Built to Suit Tenant Ready Space™



Same Building. Better Environment. Lower Cost.



Cost Savings: Class A Space

Conventional Build Out and Furniture

Tenant Improvement Cost: \$75-100/ft²-Furniture Cost: \$30-40/ft²

Total Cost: \$105-140/ft²

 $\mathsf{MAI}\;\mathsf{Tenant}\;\mathsf{Ready}\;\mathsf{Space}^{^{\mathsf{TM}}}$

Tenant Improvement Cost: \$55-75/ft² MAI Cost: \$20-25/ft²

Total Cost: \$75-100/ft²-

MAI Tenant Ready Space™

Conventional Build
Out and Furniture

Complete within TI Cost

28.5% Savings!

Based on 225 RSF per person, 80:20 ratio open plan to private offices, one reception station, one conference room per 5,000 RSF, carpet tile for usable area, and zone cabling and MDF in telecom room. Add \$1 RSF for union installation.



MAI® 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 $^{\text{TM}}$.

Benefits to landlords include:

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



Want to Learn More?

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

