

OFFICE BUILD-OUT COSTS

CONTINUE TO CLIMB

TRENDING VIRGINIA CLASS-A


OFFICE IMPROVEMENTS

1

WHAT ARE THE CAUSES?




Loss and lack of skilled labor since 2008 recession



Labor shortage has resulted in increased labor costs



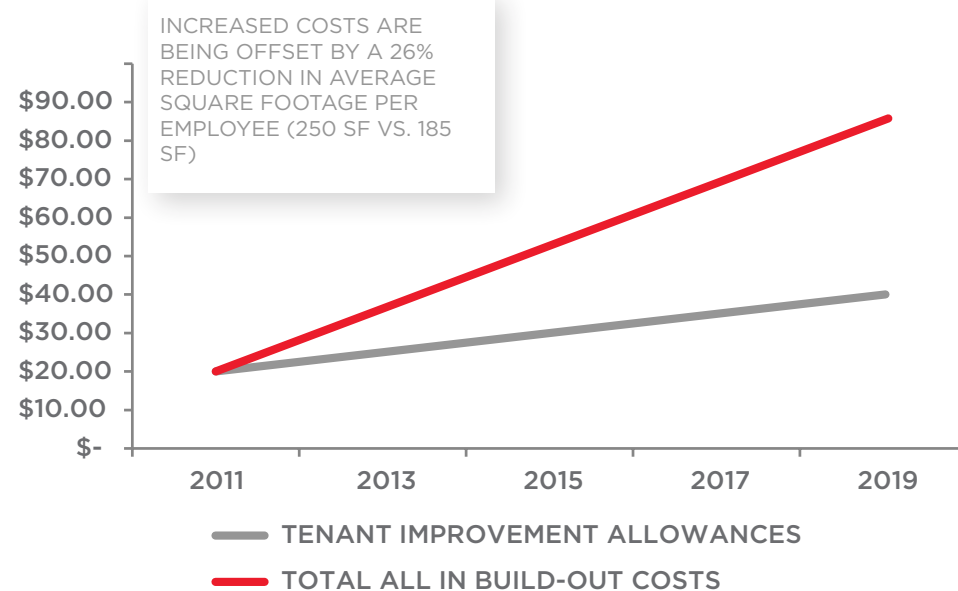
Changes in codes & legislation



Steel & aluminum tariffs

2

TOTAL ALL IN BUILD-OUT COSTS HAVE OUTPACED LANDLORD ALLOWANCES



3

HOW WE CAN HELP

SAVE TIME

INCREASE VALUE & LOWER COSTS

MITIGATE RISK

REMAIN FOCUSED ON YOUR BUSINESS

HIGH END

FIRST GENERATION AND/OR HIGH QUALITY FINISHES

\$118.25/sf

MID RANGE

SECOND GENERATION AND/OR STANDARD QUALITY FINISHES

\$50.50/sf

\$7.50/sf

\$2.00/sf

DESIGN & CONSULTING

\$65.00/sf

\$20.00/sf

CONSTRUCTION

\$7.00/sf

\$4.00/sf

TECHNOLOGY

\$8.00/sf

\$5.00/sf

AUDIO/VISUAL

\$30.00/sf

\$18.00/sf

FURNITURE

\$.75/sf

\$1.50/sf

MOVE/DECOMMISSION

BLEND

ED AVERAGE

ALL-IN COSTS:

\$84.38