



How To Choose The Right Commercial Property For Your Business

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Abstract

Choosing the right commercial property for your business involves carefully evaluating key factors such as location, budget, size, and legal considerations. A prime location can boost visibility and attract customers, while ensuring the property in Brisbane is within your budget helps avoid financial strain. The size and layout should accommodate your current operations and future growth, while zoning regulations must align with your business activities. Additionally, consider the availability of essential infrastructure and amenities like parking, utilities, and internet, ensuring the property supports smooth daily operations and long-term success.



1. Introduction

Selecting the perfect commercial property is a crucial step for any business, as it can significantly influence your operations, customer experience, and overall success. Whether you're launching a new venture or expanding an existing one, the right location and facilities can enhance productivity and brand visibility. However, finding the ideal property involves more than just choosing a space—it requires a strategic approach to ensure it aligns with your business goals, budget, and future growth plans. Understanding key factors like location, size, and legal requirements can help you make a well-informed decision.

2. Determine How Much Office Space You Need

You must plan carefully when calculating how much office space you need. Too much — or too little — space can negatively impact your business budget. The wrong-sized space can

interrupt business operations and create a disjointed atmosphere that adversely impacts productivity and communication. We'll share tips for estimating and accurately determining the office space you need to help ensure a smooth and streamlined workplace.



Estimating the amount of space you'll need

If you're starting a business or planning to lease or buy office space, you're likely concerned about how much space you need. While there are no definitive answers, there are some general guidelines to consider for an ideal office workflow:

Plan enough space to move. It's essential to have workrooms with enough free space for people to move and access their work areas with ease. It's also essential for everyone's health, safety and welfare that every room has sufficient height, floor space and unoccupied space.

Allot enough working space per employee. On average, work areas should be at least 120 square feet per employee — possibly more, depending on the employee type and office layout. You want to provide a comfortable workspace and plenty of space to walk around. Sufficient space also makes keeping a clean and organized office easier. However, needs will vary by business and industry.

How to determine how much office space you need

Following these four steps to assess your office space needs accurately.

1. Assess your current employee situation when evaluating office space needs.

When searching for office space, ask several questions to determine how large or small a space you'll need:

How many employees do you currently have?

How many will work in the office as full-time or part-time employees?

If you have a remote work plan, how many employees will work remotely full-time?

How many employees will have a hybrid schedule?

Your answers will tell you how many workstations you'll need, whether they must be dedicated workstations, and if you can use shared workstations for employees who aren't in the office every day.

2. Look at your growth plans when evaluating office space needs.



Once you have a handle on your current situation, consider business growth expectations for the next few years.

Estimate your business growth goals and determine how many new people you'll need to hire to reach them. Can your current office space accommodate your projected employee headcount? If not, you'll need to look for a new space when your lease ends or see if your current location has room for your company to expand.

Consider the following questions:

Do I expect to add new staff during the current lease term?

Over what period will I add staff?

What kind of staff will I add (executive, administrative or sales)?

Understanding your anticipated growth plans will help you expand your business smoothly and conduct the hiring process without costly interruptions.

3. Determine an ideal layout for your office space.

Office spaces generally range from 120 to 350 square feet per employed person. During the initial planning process, assume you'll need approximately 250 square feet per person. You can refine this number by narrowing your selections and laying out your space.

Open office floor plan: If you want an open office floor plan, you'll likely be at the lower end of the square footage range. An open office plan has no private offices. Call centers and sales offices generally use this configuration and have desks or workstations grouped together.

Traditional office layout: The traditional hard-wall or private office layout is at the high end of the office space range. For example, law offices have almost all private offices, large conference rooms and support rooms like libraries, kitchens and file rooms.

You must determine the office layout that best suits your business: open space, private offices or a combination. After selecting a layout, you can accurately estimate the total space you'll need during your lease.

4. Factor in other variables when evaluating office space needs.

You'll encounter many variables when evaluating office space needs. For example, some interior office areas may be unusable, or the building may offer amenities that compensate for a smaller space.

Here are other variables to consider:

Is the office a pleasant space employees will enjoy coming to?

Is there natural lighting?

Is there ergonomic and comfortable office furniture?

Is there adequate ventilation?

Is the location near transportation options and areas where employees live?

Can you create an office environment accessible to employees, customers and vendors with varying mobility aids like wheelchairs, walkers and canes?

After narrowing your building and office selection, a space planner or interior architect can help you design the perfect layout for your business.

