UW Real Estate

MRAM

Calculating Space Costs

May 10, 2012

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UWRE Organization
UWRE Ongoing Projects

Active Transaction Projects Value

- $15,875,903
- $10,080,000
- $2,475,000
- $1,620,000
- $804,500
- $259,000
- $1,000,000

Total = $32,114,403
UWRE Leased Portfolio

PRIMARY USE by RSF
Total RSF = 1,596,684

- Office: 40%
- Lab/Office (SLU II): 18%
- Lab: 18%
- Residential: 1.42%
- Retail: 0.47%
- Storage/Warehouse: 4%
- Clinic: 7%
- Data Center: 0.84%
- Classroom: 8%
UWRE Leased Portfolio

MONTHLY EXPENSE OBLIGATION by LOCATION

- Seattle: $665,715
- South Lake Union: $2,216,309
- University District: $1,063,671
- Seattle North Metro: $155,657
- Eastside: $103,714
- Seattle South Metro: $99,401
- South Puget Sound: $72,850
- Eastern WA: $9,756
- US: $5,557
- International: $127,953
Northwest Hospital MS Clinic
UW Bothell Professional Building
Molecular Diagnostics
Getting Started

Welcome to UW Real Estate

UW Real Estate provides strategic asset management and comprehensive real estate services that align with the University's institutional goals.

Leasing for UW Departments

- General information about the lease process.
- Commonly asked questions by tenants currently in leased space.
- How to lease residential space when paying rent with a UW budget.
- Assistance leasing space outside the US.
- Commonly asked questions when paying rent for leased space with a UW budget.

Donating, Leasing, Buying, Selling and Obtaining Access to UW Property
Defining Space

• **Assignable square feet (ASF)** is the measurement within the interior walls of a room or area and does not include interior circulation and common areas (kitchen, copy area, file storage, etc.).
Floor Plan
Defining Space

• **Usable square feet** (USF) is the assignable area (ASF) plus interior circulation and common areas. For estimating purposes, multiply ASF by a factor of 1.40 to get USF.
Defining Space

- **Rentable square feet** (RSF) usable area (USF) plus the tenant's share of the building's common areas (lobby space, corridors, restrooms, etc.). For estimating purposes multiply USF by a factor of 1.16 to get RSF.
Quick Space Estimating

• 270 sf/person for standard office
• 220 sf/person open office

— or —

• ASF x 1.4 = USF x 1.16 = RSF
# Space Cost Estimator

## Remodels

<table>
<thead>
<tr>
<th>Improvements</th>
<th>UW REO Standard Finish</th>
<th>Rentable Sq Ft</th>
<th>No. of Rooms/Units</th>
<th>Typical Price per USF/unit</th>
<th>Estimated Subtotal</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Treadmill</td>
<td>Per plan requirements of existing space</td>
<td>311</td>
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This price does not include new carpet, paint, ceiling or lighting.
UW Real Estate

Questions?