# Same Building. Better Environment. Lower Cost.



A Completely Furnished Office for about \$20/ft²... Installed!™

### **Cost Savings**

The MAI concept can lower tenant costs by almost 30% over conventional warm-space build-outs by revolutionizing the typical tenant improvement process. As a result, we can offer a fully furnished space within the tenant improvement allowance!

Additionally, MAI products qualify as furniture thereby increasing your taxable benefits for accelerated depreciation.

## Improved Work Environment

The MAI concept incorporates beautiful, flexible and functional furniture and full-height movable walls that create work environments that are attractive and extremely functional.

Our complete package also includes beautiful wood veneer case goods, a full line of seating as well as matching filing and storage.

#### Flexible Floor Plans

The use of movable walls and integrated power and cabling allows for complete reconfiguration of work spaces with minimal downtime and cost.

#### **Zone Distribution**

The MAI concept utilizes a true plug & play power and cabling system featuring desk height power and data, lay-in cabling, fan out cable management and the largest cabling capacity in the industry.

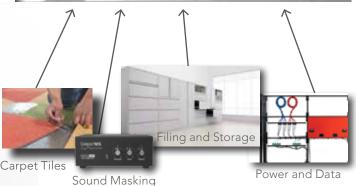
## Affordable Access to Green Products

MAI adheres to the cradle-to-cradle life-cycle philosophy where materials are perpetually circulated in closed loops to maximize material value without damaging ecosystems. Acoustical panels are filled with 100% post-consumer P.E.T., made from recycled soda bottles. Our products are GREENGUARD® Certified.

Completely Furnished Office Starting at \$20/ft²...Installed!™











MAI<sup>®</sup> is meeting the challenge of today's commercial real estate market with a comprehensive landlord program designed to substantially increase occupancy.

### Meeting the Challenges of a Tenant Driven Market

There is too much unleased office space today and this is not expected to change anytime soon. As a result, competition on existing space is fierce and savvy tenants are demanding TI allowances that include everything from office furniture to network cabling.

Turnkey solutions, although appealing to tenants, are typically expensive and complicated. To help landlords overcome these challenges, MAI has created the industry's most innovative marketing program. A fully furnished Tenant Ready Space™.

Benefits to landlords include:

- Higher Lease Rates
- Quicker Occupancy
- Accelerated Depreciation
- Green Office Products
- LEED® Point Contribution
- More Attractive Space

#### The Power of "All Inclusive"

As a leading provider of modular architectural interiors and high quality office furnishings, MAI is in a unique position to provide this exceptional value proposition. Prior to any improvements or additional investment by the landlord, MAI will provide a comprehensive, "all-in" concept plan for the space that includes moveable walls, systems furniture, flooring, and cabling.

The bottom line is the MAI program will allow you to provide most tenants a fully furnished space within the TI allowance.





#### Want to Learn More?

Contact Us Today! Modular Architectural Interiors www.maispace.com 866 634 1001