Example of office space calculation



Let's say you currently employ 10 people and estimate needing approximately 2,500 square feet of office space. But you expect to add two new employees each year and want to sign a three-year lease. Do you need to secure an additional 1,500 square feet today to accommodate your growth plans?

Not necessarily. For a more accurate estimate, you must determine what type of employees you'll add. For example:

Senior executives: If you plan to bring on six senior executives who need private offices, you'll need to add closer to 1,800 square feet (300 square feet x 6 executives = 1,800 square feet).

Support staff: If you plan to hire six clerical support staff members operating in a "bullpen" or open space, you may only need an additional 900 square feet (150 square feet x 6 employees = 900 square feet).

Pros and cons of getting office space in the era of remote work

Before the pandemic, remote work was less common. However, today, millions of Americans enjoy working from home. In the Buffer 2023 State of Remote Work report, when asked what kind of remote work structure they would prefer, respondents reported the following:

71 percent preferred fully remote work

20 percent preferred hybrid and remote-first

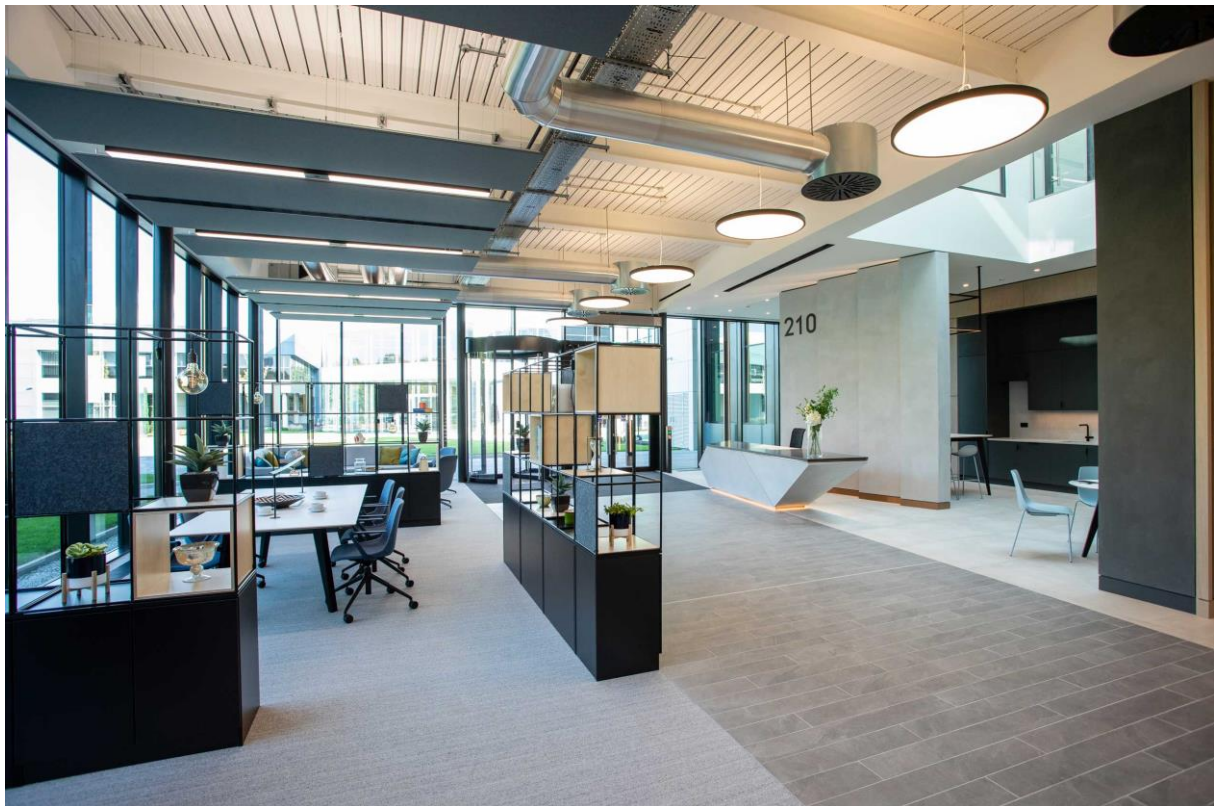
6 percent preferred hybrid and office occasional

2 percent preferred hybrid and office-first with remote allowed

1 percent preferred fully office-based

Given the preference for remote work, does it make sense to secure office space? Here are some upsides and downsides to physical offices.

