



SAVE THE DATE!

Wednesday, March 4, 2015
7:30-9:00 am
UConn, Stamford Campus
Multi-Purpose Room, 1st Floor

INCREASING OCCUPIER DENSITIES CHALLENGE LANDLORDS & BUILDINGS

Office space is smaller than ever, and getting smaller still, according to research from CoreNet Global. Of the 465 companies surveyed, 24 percent said their staff had less than 100 square feet of workspace to call their own, while 40 percent said space would shrink to that level by 2017. Workspace has shrunk from 225 square feet in 2010 to 176 just four years later.

Here are some stats for you to consider:

- In the 1970s, American companies planned on at least 500 square feet per worker.
- Some tech firms have worker-to-space ratios of seven workers per 1000 square feet.
- Other companies have workers share flexible work stations. This is called "hoteling," as workers check in to the office and get assigned to a workspace for the day.
- Telecommuting is on the rise, as well, with over 5 million people working from home on a daily basis.
- Companies who renew their leases often cut the square footage of their space. According to commercial real estate information provider CoStar, the average square footage of commercial rentals fell 7 percent during the past 10 years.

The desire to save money and the corresponding popularity of open-plan offices are part of the picture. But, how does adding more people impact power, HVAC, parking, restrooms, cafeterias, zoning compliance, fire and safety? How are the increasing operating costs per square foot absorbed and/or funded?

Hear more about this ever-growing trend in the commercial real estate industry from Andy Ashforth, Co-Chief Executive Officer of The Ashforth Company (developer/contractor), Bill Hennessey of Carmody Torrance Sandak Hennessey LLP (attorney-code compliance), Paul Johnson of CPG Architects, and Christian Bangert of RHYS (broker). Howard Greenberg of Howard Properties will moderate this lively discussion.



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Increasing Office Densities Challenge Landlords & Buildings

Name: _____

Company: _____

Email: _____ Phone: _____

_____ Member: \$25 _____ Non-Member: \$45

I will be bringing with me:

Name: _____

Company: _____

Email: _____ Phone: _____

_____ Member: \$25 _____ Non-Member: \$45

Payment:

Credit card # _____ exp: _____

Amount: \$ _____

Signature: _____

Check # _____ Amount: \$ _____

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