

Seesuite Area Analysis and Tenancy Management Services

Managing Building Areas with Seesuite

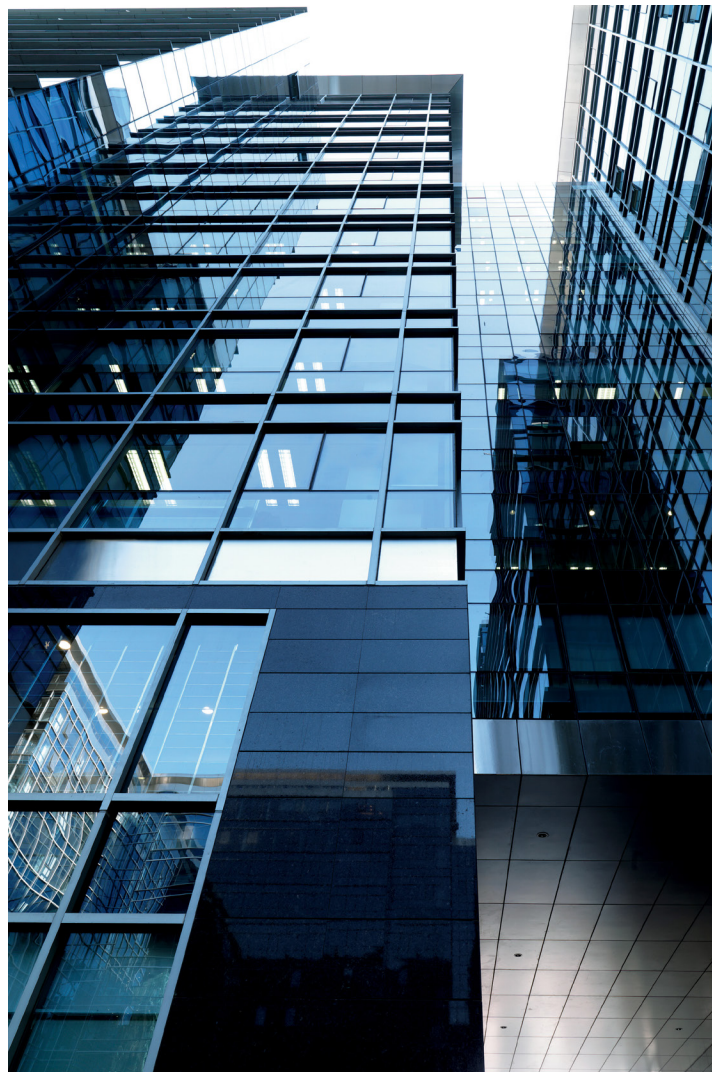
The size of a leasable suite or total building area does not need to be an unknown variable. Our Area Analysis Services compile building area data based on commonly accepted industry standards such as BOMA or REBNY, providing asset and property managers the necessary information for managing and optimizing the financial performance of their portfolio.

But with the measurements inside a building being continually in flux, a snap shot in time is not conducive to on-going management. To provide you further meaning, we will deliver our Area Analysis information via Seesuite; our solution for on-going management of all the square footage numbers in a commercial property and how they tie to each suite and lease transaction.

With today's rapidly changing real estate values, lease appreciation rates, and market consolidation, the potential for space measurement liabilities or unrealized revenue opportunities can prove to be enormously costly. Seesuite will enable you to quickly identify unclaimed square footage, calculate rentable areas, and publish related numbers and drawings.