Pros of getting office space



Office spaces look more professional. Companies with a physical office location look more professional to potential customers. It shows that the company is successful and established enough to afford office space. Going back to the law firm example, would you feel comfortable hiring a lawyer without an office?

An office space gives customers a place to come. When seeing customers face-to-face, you'll likely want to present a nice meeting place. In an office, customers can meet with you, examine products, and get a sense of your company's capabilities.

You can hold company functions in an office space. If your company is involved in manufacturing, assembly, storing or shipping products, you'll need a physical space for these activities. Additionally, offices are helpful for employee meetings and collaboration.

Office spaces support a cohesive company culture. Employees working together in one location feel more like a team working toward a common purpose with a strong company culture. It's also easier to communicate shared company values and encourage teamwork when people are together.

Cons of getting office space

Employees generally prefer remote work. Many employees prefer working remotely — at least most of the time. If your workforce is primarily millennials, this preference is even stronger. When you force employees to come into an office, they may become dissatisfied, and employee turnover may increase.

Office space is expensive. The average cost of office space as of February 2023 was \$38.28 per square foot. For a 2,500-square-foot office space, that amounts to a whopping \$95,700 per month. If you could reduce this overhead cost, you'd have more money for expenses like marketing, payroll, inventory or the bottom line.

Offices limit your workforce to locals. If you have an in-office mandate, the people you hire must live locally. Office spaces in areas with well-educated, professional residents tend to be more expensive. With a remote system, you can recruit the best employees, regardless of where they live, and you won't have to pay office relocation expenses.

Office spaces increase physical hazards. When you have an office, you may have workplace accidents. Additionally, sitting at a desk all day can increase physical ailments like eye strain and back strain, and can boost the risk of sedentary lifestyle dangers like heart disease.

Create an accurate estimate of your office space needs

Estimating your office space needs now could save you significant money. Changing offices mid-lease because you don't have enough space to accommodate necessary staff can be much more expensive than factoring in expected growth needs before signing a lease. Likewise, excessive unused office space can cost you money that would be better spent elsewhere.

3. Choosing a Location for Your Business

In *Start Your Own Business*, the staff of Entrepreneur Media Inc. guides you through the critical steps to starting your business, then supports you in surviving the first three years as a business owner. In this edited excerpt, the authors outline 10 important criteria you should evaluate when considering a location for your new business.

Before you start shopping for business space, you need to have a clear picture of what you must have, what you'd like to have, what you absolutely won't tolerate and how much you're able to pay. Developing that picture can be a time-consuming process that's both exciting and tedious, but it's essential you give it the attention it deserves. While many startup mistakes can be corrected later on, a poor choice of location is sometimes impossible to repair.



Be systematic and realistic as you consider the following 10 location points.

Style of operation

Is your operation going to be formal and elegant? Or kicked-back and casual? Your location should be consistent with your particular style and image. If your business is retailing, do you want a traditional store, or would you like to try operating from a kiosk or booth in a mall or a cart that you can move to various locations?

Demographics

There are two important angles to the issue of demographics. First, consider who your customers are and how important their proximity to your location is. For a retailer and some service providers, this is critical; for other types of businesses, it might not be as important. The demographic profile you have of your target market will help you make this decision.

Then take a look at the community. If your customer base is local, does a sufficient percentage of that population match your customer profile to support your business? Does the community have a stable economic base that will provide a healthy environment for

your business? Be cautious when considering communities that are largely dependent on a particular industry for their economy; a downturn could be bad for business.

Now think about your work force. What skills do you need, and are people with those talents available? Does the community have the resources to serve their needs? Is there sufficient housing in the appropriate price range? Will your employees find the schools, recreational opportunities, culture, and other aspects of the community satisfactory?

Foot traffic

For most retail businesses, foot traffic is extremely important. You don't want to be tucked away in a corner where shoppers are likely to bypass you, and even the best retail areas have dead spots. By contrast, if your business requires confidentiality, you may not want to be located in a high-traffic area. Monitor the traffic outside a potential location at different times of the day and on different days of the week to make sure the volume of pedestrian traffic meets your needs.

Accessibility and parking

Consider how accessible the facility will be for everyone who'll be using it--customers, employees, and suppliers. If you're on a busy street, how easy is it for cars to get in and out of your parking lot? Is the facility accessible to people with disabilities? What sort of deliveries are you likely to receive, and will your suppliers be able to easily and efficiently get materials to your business? Small-package couriers need to get in and out quickly; trucking companies need adequate roads and loading docks if you're going to be receiving freight on pallets.

