



QUICK COST GUIDE

The cost of construction will vary with every building and with tenant requirements. These prices provide a quick guideline to tenant improvement construction costs in offices from 2,500 S.F. to 10,000 S.F.

EXECUTIVE OFFICE:

15' x 20' (300 S.F.)

Includes building standard walls, ceiling, and carpet. Upgrades include a separate HVAC zone, special lighting, and wall covering on one wall and door sidelight.

New Building: \$13,856 - \$16,754

EXECUTIVE OFFICE:

10' x 12' (120 S.F.)

Includes building standard walls, ceiling, carpet, and lights. Upgrades include wallcovering on one wall and door sidelight.

New Building: \$7,240 - \$8,220

CONFERENCE ROOM:

15' x 20' (300 S.F.)

Includes building standard walls, ceiling and carpet. Upgrades include a separate HVAC zone, exhaust fan, special lighting, and door sidelight with blind. Does not include display board, credenza, acoustical walls, or projection screen.

New Building: \$15,975 - \$18,820

SUITE ENTRY/RECEPTION:

16' x 16' (256 S.F.)

Includes building standard walls. Upgrades include special lighting, ceiling, flooring, and wall covering.

New Building: \$17,100 – \$24,050

LUNCH ROOM:

15' x 20' (300 S.F.)

Includes building standard walls, ceilings and lights with standard vinyl tile floor. Upgrades include sink with disposal, upper and lower cabinets, and one covered wall. Does not include appliances.

New Building: \$15,605 - \$31,800



COPY/STORAGE ROOM:

10' x 12' (120 S.F.)

Includes building standard walls, ceilings and lights with standard vinyl tile floor.

Upgrades include sink with disposal, upper and lower cabinets, and one covered wall.

Does not include appliances.

New Building: \$13,549 - \$16,920

OPEN OFFICE PLAN:

(Per Square Foot)

Includes building standard ceilings, carpets and lights. Upgrades include data, telephone and power outlets in floor, life safety lights, speakers, and signs.

New Building: \$22.52 S.F - \$26.94 S.F

LOW WALL CUBICLE:

8' x 9' (72 S.F.)

Add this cost to open office plan total. Upgrades include wood cap.

New Building: \$1,324- \$1,710

COAT CLOSET:

4' x 4' (16 S.F.)

Add this cost to open office plan total. Includes building standard walls, light switch, and door.

New Building: \$2,964 - \$3,580

COFFEE BAR:

6 L.F.

Add this cost to open office plan total. Includes lower cabinet and coffee maker copper line and valve. Does not include refrigerator or sink.

New Building: \$3,120 - \$3,780

These costs represent average market prices and should be used for budget purposes only. For exact figures contact McLarney Construction. Prices will vary due to the following:

- **Building standard specifications**
- **Specifications particular to the building design**
- **Size of the project**
- **Project Schedule**

UPDATE 11/2006