



# COST PER SQUARE FOOT ESTIMATOR

SUMMER 2018

ALL NUMBERS INCLUDE BOTH CORE/SHELL AND SITEWORK ESTIMATES

| OF                         | OFFICE                          | Total Square Feet |        |        |         |         |         |
|----------------------------|---------------------------------|-------------------|--------|--------|---------|---------|---------|
|                            |                                 | 10,000            | 20,000 | 40,000 | 80,000  | 150,000 | 200,000 |
| <b>Offices</b>             |                                 |                   |        |        |         |         |         |
|                            | Class "A" Office                | N/A               | \$115  | \$110  | \$97    | \$93    | \$90    |
|                            | Class "B" Office                | \$115             | \$112  | \$100  | \$93    | \$90    | \$85    |
|                            | Concrete Tilt-Up / Glass Office | N/A               | \$80   | \$76   | \$75    | \$70    | \$68    |
|                            | Medical Professional Office     | \$167             | \$147  | \$128  | \$100   | \$91    | \$88    |
|                            | Dental Professional Office      | \$167             | \$147  | \$128  | N/A     | N/A     | N/A     |
|                            | Data/Tech Center                | \$115             | \$105  | \$96   | \$90    | N/A     | N/A     |
|                            | <b>Parking Structures</b>       | N/A               | N/A    | N/A    | \$55    | \$50    | \$45    |
| AH                         | APTS/HOSPITALITY                | Total Square Feet |        |        |         |         |         |
|                            |                                 | 2,500             | 5,000  | 10,000 | 20,000  | 40,000  | 60,000  |
| <b>Tenant Improvements</b> |                                 |                   |        |        |         |         |         |
|                            | Class "A" Office                | \$65              | \$60   | \$55   | \$50    | \$48    | \$46    |
|                            | Class "B" Office                | \$52              | \$48   | \$44   | \$42    | \$40    | \$38    |
|                            | Medical Professional Office     | \$80              | \$75   | \$70   | \$65    | \$60    | \$58    |
|                            | Dental Professional Office      | \$90              | \$85   | N/A    | N/A     | N/A     | N/A     |
|                            | Data/Tech Center                | \$45              | \$42   | \$39   | \$36    | \$34    | \$32    |
| AH                         | APTS/HOSPITALITY                | Total Square Feet |        |        |         |         |         |
|                            |                                 | 10,000            | 20,000 | 40,000 | 80,000  | 150,000 | 200,000 |
| <b>Apartments</b>          |                                 |                   |        |        |         |         |         |
|                            | 24-Plex Buildings               | \$122             | \$117  | \$112  | \$110   | \$96    | \$91    |
|                            | Stacked Five-Story              | N/A               | N/A    | \$115  | \$114   | \$105   | \$98    |
|                            | Stacked Five-Story w/ Podium    | N/A               | N/A    | \$170  | \$140   | \$135   | \$130   |
| <b>Hotel</b>               |                                 |                   |        |        |         |         |         |
|                            | Limited Service                 | N/A               | N/A    | \$128  | \$125   | \$122   | \$120   |
|                            | Full Service                    | N/A               | N/A    | N/A    | \$135   | \$132   | \$130   |
| RT                         | RETAIL                          | Total Square Feet |        |        |         |         |         |
|                            |                                 | 3,000             | 5,000  | 10,000 | 25,000  | 50,000  | 100,000 |
|                            | Box Building                    | N/A               | N/A    | \$90   | \$80    | \$75    | \$72    |
|                            | In-Line Strip Center            | \$135             | \$125  | \$115  | \$105   | \$95    | N/A     |
|                            | Resturant Stand-Alone           | \$255             | \$246  | \$225  | N/A     | N/A     | N/A     |
|                            | Storage Units                   | N/A               | \$48   | \$44   | \$42    | \$40    | \$38    |
| IN                         | INDUSTRIAL                      | Total Square Feet |        |        |         |         |         |
|                            |                                 | 20,000            | 40,000 | 70,000 | 100,000 | 150,000 | 200,000 |
|                            | Pre-Engineered Metal Building   | \$62              | \$57   | \$49   | \$47    | \$44    | \$42    |
|                            | Concrete Tilt-Up                | \$74              | \$65   | \$57   | \$55    | \$48    | \$46    |
|                            | Masonry Block                   | \$82              | \$71   | \$63   | \$61    | \$54    | \$52    |
| HC                         | HEALTHCARE                      | Total Square Feet |        |        |         |         |         |
|                            |                                 | 10,000            | 20,000 | 40,000 | 60,000  | 80,000  | 100,000 |
|                            | Assisted Living Center          | N/A               | N/A    | \$170  | \$165   | \$160   | \$159   |
|                            | Skilled Nursing Facility        | N/A               | N/A    | \$186  | \$182   | \$178   | \$172   |

These figures represent estimated costs for construction only—and do include both the building and sitework. However, design, building permit, and impact fees are not included. Figures may vary depending on land configuration, soils, weather conditions, and design particulars. For an estimate of total costs specific to your project, a return on investment study, and/or design and construction time-frame estimates, please contact us at these numbers.

Salt Lake City: (801) 263-1406    ▪    St. George: (435) 574-9494