Find out about the days and hours of service and access to locations you're considering. Are the heating and cooling systems left on or turned off at night and on weekends? If you're inside an office building, are there periods when exterior doors are locked and, if so, can you have keys? A beautiful office building at a great price is a lousy deal if you plan to work weekends but the building is closed on weekends--or they allow you access, but the air conditioning and heat are turned off so you roast in the summer and freeze in the winter.

Be sure there's ample convenient parking for both customers and employees. As with foot traffic, take the time to monitor the facility at various times and days to see how the demand for parking fluctuates. Also make sure the parking lot is well-maintained and adequately lighted.

Competition

Are competing companies located nearby? Sometimes that's good, such as in industries where comparison shopping is popular. You may also catch the overflow from existing

businesses, particularly if you're located in a restaurant and entertainment area. But if a nearby competitor is only going to make your marketing job tougher, look elsewhere.

Proximity to other businesses and services



Take a look at what other businesses and services are in the vicinity from two key perspectives. First, see if you can benefit from nearby businesses--by the customer traffic they generate--because those companies and their employees could become your customers, or because it may be convenient and efficient for you to be their customer.

Second, look at how they'll enrich the quality of your company as a workplace. Does the vicinity have an adequate selection of restaurants so your employees have places to go for lunch? Is there a nearby day-care center for employees with children? Are other shops and services you and your employees might want conveniently located?

4. Evaluate Commercial Property

Commercial real estate is a highly competitive sector where great fortunes can be made or lost. Evaluating a commercial property requires a high level of detail and an ability to pay attention to both tangible and intangible factors. The profitability of the space can be assessed by looking at the potential revenue and costs for the first year. However, you'll also want to look at the neighborhood, the space's visibility, and the site's zoning status.

Calculating a Property's Income, Price, and Value

Estimate the gross scheduled income (GSI). Add together the total rent that can be expected from the entire space. Apartment complexes, strip malls, and segmented office buildings can

all be evaluated in this way. Remember to tailor the rent expectations for each area of the space to match its particular market value.



Subtract a 5% vacancy from the GSI. Not all of your units in a commercial property will remain fully occupied throughout the year. To accurately reflect this in your calculations, go ahead and subtract 5% from the total GSI. The resulting number is your effective gross income (EGI).

Calculate the property's net operating income (NOI). This is a number that can help you decide whether or not you'll make a profit from a property in Brisbane. Get the property's first year estimated gross operating income. Then, get your estimated operating expenses for that same time period. Subtract your expenses from your income. If the resulting NOI is positive, then you'll make an initial profit.

Calculate the property's capitalization or "cap" rate. This is determined by dividing the NOI by the price of the property. It will result in a percentage that is the cap rate. This percentage will vary depending on the area and its real estate offerings. The cap rate shows your potential profit margins from a property.

Divide NOI by the cap rate to determine a property's ideal price. Whether you are buying a property or trying to sell one, it's important to come up with a sales price that fits the market. If you divide your current or potential NOI by the cap rate for the area, then you'll get a sales price that will include both profits and operating expenses.

Calculate the gross rental multiplier (GRM) for the property in Brisbane. Get the listed selling price for a commercial space and then divide it by annual gross rental income. This will give you a GRM number that you can then use to determine profitability.

Use the GRM to create a property value estimate. Multiple the annual gross rents of the property by the GRM for the individual property or for the area. The number that results is an estimate of the property value according to the current market.

Weighing Financial Factors

Get an accurate square footage. Look over the appraisals and documentation provided by the seller to verify that they list a complete square footage for the space. If the footage numbers differ, this is something to address early on. Commercial property value is directly tied to the square footage that is available for use in the space.

Look for any damaged areas that require repairs. This is where it helps to work with a professional commercial inspector. If the property has anything that will require fixing before occupation, then you'll need to deduct those costs from any potential revenue. This is another reason why it's always a good idea to inspect a property in person, if possible.

Calculate the cost of any repairs over time. Ask the owner about the age and condition of all electrical, plumbing, or other mechanical aspects of their commercial property. Then, compare the current ages of these items to their estimated total number of years of usage. This will give you an idea as to what will need repair in the short and long term.

Ask for the current owner's income and expenses paperwork. After you express a serious interest in a property, it is often okay to approach the owner or their representative and request paperwork from the past year's occupation. They might give you tax documents, electricity bills, or even revenue documentation.

