



NEW AGE AMENITIES

Businesses today, now more than ever, are evaluating costs to determine the actual worth of certain expenditures. One of the most expensive payments for companies large and small is the monthly fee associated with rental space. However, the trends in what comes along with commercial space are changing and there can be significant value attributed to where a business chooses to set up shop.

Some typical amenities that come along with certain commercial lease agreements include complimentary rent, indoor and outdoor maintenance of common areas and grounds, and free parking. However, there are also hidden amenities to contemplate when looking for space that range from saving time to credible resources necessary for building a business. The phrase "strength in numbers" is most applicable when it comes to looking for amenities and buildings that host more tenants are usually able to provide added incentives that enhance the overall appeal and functionality of a business.

US Mail and Shipping Private mailboxes and convenient on-site UPS/FedEx pickup/drop-off services and supplies.

Reception Area A nice area for visitors to wait and/or to be greeted makes for a great first impression. Luxuries like a complimentary telephone, cable television, and wi-fi are additional bonuses.

Conference Center A common conference center is advantageous for businesses with limited space. It is often available for small group training, interviews, presentations, or other types of meetings. Multi-media equipment, white board, telephone, and wi-fi are typical inclusions in the room.

Fitness Room A fitness facility is a great convenience that promotes general health and is a benefit to both business owners and employees.

On-Site Property Management An on-site property management team saves time and energy. Whether it is changing a light bulb or handling a plumbing leak, immediate maintenance assistance with unpredictable circumstances prevents headaches.

Technologically Savvy A building that utilizes current technological supports tenants in many ways from internet hosting to utility costs.

Onsite Consultants Larger business centers may provide strategic marketing, administrative, financial and/or technical consulting services. These services may be an additional cost or facilitated through another tenant, but can certainly be a tremendous on-hand advantage.

Community Recognition A building with more than one tenant tends to generate more foot traffic from individuals conducting business through deliveries, consultation, sales, and many other types of products and services and provides more opportunities for people to familiarize with other companies located within the vicinity. In addition, there may be virtual community exposure through the owner's website.

Business to Business Multiple tenants can provide unlimited means to build professional relationships that increase both opportunities and resources. People are more inclined to do business with people they know. There is likelihood to provide business, refer business, and complementary services and products.

Amenities of any sort are important to a business's bottom line. Business owners should scrutinize over the all-inclusive value associated with a location and think far beyond the terms negotiated in the leasing agreement.

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