

Insider's View To Corporate Real Estate

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Do You Know The Hidden Office Leasing Cost That Could Be A Six Figure Surprise To Your Company?

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Last month, our *Insider's View* revealed how to protect your company against overpaying the operating and tax expense invoice you will soon receive. As part of this, I recommended determining if the real estate taxes for your building are in line with the competitive market. The same should be done for every building you contemplate leasing, particularly in a market such as Pittsburgh where buildings are being sold on a regular basis at an increased value, which can trigger a reassessment.

An abbreviated example revealing how much an under assessment could add to your bottom line follows.

Square Feet Leased:	30,000
<u>Under Assessment of Real Estate Taxes At Bldg/SF:</u>	<u>\$1.00</u>
Additional Cost /Year of Lease:	\$30,000
<u>x Lease Term (years):</u>	<u>10</u>
Projected Cost To Company When Bldg Is Reassessed:	\$330,000

To learn how to protect your company, feel free to contact me.

About the Author

Carrie S. Holstead is the Founder, President and CEO of the longest established tenant representation firm in Pittsburgh, Pennsylvania, and Chairman Emeritus of ITRA Global with experience in nearly 300 markets around the world. She was honored as a Woman of Influence by *Real Estate Forum Magazine* in 2015, and is the acclaimed author of the monthly *Insider's View To Corporate Real Estate*. If your company needs to expand, contract, merge, relocate, or renew an office lease(s), locally or globally, contact Carrie Holstead at **+1 (412) 255-3737**. To receive the *Insider's View To Corporate Real Estate* electronically, sign up at www.carrieholstead.com.

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