



COST PER SQUARE FOOT ESTIMATOR

SPRING 2020

ALL NUMBERS INCLUDE BOTH CORE/SHELL AND SITEWORK

*AVERAGE BREAKOUT OF SITEWORK

OF	OFFICE	Total Square Feet					
		*10 /SF Sitework	10,000	20,000	40,000	80,000	150,000
Offices							
	Class "A" Office	N/A	N/A	\$127	\$105	\$95	\$93
	Class "B" Office	\$120	\$110	\$105	\$100	\$90	\$85
	Concrete Tilt-Up / Glass Office	N/A	\$100	\$93	\$86	\$82	\$79
	Medical Professional Office	\$120	\$110	\$105	\$100	\$90	\$85
	Dental Professional Office	\$120	\$110	\$105	\$100	N/A	N/A
	Data/Tech Center	\$120	\$110	\$103	\$97	\$93	N/A
	Parking Structures	N/A	N/A	N/A	\$55	\$50	\$45
		Total Square Feet					
Tenant Improvements		2,500	5,000	10,000	20,000	40,000	60,000
	Class "A" Office	\$90	\$85	\$80	\$75	\$72	\$70
	Class "B" Office	\$70	\$65	\$60	\$55	\$52	\$50
	Medical Professional Office	\$120	\$115	\$110	\$110	\$110	\$110
	Dental Professional Office	\$125	\$120	\$115	N/A	N/A	N/A
	Data/Tech Center	\$65	\$62	\$59	\$56	\$54	\$52
AH	APTS/HOSPITALITY	Total Square Feet					
		*\$12 /SF Sitework	10,000	20,000	40,000	80,000	150,000
Apartments							
	24-Plex Buildings	\$150	\$140	\$135	\$130	\$125	\$120
	Stacked Five-Story	N/A	N/A	\$135	\$130	\$128	\$125
	Stacked Five-Story w/ Podium	N/A	N/A	\$175	\$155	\$145	\$140
	Student Housing	\$135	\$130	\$125	\$120	\$115	\$110
	Town Homes	\$115	\$110	\$107	\$105	\$102	\$100
Hotel							
	Limited Service	N/A	N/A	\$131	\$129	\$126	\$123
	Full Service	N/A	N/A	N/A	\$140	\$137	\$135
RT	RETAIL	Total Square Feet					
		*\$15 /SF Sitework	3,000	5,000	10,000	25,000	50,000
	Box Building	N/A	N/A	\$90	\$80	\$75	\$65
	In-Line Strip Center	\$155	\$145	\$135	\$120	\$110	N/A
	Restaurant Stand-Alone	\$255	\$249	\$230	N/A	N/A	N/A
	Storage Units	N/A	\$60	\$58	\$56	\$54	\$52
IN	INDUSTRIAL	Total Square Feet					
		*\$10 /SF Sitework	20,000	40,000	70,000	100,000	150,000
	Pre-Engineered Metal Building	\$74	\$67	\$57	\$54	\$49	\$46
	Concrete Tilt-Up	\$84	\$77	\$67	\$64	\$59	\$56
	Masonry Block	\$90	\$83	\$73	\$70	\$65	\$62
HC	HEALTHCARE	Total Square Feet					
		*\$6 /SF Sitework	10,000	20,000	40,000	60,000	80,000
	Assisted Living Center	N/A	\$175	\$167	\$163	\$159	\$154
	Skilled Nursing Facility	N/A	\$225	\$217	\$210	\$176	\$173

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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