**Seesuite
removes the
guesswork**



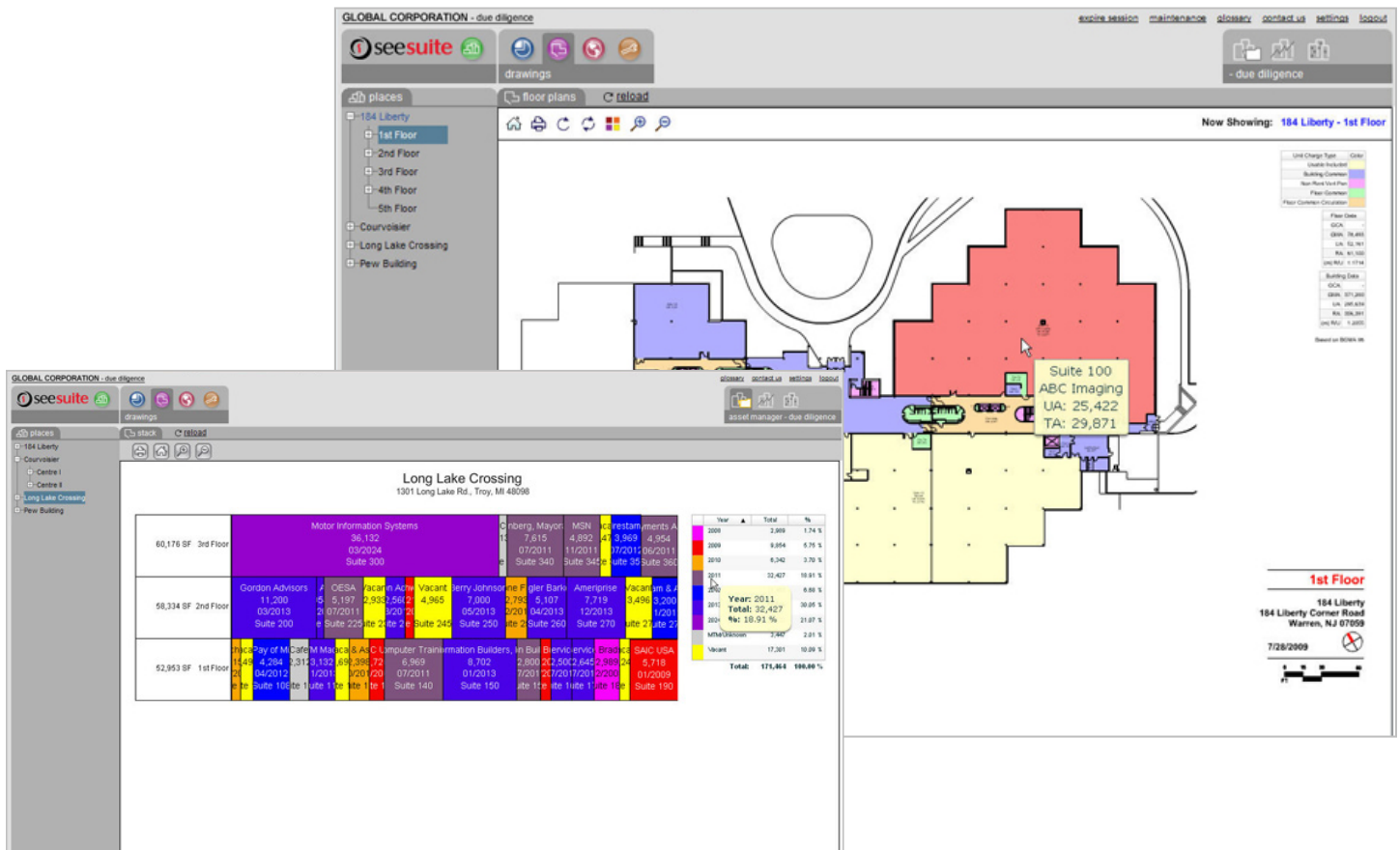
Seesuite

Floor Plan Drawings

Seesuite is a Gensler-developed web-based application service used for reporting suite, tenant and lease information within a building or across a portfolio. It allows for the publication of scaled graphic illustrations of floor plans depicting suite information, tenant name and pertinent square footages.

Floor plans can also be depicted as building stacks, generated based on data such as RSF, tenant information or lease expiration.

The web interface also allows the Client to update tenant, suite and property information while Gensler maintains the floor plans and calculations as building and tenant information changes.



Suites are identifiable on the drawing and contain details such as the suite number, tenant name and usable area. Stacks can also be generated based on information such as suite square footage or lease expiration.

Seesuite Target Setter

Rather than adjusting space to get to a marketable factor, the target setter utility assists in establishing and tracking target rentable areas for each suite in the building. The target can be based upon calculated areas, market factors, current or negotiated leases, all while keeping the calculated area of each suite constant.

GLOBAL CORPORATION - due diligence

expire session maintenance glossary contact us settings logout

see suite

utilities

places

ra target utility

reload

due diligence

184 Liberty

Courvoisier

Centre I

Ground Level

Arrival Level

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor

Penthouse

Centre II

Long Lake Crossing

Pew Building

Parking 3

Parking 2

Parking 1

Mezzanine

Lower Level

Street Level

2nd floor

3rd Floor

4th Floor

5th floor

6th Floor

7th Floor

8th Floor

9th Floor

10th Floor

Target Selectors

Calculated

Market Factor (R/U)

Active Leases

Pending Leases

Custom

Target Result

TA

T/U

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U

LA

Exp.

PLA

Start

CA

RA

UA

R/U</

By managing the building in this manner, the calculated square footage is always available, assisting in balancing and monitoring the existing and pending lease performance against the calculated areas of each suite and the building as a whole.

