



## Office Real Estate Inspection

Office real estate inspections are provided for a range of commercial businesses. These include various business professionals, medical and dental practices, tech firms, and more for different types of real estate transactions. Such an inspection can occur before the purchase or sale of a commercial property, or at any time during the lease of the property, including before and after lease execution, and during its term.

Office real estate inspections are performed for a variety of property subcategories, including:

- office buildings (single-story to a high-rise);
- flex spaces and multi-use facilities;
- medical and dental office suites;
- office suites and condominiums (one or more units); and
- residential buildings that have been or will be converted to commercial space.

### For Office Real Estate Owners and Investors

Although office real estate can be highly profitable, the potential for steady cash flow is dependent on the subject property's track record for proper maintenance and repairs.

The assessment performed by a commercial property inspector will provide an understanding of whether previous owners, managers and tenants kept up-to-date with the inevitable routine maintenance and repairs, or it may alert the client to the end of the service life of various components. This can potentially save the client hundreds of thousands of dollars and ensure that they can rely on their commercial property as a cash-generating business. A commercial property inspection will also help the client:

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- maintain tenant satisfaction by offering competitively priced rent to retain tenancy;
- strategically acquire and successfully manage a building;
- predict imminent maintenance and repairs; and
- evaluate work completed by tenants and facility managers.

### For Office Real Estate Tenants

A commercial real estate lease is one of the biggest financial obligations for any company. Understanding the condition of a building as a whole at the pre-lease stage, during the lease, or post-lease can save the client thousands of dollars in the long run. All buildings require routine maintenance and the eventual replacement of major systems and components. However, these pose potential risks that could affect the client's operating expenses or disrupt their daily business operations, if deferred. The defects discovered by a commercial property inspector will help the client better prepare or negotiate leases and renewals. The inspection can also help ensure the safety of employees and customers.

### Schedule an Inspection

Regardless of the scope of the inspection ordered, the commercial inspection report will describe physical deficiencies that could potentially create the need for an expensive repair and/or risk the safety of the building's occupants. Contact Built on a Rock Inspections at (509) 992-9716 or email [mathew@builtonarockinspections.com](mailto:mathew@builtonarockinspections.com)

