



The following is information on the cost of office tenant improvements in the Bay Area. The information was provided by:



Market Sector	Biotechnology	Marketing	Financial	Spec Suite	Nonprofit	Technology	Average
Location	San Rafael	San Francisco	San Francisco	San Francisco	San Francisco	Berkeley	SF
Square Footage	31,250	11,000	22,000	4,700	6,000	18,000	15,492
Year Completed	2017	2017	2017	2017	2017	2017	
Full, Partial or Refresh TI	Full	Full	Full	Full	Full	Full	
Warm or Cold Shell	Warm	Warm	Warm	Warm	Cold	Cold	
Cafe/Pantry or Kitchen	Yes	Yes	Yes	Yes	Yes	Yes	
Conferencing	Yes	Yes	Yes	Yes	No	Yes	
Lab Space	Yes	No	No	No	No	Yes	
Interior Stairs	No	No	No	No	No	No	
\$/SF COST BY DIVISION							
Demolition	\$ 4.61	\$ 0.35	\$ 3.81	\$ 5.00	\$ 0.80	\$ 0.72	\$ 2.55
Site Requirements	\$ 4.04	\$ 0.62	\$ 2.11	\$ 1.52	\$ -	\$ 2.46	\$ 1.79
Miscellaneous Metals	\$ -	\$ -	\$ 0.60	\$ -	\$ 0.83	\$ 1.25	\$ 0.45
Rough Carpentry	\$ 1.94	\$ 0.74	\$ 0.47	\$ 1.11	\$ 0.75	\$ 0.29	\$ 0.88
Millwork	\$ 16.15	\$ 15.72	\$ 8.39	\$ 11.91	\$ 47.42	\$ 1.67	\$ 16.88
Insulation & Fireproofing	\$ 1.87	\$ 0.09	\$ 1.27	\$ 0.43	\$ -	\$ 0.14	\$ 0.63
Doors, Frames, & Hardware	\$ 14.09	\$ 5.74	\$ 2.81	\$ 5.08	\$ 8.31	\$ 3.14	\$ 6.53
Glass & Glazing	\$ 4.62	\$ 3.65	\$ 2.05	\$ 4.13	\$ 7.49	\$ 5.25	\$ 4.53
Drywall	\$ 16.01	\$ 14.43	\$ 16.29	\$ 16.10	\$ 22.67	\$ 5.80	\$ 15.22
Tile	\$ 3.84	\$ 0.32	\$ 9.28	\$ 1.20	\$ 7.31	\$ -	\$ 3.66
Ceilings	\$ 6.47	\$ 8.09	\$ 14.28	\$ 6.66	\$ -	\$ 2.49	\$ 6.33
Flooring	\$ 5.98	\$ 6.65	\$ 2.17	\$ 4.98	\$ 2.22	\$ 3.13	\$ 4.19
Paints & Coatings	\$ 8.05	\$ 4.72	\$ 4.03	\$ 3.76	\$ 19.39	\$ 5.04	\$ 7.50
Signage	\$ 0.24	\$ 0.18	\$ -	\$ -	\$ 0.17	\$ -	\$ 0.15
Operable Partitions	\$ -	\$ -	\$ 4.10	\$ -	\$ -	\$ -	\$ 0.82
Toilet Accessories	\$ 1.51	\$ -	\$ 1.82	\$ -	\$ 4.35	\$ 1.22	\$ 1.48
Audio-Visual	\$ 12.80	\$ 0.68	\$ -	\$ -	\$ -	\$ -	\$ 2.25
Residential Equipment	\$ 0.41	\$ 0.92	\$ 1.10	\$ 1.68	\$ 1.25	\$ 0.43	\$ 0.97
Demountable Partitions	\$ -	\$ -	\$ 13.27	\$ -	\$ -	\$ -	\$ 2.21
Window Treatments	\$ 6.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.04
Conveying Systems	\$ 1.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.24
Fire Protection	\$ 5.21	\$ 2.35	\$ 2.75	\$ 3.52	\$ 5.08	\$ 3.27	\$ 3.70
Plumbing	\$ 3.10	\$ 2.99	\$ 5.23	\$ 4.83	\$ 23.25	\$ 12.99	\$ 8.73
HVAC	\$ 23.71	\$ 26.73	\$ 20.22	\$ 23.91	\$ 39.82	\$ 18.39	\$ 25.46
Electrical	\$ 61.68	\$ 36.04	\$ 55.76	\$ 39.91	\$ 59.40	\$ 39.51	\$ 48.72
Voice Data Systems	\$ 6.40	\$ -	\$ 4.38	\$ -	\$ 2.75	\$ 1.75	\$ 2.55
Security Systems	\$ 3.20	\$ -	\$ -	\$ 0.64	\$ -	\$ -	\$ 0.64
General Clean Up	\$ 3.56	\$ 2.73	\$ 3.28	\$ 3.57	\$ 2.50	\$ 2.67	\$ 3.05
Permits & Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Conditions	\$ 4.46	\$ 4.11	\$ 4.77	\$ 8.44	\$ 7.12	\$ 4.00	\$ 5.48
Fee & Insurance	\$ 2.28	\$ 3.12	\$ 2.58	\$ 4.03	\$ 3.47	\$ 2.99	\$ 3.08
Total \$/SF	\$ 223.91	\$ 140.97	\$ 186.82	\$ 152.41	\$ 266.35	\$ 118.60	\$ 181.70