Read over the annual property operating data (APOD) report. This report contains information regarding the rental income, operating expenses, loan details, and cash movements for a particular property. It is intended to show an overall financial picture of a property over in Brisbane the past year and can be used to determine future potential.

Identifying Possible Uses for the Property

Rely upon the advice of an expert real estate team. Even if you are experienced in purchasing commercial property, it is still helpful to seek out the advice of financial specialists. An accountant can help you purchase within your budget. A lawyer can assist with the negotiation process. A broker can search through properties with you.

Seek out information on the property's zoning laws and building codes. The zoning laws will determine what type of businesses can occupy the property in Brisbane and may limit its possible uses. The building codes may list out what changes you can make to the space. This is especially important if the property lies in a historic area.

Determine if the property is suitable for triple net leases. This is when you fill up a property with renters who pay for all of the space's expenses directly and on their own. The only expense that the property owner covers is the overall mortgage for the property. For that reason, a space that is eligible for triple net leases might be less of a financial risk.

Calculate the number of dwellings for an apartment space. If the commercial property will be used for multi-family housing, then the revenue it generates will be directly tied to the number of residents living at the location. Look at the layout and determine how it can be, or is already, broken down into livable spaces.

5. Know About Commercial Leases



Signing a lease is an important step for any new business owner. Whether you're opening a store, moving into an office space or renting out facilities for production, at some point you're probably going to have to reserve a space for your business. The world of commercial real estate can be complicated, and it can sometimes take years to find the space you're looking for.

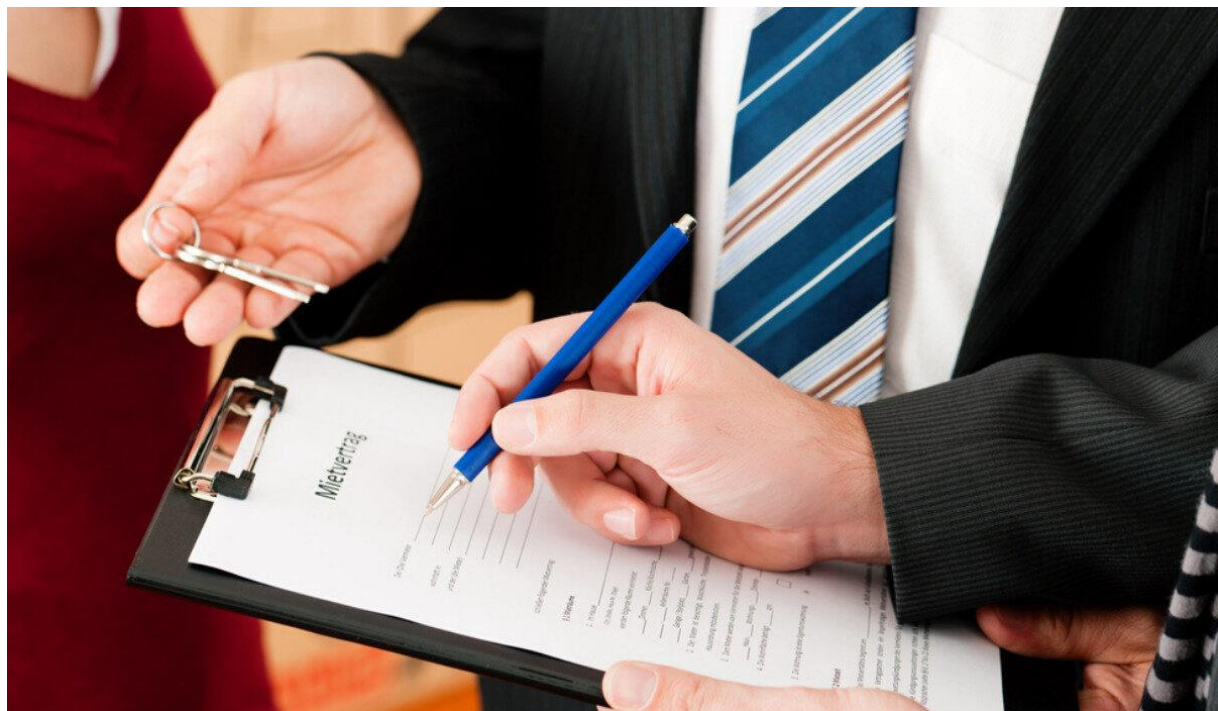
Once you've found that space, signing the contract could feel like an annoying final step before you can get moved in and focused on running your business. But like most legal agreements, a business lease is an important document that requires some research.

