

Office Buildings & Parking Structures

The office building figures apply to site, and core and shell only, while the corporate interiors costs reference a 25,000-gsf floor plate. We have compiled our findings below using several generic building types.



ONE-STORY FLEX OFFICE BUILDINGS

\$133 to \$167/SF

One-story shell buildings ranging from traditional offices to light assembly, high-technology lab applications. Typical projects are cold, dark shell steel structures with tilt-up concrete skins and punched openings. Cost includes \$30 to \$42/sf for sitework, assuming five spaces/1,000 sf in a surface parking lot.

LOW-RISE OFFICE BUILDINGS

\$188 to \$214/SF

Two- to three-story, larger footprint shell buildings designed with speculative building features. Typical projects are composite steel structures with bar joist roof structures, tilt-up concrete skins, and punched openings. Cost includes \$22 to \$31/sf for sitework, assuming four spaces/1,000 sf in a surface parking lot.

MID-RISE OFFICE BUILDINGS

\$202 to \$236/SF

Four- to six-story, 25,000-sf footprint shell buildings designed with speculative building features. Typical projects are composite steel structures with pre-cast concrete and glass skins. Cost includes \$20 to \$28/sf for sitework and minimal (visitor) surface parking. Typical projects have the majority of parking housed in an adjacent garage. See Parking Structures in the next column.

HIGH-RISE OFFICE BUILDINGS

\$202 to \$248/SF

7 stories: \$202 to \$222/sf
14 stories: \$207 to \$227/sf
20 stories: \$218 to \$238/sf
25 stories: \$218 to \$248/sf

Seven- to 25-story, 25,000-sf footprint shell buildings. Typical projects are cast-in-place concrete structures with articulated pre-cast and curtainwall glass skins. Rising cost of concrete may result in some composite steel structures. Costs include less than \$13/sf for sitework and minimal (visitor) surface parking. The majority of parking is in adjacent garages. See Parking Structures in the next column.

PODIUM BUILDINGS

\$211 to \$255/SF (BUILDING)

\$79 to \$108/SF (PARKING)

12-story, 25,000-sf typical office footprints over eight levels, 50,000-sf parking footprints without below-grade parking. The 50,000-sf ground level includes: 5,000-sf, two-level lobby, 10,000-sf amenity shell space, 5,000-sf building support spaces, and 30,000-sf parking and ramps. Typical projects are cast-in-place concrete structures with curtainwall glass skins for both the office and garage levels. Cost includes \$18 to \$28/sf for sitework.

PARKING STRUCTURES

\$59 to \$114/SF

Includes sitework costs.

Cast-in-place concrete: \$66 to \$93/sf, without basement

Pre-cast concrete: \$53 to \$69/sf, without basement

Below-grade parking: \$89 to \$112/sf, by level to go below grade

Most office projects continue to build pre-cast or cast-in-place garages versus steel. The lower cost range examples would typically be for more efficient suburban sites. Small urban downtown and medical center sites with limitations may have higher costs than our ranges show.



Corporate Interiors

All categories reference a 25,000-nrsf floor plate with 50% offices and 50% open-plan. Construction cost only; does not include owner-provided AV and IT equipment.

BASIC OFFICE SPACE

\$72 to \$90/SF

The most basic applicable space with landlord standards, but using all new components: basic 2x4 LED lighting, standard 2x2 ceiling, plastic laminate building standard doors with mortised hardware, 18" sidelight at office fronts, minimal millwork, and all plastic laminate, \$35/yd carpet tile, standard electrical and HVAC. Add up to \$16/sf for first generation-space.

MID-RANGE OFFICE SPACE

\$89 to \$116/SF

Upgraded with linear LED lighting, 2x2 fineline ceiling, wood veneer building standard doors with mortised hardware, full-height glass office fronts in aluminum framing system, more extensive plastic laminate millwork with solid surface countertops throughout, \$40/yd carpet tiles, more extensive electrical service with 24/7 server room AC and two supplemental fan-coil units for conference room zones. Add up to \$21/sf for first-generation space.

