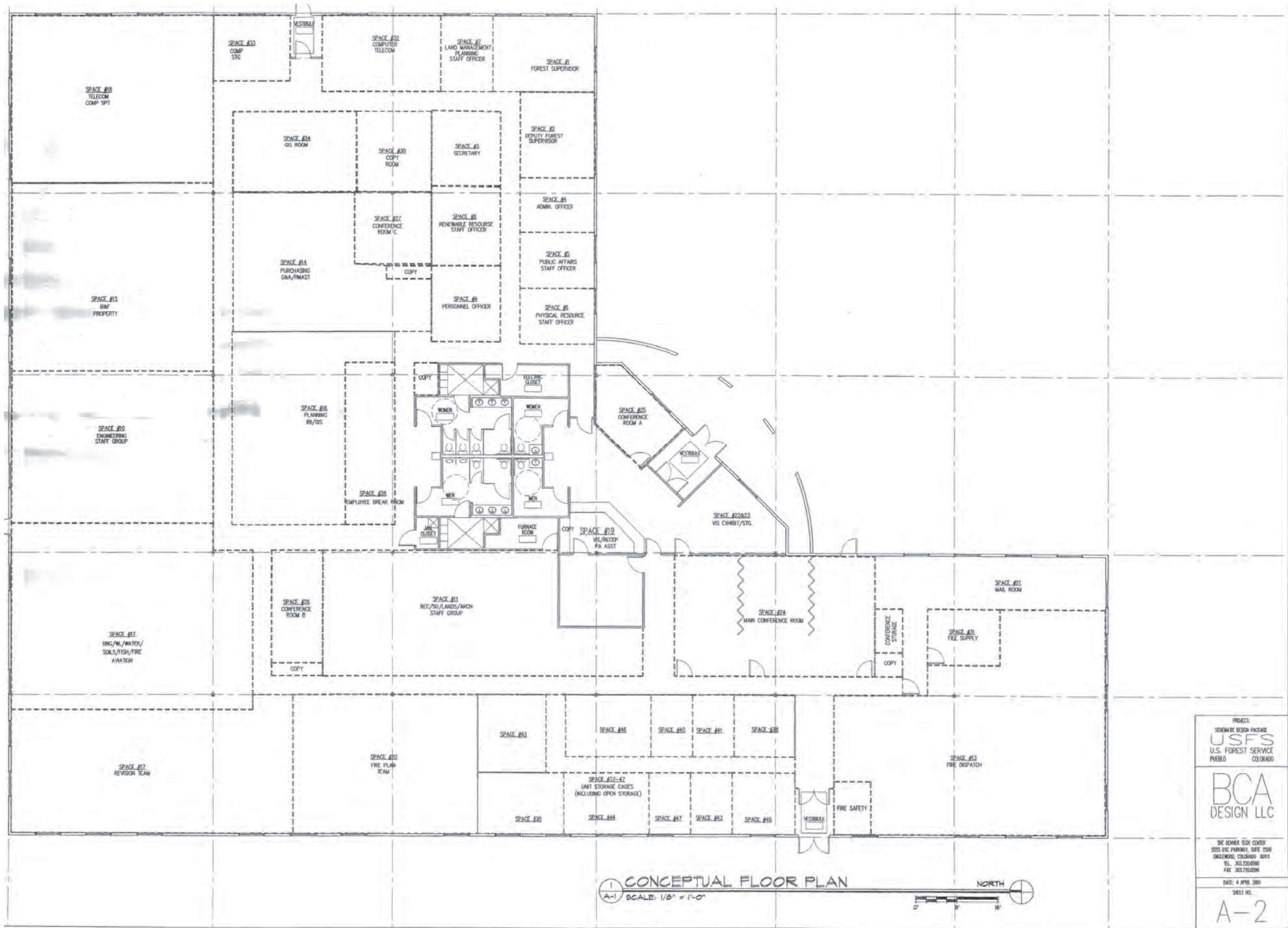
FINANCIAL INFORMATION

Occupancy	100%
Price	\$4,078,973
Lease Expiration	May 31, 2027
Current Total Rent	\$480,858.66
Current NOI	\$377,305
Cap Rate	9.25%



USFS PUEBLO

PROPERTY FLOORPLAN



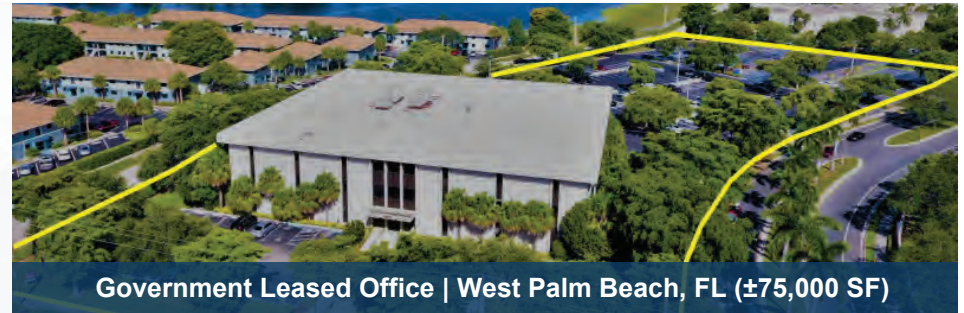
PROPERTY AERIAL



SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX (±230,000 SF)



Government Leased Office | West Palm Beach, FL (±75,000 SF)



State Government Office | Bridgeport, CT (±86,000 SF)



TSA & CBP Facility | Atlanta, GA (±98,000 SF)



State Government Office | Clinton, MS (±400,000 SF)



FBI Facility | McAllen, TX (±80,000 SF)



Western Passport Center | Tucson, AZ ±75,000



FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)

SAMPLE TEAM CLOSINGS



Government Contractor Facility | Peachtree City, GA (±163,000 SF)



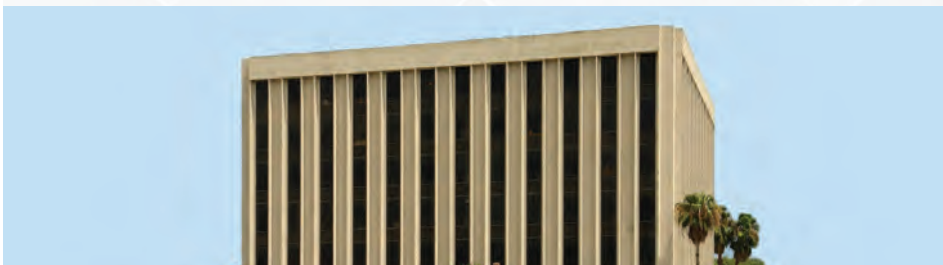
Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



State Government Office | Corpus Christi, TX (±85,000)



State Government Office | Cumberland, MD (±56,000 SF)



Northrop Grumman | Aurora, CA (±104,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+

PROFESSIONALS

~170

OFFICE LOCATIONS

\$2.8B+

ANNUAL REVENUES*

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

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DISCLAIMERS

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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