“You have to do a lot of planning when you’re moving from one space to another,” said Walter Gumersell, partner with Rivkin Radler. “Confirm the terms that you’re going to be taking.” For example, include clauses about rent, the security deposit, the term of the lease and the use of the space. “You want that to be as broad as possible,” he said.

It should be no surprise that the fine print in a commercial lease is very important. There are two basic steps to take before signing a lease: Do extensive research, and be aware of typical statutes included in business leases.

Steps for research include vetting the landlord, determining the building owner, researching zoning laws and getting a general feel for the area. Before you sign a lease, make sure you get an idea of the payment structure, your own personal risk exposure, the transfer structure, the landlord’s desired holdover rate and any nuisance clauses in your lease. These are some important things to look out for, but keep in mind that typical commercial lease practices vary by state.

Commercial lease vs. residential lease



A commercial lease is required any time a business rents a commercial property for the purpose of conducting business from that location. Nishank Khanna, chief marketing officer at Clarify Capital, said a commercial lease agreement is a legally binding contract between a landlord and a business tenant.

“The landlord agrees to rent out the business property, which is typically an office space, in exchange for money,” Khanna said. “Commercial leases typically last from three to five years, creating a long-term relationship between the lessor and lessee.”

Although this may sound very similar to a residential lease, there are some important distinctions between a residential lease and a business lease. For one, while both involve a landlord renting space to a tenant in exchange for money, a residential lease cannot be used for business purposes.

In addition, “commercial leases are less regulated and offer less protection than residential leases,” Khanna said. “They are typically longer in duration and offer greater flexibility when it comes to negotiating conditions than residential lease agreements.”

Another difference is that renters in a residential lease agreement are usually not responsible for paying property taxes, whereas with commercial lease agreements, it’s very common for the tenant to pay at least a portion of the property taxes in Brisbane.

Researching the area, landlord and lease details

Before you sign a commercial lease agreement to rent a workplace, you’ll have to do some research. Make sure to take the following steps while investigating.

1. Understand the area.

While looking for a new property, if you’re selling a product or service to the public, analyze the area and get a good idea of your potential clientele. Your business location means everything for a small business to thrive, so when you’re shopping around for the right properties, take the time to find the right new home for your business. Gumersell said this process can take two years or even longer, so make sure you plan accordingly if your current lease’s end is in sight.

2. Find out more about the landlord and building owner.

Gumersell also said that one of the most important aspects of research that is often overlooked is learning more about the landlord and building owner. Sometimes, your direct landlord may not be the true building owner. Either way, find out as much about the landlord and building owner as possible. You’re entering a business partnership together, so make sure you have an idea of who they are, what their financial situation is and whether they’re making good on their payments.

In some states, for example, if a landlord fails to make their payments to the building owner, or fails to make mortgage payments to a bank, the business or tenant can end up getting evicted in the event of foreclosure – even if the business has been on time with every payment. That’s just one example of how the relationship between a landlord, tenant and building owner can go awry. Gumersell said businesses can conduct a public records search to find out more about the landlord. You can also request documents related to the landlord’s limited liability company or business entity to learn more about whether it’s an ideal partner for your business.

3. Research zoning laws.

Another component to look into is the zoning laws. While your landlord may designate your space for, say, running a restaurant, you have to make sure the landlord's aims are consistent with the laws of your municipality. There are scenarios in which a landlord or building owner may think they can lease their space to a certain type of business, but it doesn't match standard zoning laws in the area. By aligning these two details, you can ensure that your business can operate without any major legal headaches from the town or city in which you're operating.

4. Learn about nuisance laws and the environment.

One of the most important aspects of signing a lease is being able to operate your business to its fullest capacity once you open your doors. Many leases have extensive points on noise, smells and equipment. Ann Brookes, a tax attorney, said that when she signed a lease for a restaurant, she had to negotiate an "offensive odors stipulation."

"The building rules said no offensive odors," she said. "Whether a smell is offensive is subjective, so I made sure there was an exception for smells ordinary to a restaurant."

It's also important to research basic environmental laws regarding the property in Brisbane before you sign anything, Gumersell said. Landlords often miss these laws, and they could be used against your business.

6. Things To Consider When Designing Your Office



Following the pandemic, many companies are now embracing innovative office design elements to enhance the allure and value of in-office work. This shift underscores the vital importance of creating an engaging, collaborative environment that stimulates productivity and fosters a sense of community among employees.

