

# LASERCAD® CASE STUDY MERGING SUITES

## The Challenge

A potential tenant had very specific requirements with regard to the number of bathrooms, additional plumbing in some offices, the number and size of each individual office and shared boardrooms... and the total amount of space they could afford to rent. None of the existing vacant suites in the building fitted those requirements. The prospective tenant could only be accommodated by combining two contiguous suites and creating a new layout within their space size constraint... and they needed to visualise it. Our client, the landlord, turned to Turner Drake for assistance.

## Turner Drake's Approach

Our Lasercad® Space Measurement team measured the two vacant units, calculated and certified the merged space to the relevant Building Owners and Managers Association (BOMA) Standard to verify that it fell within the desired rental area constraint. The merged unit was plotted on our Computer Aided Design (CAD) platform and the creative work commenced. The existing plumbing rough-ins were located and plotted so that the proposed layouts could take advantage of them to reduce construction cost and time. Our Team then provided various space configurations showing the bathrooms, offices (including plumbing), reception, boardrooms and circulation space for review and discussion by the landlord and their prospective tenant.

## Winning Results

After review and discussion of the various layout options the landlord and tenant were able to come to an agreement on the lease of the space. They were able to send the proposed plans and CAD files to the various contractors in order to get construction cost estimates... and to their interior designer so that they could configure the furniture and equipment layout.

