



COST PER SQUARE FOOT ESTIMATOR

FALL 2018

ALL NUMBERS INCLUDE BOTH CORE/SHELL AND SITEWORK

OF	OFFICE	Total Square Feet					
		10,000	20,000	40,000	80,000	150,000	200,000
Offices							
	Class "A" Office	N/A	\$115	\$110	\$99	\$96	\$94
	Class "B" Office	\$115	\$109	\$100	\$94	\$90	\$86
	Concrete Tilt-Up / Glass Office	N/A	\$86	\$83	\$81	\$76	\$74
	Medical Professional Office	\$130	\$115	\$110	\$100	\$96	\$94
	Dental Professional Office	\$130	\$115	\$110	\$100	N/A	N/A
	Data/Tech Center	\$118	\$108	\$98	\$92	N/A	N/A
	Parking Structures	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
Tenant Improvements							
	Class "A" Office	\$68	\$63	\$58	\$53	\$51	\$49
	Class "B" Office	\$53	\$49	\$45	\$43	\$41	\$40
	Medical Professional Office	\$80	\$75	\$69	\$64	\$61	\$59
	Dental Professional Office	\$94	\$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
Apartments							
	24-Plex Buildings	\$122	\$117	\$115	\$110	\$103	\$100
	Stacked Five-Story	N/A	N/A	\$118	\$115	\$108	\$104
	Stacked Five-Story w/ Podium	N/A	N/A	\$170	\$140	\$135	\$131
	Student Housing	\$128	\$124	\$121	\$119	\$116	\$114
Hotel							
	Limited Service	N/A	N/A	\$131	\$129	\$126	\$123
	Full Service	N/A	N/A	N/A	\$140	\$136	\$134
RT	RETAIL	Total Square Feet					
		3,000	5,000	10,000	25,000	50,000	100,000
	Box Building	N/A	N/A	\$92	\$82	\$77	\$73
	In-Line Strip Center	\$136	\$126	\$116	\$105	\$95	N/A
	Resturant Stand-Alone	\$257	\$250	\$230	N/A	N/A	N/A
	Storage Units	N/A	\$49	\$46	\$44	\$42	\$40
IN	INDUSTRIAL	Total Square Feet					
		20,000	40,000	70,000	100,000	150,000	200,000
	Pre-Engineered Metal Building	\$64	\$59	\$51	\$49	\$46	\$44
	Concrete Tilt-Up	\$74	\$67	\$57	\$54	\$49	\$47
	Masonry Block	\$82	\$71	\$59	\$56	\$54	\$52
HC	HEALTHCARE	Total Square Feet					
		10,000	20,000	40,000	60,000	80,000	100,000
	Assisted Living Center	N/A	\$174	\$170	\$165	\$159	\$153
	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.

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