As the CEO of a company that creates communal workspaces, I've seen firsthand how spatial design, technology integration and community-centric amenities can cater to the functional and experiential needs of the people in the spaces. Here's how to optimize your space to promote communication, teamwork and innovation:

Design Principles For Productivity

The modern work landscape has witnessed the rise of coworking spaces, and individual companies can learn something from these spaces, which are designed for flexibility and meet the varied needs of freelancers, entrepreneurs and businesses. A strategic spatial layout incorporates a blend of open workspaces, private offices, suites and collaborative areas to support different work styles and activities. Ergonomic furniture, adjustable lighting and sound management are also key to enhancing comfort and focus. While aesthetics are important, I recommend prioritizing functionality, especially when it comes to seating, since you'll need the furniture to support prolonged use.

Employing biophilic design principles—the integration of natural light, greenery and outdoor spaces—can also help boost well-being and productivity. Studies, including one by Gather, have shown that such exposure significantly reduces stress and improves cognitive function, positively affecting work output. Choices around color schemes can also be made to stimulate creativity and energy levels, with soft, neutral tones providing a calm atmosphere and vibrant colors enhancing mental activity and space vitality.

In our workspace, I strategically utilize lighting to amplify the influence of color, thereby enhancing both the atmosphere and functionality of the area. For example, we've installed blue lighting to foster alertness and enhance focus on tasks requiring attention. This particular shade of light is chosen for its ability to boost performance and concentration but also encourages open interaction and stimulating conversations among people in the space.

Technology Integration

Acknowledging technology's pivotal role in contemporary work, robust internet and Wi-Fi networks ensure seamless productivity. A commitment to ISP (internet service provider) redundancy and on-site IT support showcases a company's dedication to meeting employee's technical needs with efficiency and reliability. It can feel like service disruptions from providers occur almost every week, so diversifying your reliance on multiple providers can be a strategic move to maintain consistent connectivity.

The adoption of cutting-edge digital tools, especially ones with AI integration, can also help facilitate seamless operations when it comes to room bookings and space access. Having a physical manifestation of the backend technology, such as an iPad, outside the room is really helpful, too. I just started to use a wireless bluetooth speakerphone with a 360-degree microphone so any call can be turned into a multi-person meeting. Streamlining these technologies allows employees to concentrate on their work with fewer distractions and more efficiency.

7. Best Upgrades for Rental Properties



Commercial real estate is an owner's delight because of its capacity to generate a consistently growing income. The demand for offices, retail spaces and warehouses is always high in capital cities with a stable economy and soaring population. Brisbane has been at the forefront of this demand cycle because of its resilient property market and hosting of the 2032 Olympics. Thus, commercial property owners in Brisbane are enjoying the benefits of the region's growth.

They must ensure leasing to quality tenants to get the best return on investment through higher rental income. However, attracting high-performing businesses can be challenging because of many similar assets in the neighbourhood. So, here is a list of the 11 best upgrades for rental commercial properties that can bring excellent returns. It makes the asset stand out in a competitive market and reduces the risk of long vacancy periods.

1. Landscaping and Gardening

The entryway to the building or property is the first thing that captures visitors' attention. Simply pruning the plants and trimming the grass does not impact passersby. Landlords must focus on creating inviting and beautiful premises with the help of landscaping. It should

include concrete edging and the addition of elegant features that create a striking exterior appearance.

The garden must include trees, shrubs, flowering plants and colourful flora that leave a lasting impression. A small water body with garden lights and pebbles to beautify the pathway can add value to the property. Prime properties with several tenants can add biking and walking paths to offer an alternative option to fitness enthusiasts.

2. Refurbish the Floor Plan

The floor plan of the commercial space is the first thing that the tenants evaluate during the due diligence process. It must be reassessed and revamped to suit the needs of the tenants. It is vital to understand that a good floor plan will help find a quality tenant easily.

It must be clean and should use space efficiently. Many tenants prefer an open floor plan to increase collaboration among departments. So, follow the trend and eliminate unused spaces. Create multi-purpose areas that can be adjusted according to the needs of the business occupying the space. The decor must be based on the trending patterns to attract lessees.

3. Increase Natural and Efficient Lighting



Whether it is an office, a retail store or a warehouse, the property in Brisbane must have ample natural lighting to appear welcoming and well-lit. A dark space will not be considered

by tenants because of its depressing appearance. Thus, the commercial real estate Brisbane for lease must be renovated with big glass windows and high ceilings to allow more light to enter the property.