EXECUTIVE OFFICE SPACE

\$149 to \$272/SF*

Upgraded with some drywall ceiling areas with indirect cove lighting, architectural woodwork doors and frames, demountable glass office fronts; 30% of wall areas as premium-grade architectural woodwork, 40% with acoustical fabric wallcovering, 30% as painted drywall; extensive wood veneer millwork with premium countertops, \$52/yd carpet tile, more extensive lighting and custom fixtures for artwork and accent areas. Add up to \$24/sf for first-generation space.

* Price ranges are averages, premium executive space can exceed the high end of the range.

FURNITURE

\$30 to \$75/SF

Basic office space: \$30 to \$37/sf

Mid-range office space: \$38 to \$50/sf

Executive office space: \$55 to \$75/sf

FITNESS FACILITY

\$156 to \$209/SF

10,000 sf with strength and cardio areas, including rubber flooring, exposed painted structure ceiling in workout areas, frameless glass entry doors, pendant indirect lighting, extensive wiring for AV and TV; men's and women's locker rooms to have ceramic tile wet areas (four showers and two toilets each); carpeted dressing areas with plastic laminate lockers.

CONFERENCE CENTER

\$166 to \$223/SF

Similar to executive office space description except with ceiling system and acoustical upgrades, as well as individual fan-coil units for each room, VIP lounge area with millwork, coffee service, and receptionist millwork.

EMPLOYEE DINING FACILITY, KITCHEN & SERVERY

\$227 to \$295/SF

5,000-sf kitchen to have 2x4 washable surface suspended ceiling, quarry tile flooring, FRP walls, all equipment by others; servery to have drywall ceiling with indirect cove lighting, ceramic tile flooring, painted drywall; custom millwork at servery and grab-and-go station; dining to have mix of drywall and acoustical ceilings, linear LED lighting, indirect cove and pendant accent lighting; some low walls with architectural woodwork paneling as room dividers, ceramic tile throughout.

TRENDS



This is our inaugural report on construction costs in the North Texas region. In general, costs are stabilizing compared to the volatility we have seen in the last several years. Supply chains are normalizing, with some exceptions, allowing costs to stay level. However, this could easily be affected by material demands based on the number of active or “on the board” projects. With that said, financial market stability will be a contributing factor to project pipelines and may influence some of this plateau as previously established budgets are now being adjusted. Skilled labor shortages, however, contribute to increased costs and, as we will see in the North Texas market, will also affect the costs of some “mega-projects” that are either anticipated or currently underway. We expect that any increases in the market will return to more of the standard, pre-COVID, annualized rates, targeting a 4%-6% increase in project costs and reflecting more stabilization in materials production. Long lead items still exist for doors, frames, lighting, electrical gear, and HVAC equipment, and trends will require ongoing monitoring to predict their effect on project delivery times. In the workplace, we continue to see the lasting influence of the hybrid work environment, as flexible work schedules and work-from-home opportunities require less space in the office environment. As a result, office building owners are repurposing spaces for either additional amenities, residential conversions, or other value added and marketable engagements.

MASS TIMBER

While many regional industry partners are still considering the cost of mass timber as a premium, costs could fall as manufacturing facilities begin to boost production. Mass timber production is finding new ground in the southern yellow pine (SYP) forests dotted throughout the south and southeastern US. Manufacturing SYP into mass timber components is a rapidly growing market.

There are many advantages to the mass timber construction system. Among these are an increased ability to gain capital for financing due to the positive sustainable and environmental aspects of the material, speed of construction, reduced noise concerns during erection, reduced foundation costs due to wood being lighter than steel or concrete, and warm and spacious interior volumes that already have finished surfaces for open ceiling spaces. Authorities Having Jurisdiction (AHJs) within Texas are increasingly more educated and welcoming to mass timber in larger and taller developments due to the 2021 International Building Code. Numerous general contractors have gained experience with mass timber over the last few years, and the amount and quality of manufacturers is increasing. As a result, pricing has become much more competitive. Kirksey has designed 13 mass timber projects ranging in size from 4,000 to 345,000 sf. Resources and the latest developments can be seen on [our website](#).

Statistics provided by:

Austin Commercial, L.P.
Cadence McShane
DPR Construction
Fransen Pittman General Contractors
Gordon Highlander

Hill & Wilkinson
HITT Contracting
JE Dunn
Joeris General Contractors
Northgate Construction Inc.

Rand Construction Corporation
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Structure Tone Southwest
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