Seesuite Reporting

Seesuite is preloaded with detailed vacancy, lease and overall building performance reports that are available for a single building or a group of buildings.

Area Analysis - BOMA

OVERVIEW:

This report provides an analysis of the building area according to the BOMA standard. It categorizes and quantifies space into usable, common, and non-rentable areas to arrive at rentable calculated property. The R/U factor quantifies the ratio of rentable to usable area for each suite and the overall building.

PROPERTY SUMMARY:

Property	Gross Building Area	Gross Measured Area	Total Rentable Area	Usable Area (Office)	Total Usable Area (Store)
	1,770,459	1,677,099	1,006,255	745,518	40,281

PROPERTY DETAILS:

math	Input	Input	3-4	Input	Input	Input	Input	Input	7-8-9	10	11	12	13	14-12
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Floor	Gross Building Area	Gross Measured Area	Non-Rentable	Floor Rentable Area	Space LD	Office	Store	Building Common Area	Floor Usable Area	Floor Common Area	Floor R/U Ratio	Office	Store	Basic Rentable
01 College	88,415	87,484	4,951	82,534		9,669	15,003	38,965	82,233	301	1.0037	9,700	15,660	
01 Tryon	76,122	74,327	37,943	38,384		0	19,268	16,700	35,968	416	1.0116	0	19,493	
01B & 02A	34,760	33,375	32,216	1,159		0	0	1,158	1,158	0	1.0001	0	0	
02B & 03A	75,216	69,896	47,869	22,017		11,337	5,410	4,871	21,618	400	1.0185	11,547	5,510	
03B & 04A	65,244	39,384	38,469	915		0	0	915	915	0	1.0000	0	0	
04B & 05A	65,244	63,446	59,139	4,306		721	0	3,524	4,245	0	1.0000	721	0	
06 & 6A	65,244	63,658	60,544	3,114		0	0	3,114	3,114	0	1.0000	0	0	
06 & 7A	65,244	63,603	60,675	3,128		0	0	3,128	3,128	0	1.0000	0	0	
7B & 8A	65,244	63,803	60,693	3,110		667	0	2,443	3,110	0	1.0000	667	0	

Target Area vs Rentable Area Delta

Global Corporation

OVERVIEW:

This report shows the delta between the target area, as determined by the RA Target Utility, and the rentable area of the suite. This report includes suites that are vacant; therefore, the overall delta shows the surplus, or deficit, of the target area against the total building rentable.

Target Area vs Rentable Area

PROPERTY SUMMARY:

Property	Suite Count	Leased Suite Count	Building Usable Area	Building Rentable Area	Target Area	Target Area Delta
164 Liberty 164 Liberty Corner Road Warren, NJ 07059	16	12	295,639	356,391	362,143	5,752

PROPERTY DETAILS:

Level/Suite	Tenant	Leased Suite Count	Usable Area	Rentable Area	Target Area	Target Area Delta
1st Floor		4	52,161	61,100	62,604	1,504
Suite 100	ABC Imaging		25,422	29,778	29,871	93
Suite 110	Bacardi		24,572	28,782	28,872	89
Suite 115	CPI		1,064	1,246	2,564	1,318
Suite 117	Star Power		1,104	1,293	1,297	4
2nd Floor		3	84,579	102,160	101,780	-380
Suite 200	Vacant		26,243	31,698	32,250	552
Suite 210	TCS		28,272	34,148	32,475	-1,673
Suite 219	Televisa		2,033	2,456	3,847	1,391
Suite 220	Allied		25,998	31,402	30,548	-854
Suite 222	Vacant		938	1,133	1,235	102
Suite 224	Vacant		1,095	1,323	1,425	102
3rd Floor		3	80,820	97,514	96,092	-1,422
Suite 300	Young & Rubican		25,336	30,569	30,569	0
Suite 310	Heldrick & Struggles		24,943	30,095	28,673	-1,422
Suite 320	AON		30,541	36,850	36,850	0
4th Floor		2	78,078	95,617	101,667	6,050
Suite 400	Jones Walker		25,275	30,952	34,667	3,715
Suite 410	Vacant		23,325	28,565	30,000	1,435
Suite 420	Life Asset Group		29,478	36,100	37,000	900
Overall Totals		12	295,639	356,391	362,143	5,752

7/16/2012 1:08 PM

Powered by seesuite

Calculations: Target Area Delta = TA - RA

NOTE: All measurements are in square feet.

* Partial Total

10/15/2009

Powered by seesuite

1 of 1

The BOMA Area Analysis report is a minimum. Seesuite also provides reporting on vacancy, lease expiration and overall building performance that reconciles negotiated lease areas to the calculated square footage.