Many modern offices are also using glass roofs to follow the trend. In addition, it is highly crucial to switch to energy-efficient lighting. It helps reduce the business's carbon footprint, a pressing need of tenants.

4. Add Amenities Within the Building

Mixed-use developments are gaining the attention of tenants because they offer every comfort within the premises. It has increased the expectations of tenants and competition in the marketplace. Thus, landlords must match these standards and provide various new amenities on the property.

These include gyms, swimming pools, breakout zones, entrainment rooms with pool tables and gaming consoles, etc. Many office buildings leased by big businesses offer these services to their employees. The addition of these amenities can help in getting the right tenants.

5. Install Water Conserving Fixtures

With sustainability coming into the picture, reducing the squandering of precious resources like water is vital. Thus, landlords must install water-saving faucets and fixtures in the kitchen and bathrooms. It will help the tenant become an eco-friendly entity and save money through reduced utility bills.

The property should also have a rainwater harvesting system in place to ensure the property is sustainable. The bathrooms should have water-efficient showerheads and faucets. Also, washrooms should have low-flow toilets to save water effectively.

6. Repaint and Reinvent the Exterior

Besides upgrading the entryway, the exterior should be revamped to create a stunning appearance. Established businesses will not lease a building with chipping paint and seepage visible on the walls. Tenants with a strong brand image need well-maintained commercial real estate Brisbane to showcase their reputation and credibility.

Thus, the property must be inspected for water damage and problems in the facade. These must be eliminated immediately, and a fresh coat of paint can help enhance the property's curb appeal.

7. Create A Spacious Parking

Parking is integral to commercial real estate Brisbane because the employees and clients need to park their vehicles near the building. If the property in Brisbane does not have

ample space, it will make employees go to a private car park and walk to the office, which can be challenging.

The building must have accessible and dedicated parking to reduce vacancy periods. If the property does not have basement parking, the landlord can partner with the neighbouring building owner to lease their available parking space. It must be cleaned and should be well-lit at all times.

8. Install Smart Fixtures for Modernisation



Smart technology is the need of the hour because of the increased dependency of businesses on digital tools. A tech-forward business will not like to lease a building using outdated systems. The smart fixtures include an HVAC system with an auto-cut feature and the ability to maintain temperature automatically.

The doorways must have keyless access, sensors and digital locks. Smart lighting systems also maintain the brightness level in each space according to the needs, and smart water management systems can detect leaks to avoid wastage. Also, the availability of a 5G network can enhance connectivity for the business operating from the building.

9. Include A Robust Security System

Security systems are paramount for Brisbane commercial real estate because the tenants have valuables. They need a system to protect their assets, such as equipment, computers,

machines, documents, etc. The computers and digital devices in the commercial property have confidential data that should not be compromised.

Thus, property owners must install a solid security system, including smart sensors, motion detectors, surveillance cameras, door alarms, smoke detectors, fire alarms, etc. The monitoring system must have remote access and sending of automated emergency notifications.

10. Build A Rooftop Garden



Rooftops are usually underutilised but can be transformed into green spaces to increase the sustainability of the building. Rooftop gardens are an environmentally friendly modern trend that enhances the property's appeal. The tenants can use these to create a relaxing space for their employees.

Many employers are concerned about the mental wellness of the workforce and can use the rooftop garden for informal meetings and recreation. Workers can utilise it for taking a break and enjoying the lush greenery to let the steam off.

11. Improve Signage for Visibility

Business owners looking for Brisbane commercial real estate will always choose a property that passersby can easily identify. Thus, property owners in Brisbane must focus on improving the signage. It should be big and designed to grab attention. LED signage is quite suitable as it directs customers at night or in poor lighting conditions.

It should be energy-efficient or work on solar energy to reduce energy bills and ensure eco-friendliness. It must be easily customisable to allow the tenant to use it without hassles. Modern billboards can also have augmented reality visuals to attract customers.

Conclusion

In conclusion, choosing the right commercial property is a vital decision that requires a balanced consideration of location, budget, space, and regulatory factors. By thoroughly assessing these elements, you can find a property that not only meets your current business needs but also supports future growth and success. A well-chosen commercial space enhances operational efficiency, strengthens customer engagement, and positions your business for long-term sustainability. Taking the time to make an informed decision will ultimately set the foundation for a thriving business.

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