

SAMPLE BUILDING

DESIGN SPREADSHEET DEFINITIONS

A	FLOOR	I	FULL FLOOR USABLE AREA Net Rentable Area (F) minus Building Common Area (G) minus Floor Common Area (H).
B	GROSS AREA Area defined as the total constructed area of a building. Generally not used for leasing purposes.	J	FULL FLOOR ADD ON FACTOR Total Building Common Area (G) divided by Total Full Floor Usable Area (I) added to Floor Common Area (H) divided by Full Floor Usable Area (I).
C	GROSS RENTABLE AREA Area defined by the inside finished surface of the dominant portion of the permanent outer building walls. In most cases this boundary is the inside face of glass.	K	FULL FLOOR NRA AREA PER FLOOR Full Floor Usable Area (I) times Full Floor Add On Factor (J).
D	VERTICAL PENETRATION AREA Those areas consisting of stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls, which serve more than one floor of the building, but shall not include stairs, dumbwaiters, lifts, and the like, exclusively serving a tenant occupying offices on more than one floor.	L	MINIMUM MULTI-TENANT CORRIDOR That corridor which is required to connect the required means of egress for a multi-tenant floor situation, or as designed by the architect. Such corridors are defined by the centerline of the wall or partition separating the tenant and the corridor.
E	UNALLOCATED AREA Those areas included in the Gross Rentable Area (C) but not to be included in the Building Common Area and are not used to determine Add On Factors and Net Rentable Areas.	M	MULTI-TENANT CORRIDOR BEYOND MINIMUM Column not used for this method.
F	NET RENTABLE AREA (NRA) The Gross Rentable Area (C) minus Vertical Penetrations (D) minus Unallocated Area (E).	N	MULTI-TENANT USABLE AREA Full Floor Usable Area (I) minus Minimum Multi-Tenant Corridor (L) minus Multi-Tenant Corridor Beyond Minimum (M).
G	BUILDING COMMON AREA (NET) Those areas that support the entire building and are necessary for its operation. Such areas may include, but are not limited to building lobby, elevator equipment areas, building mail room, vending areas, mechanical equipment areas, basement support areas and other similar such areas. Areas are defined by the centerline of walls and partitions surrounding such areas (or to the inside finished surface of the dominant portion of the permanent outer building walls, or to the finished face of walls enclosing areas defined as vertical penetration).	O	MULTI-TENANT ADD ON FACTOR Full Floor Usable Area (I) divided by the Multi-Tenant Usable Area (N) times Total Building Common Area (Column G) divided by Total Full Floor Usable Area (Column I) added to Floor Common Area (Column H) divided by Full Floor Usable Area (Column I). $((I/N*((SUM G/SUM I)+(H/I)+1))-1)$
H	FLOOR COMMON AREA Those areas consisting of restrooms, mechanical rooms, telephone and electrical closets, janitor's closets and other similar such areas that support the floor on which they are located. Such areas are defined by the centerline of walls and partitions surrounding such areas (or to the inside finished surface of the dominant portion of the permanent outer building walls, or to the finished face of walls enclosing areas defined as vertical penetration).	P	MULTI-TENANT NRA AREA PER FLOOR Multi-Tenant Usable Area (N) times Multi-Tenant Add On Factor +1 $((M) +1)$. Formula: $(N*(M+1))$