How do you measure space?

Many, even those in the real estate industry, wonder how space is measured. This is especially so because there are quite a few different ways, with varying degrees of mostly minor differences. This brief section is posted to explain as simply as possible some of the variables involved in measuring space.

Square footage is the calculation used to size out space. **Actual Square Footage** is determined by multiplying the Unit Dimensions of an area. For example, if you were trying to find the Actual Square Footage of a building that is a stand alone square or rectangle structure one would simply measure from the outside of the walls for the building in terms of Length by Width. If the building happened to be 100' x 100', you would have 10,000 Actual SF.

Leasable Square Footage is measured very much the same way. This comes into play when space is divided up within a structure to accommodate multiple clients. One would still measure from the outside part of the predominant exterior walls. However, in this case we are measuring to what we call a demising wall that is built internally to divide up space. In this instance we would measure to the *middle* of that wall, ensuring that each clients square footage calculation is fair, while also ensuring that the building as an entity does not lose any of its Actual Square Footage.

Let's use the example above. We have a structure that is 100' x 100' for a building totaling 10,000 Actual SF. We install a wall that is 1 foot in width through the length of the building so those two separate clients can occupy the complex. Both tenants are in need of equal amounts of space. By installing a 12" x 100' demising wall we thereby consume 100 square feet of space. In that one client does not pay more than the we measure to the middle of that wall, therefore allocating 50 square feet of this absorption to each client.

Common Area is another question that often comes up in relation to Leasable Square Footage. Common area is measured in the ways described above, and is defined as areas that serve a common purpose. Examples are hallways, shared bathrooms, stairways, utility rooms, and elevators to name a few. The common area is measured in the same fashion as the Actual Square Footage would be and then calculated as a percent of that. That percent is calculated in relation to the space occupied by each client, therefore distributing it fairly.

Representatives from Cummings Properties are always happy to talk to potential clients regarding this issue or any other. Feel free to contact us at anytime for clarification on any subject in relation to leasing space with us!

Please see the following "Square Footage Calculations Standards" for more detail about how these areas are calculated.

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Square Footage Calculation Standards

A. Unit dimensions are measured:

- From the center lines of demising walls or partitions separating two or more rentable units
- To the outside surfaces of the predominant exterior walls
- To the common area surface of common area walls (common halls, stairs, mech. rooms, etc.)
- No deduction is made for the building's functionally necessary elements (structural columns, mechanical shafts, etc.) *Unless it is a major vertical penetration such as a stairway, elevator or escalator shaft that is shared with the floors above or below or a* shaft *serving a tenant on a lower floor.*

B. Special Situations

- Where shafts, chases, etc. serving one unit deprive another unit of leasable area, then the unit which benefits from the shaft is charged for the leasable area occupied by the shaft in the remote suite. At the same time, the neighboring unit's leasable square footage is reduced by the area which is added to the shaft originator's leasable square footage. The leasable area of the shafts is calculated *from the outside surface of the shafts' enclosing walls*.
- The area at recesses in the exterior perimeter of a unit which directly benefits the unit is included up to line of the predominant exterior wall. These recesses include, but are not limited to, recessed entries, decorative planters at entries, and balconies.
- Electrical and mechanical rooms which serve one unit only, whether located within the envelope of the unit or in another area of the building, are included in the served unit's actual square footage.
- The square footage of a stairway and any platform leading to a mezzanine are included in the mezzanine square footage. No deduction is typically made for the area below stairways unless the area below the stair is partitioned off from the lower unit preventing access and use of the space below the stair. Dimensions are typically rounded off to the nearest inch.

C. Actual Square Footage

- The actual square footage is determined by multiplying the Unit Dimension(s) and adding up the resulting area(s); round off to the nearest square foot. Mezzanine square footage is included at this stage.

D. Leasable Square Footage

- The Leasable Square Footage is the sum of all Actual Square Footage plus any assessment for common area factor and/or shared areas as described below:
- In units which share a common entrance, hall or stair with one or more other units**,** the common entrance square footage is divided equally between the units sharing the entry.
- In units which are served by a common mechanical system (HVAC, Electrical, plumbing, etc.), each unit is assessed for its portion of any dedicated space occupied by such mechanical systems. This assessment is done by dividing the mechanical area by the number of units served or applying a common area multiplier derived from the room's square footage.
- If unit is part of a multi-occupancy building or mezzanine in which the unit shares access to common areas, the Actual total square footage should be multiplied by the common area multiplier of that building.

E. Common Area Multiplier

- To properly assess each leasable area in any building with its appropriate percentage of common support space in the building, the **Actual Unit Square Footage** is multiplied by the **Common Area Multiplier** to yield the **Leasable Square Footage**. The **Common Area Multiplier** is calculated as follows:

1. Terms:

Total SF	=	Total square footage of building
Unit SF	=	Combined actual unit square footage of all individual areas in the building, not including common areas.
Common SF	=	Total common area of building including hallways, vestibules, mechanical areas, elevator shafts, etc.
CAM	=	Common Area Multiplier

2. Derivation

Total SF = Unit SF + Common SF

$\frac{\text{Common SF}}{\text{Total SF}}$ = Percent of building which is common.

$\frac{\text{Unit SF}}{\text{Total SF}}$ = Percent of building which is partitioned from common area for exclusive use by individual tenants.

Total SF = Unit SF X CAM

$\text{CAM} = \frac{\text{Total SF}}{\text{Unit SF}}$