

DESIGN BY AP+D
BUILT BY ARGUSON PROJECTS INC.



API

ACCELERATE LEASING. MAXIMIZE ROI. DE-RISK VACANCIES.

READY TO UNLOCK THE FULL POTENTIAL OF YOUR OFFICE ASSET?

LET'S GET STARTED!

WE CREATE SPACES THAT BLEND
AESTHETICS AND FUNCTIONALITY WITH
SPEED AND PRECISION.



PRELIMINARY
BUDGET



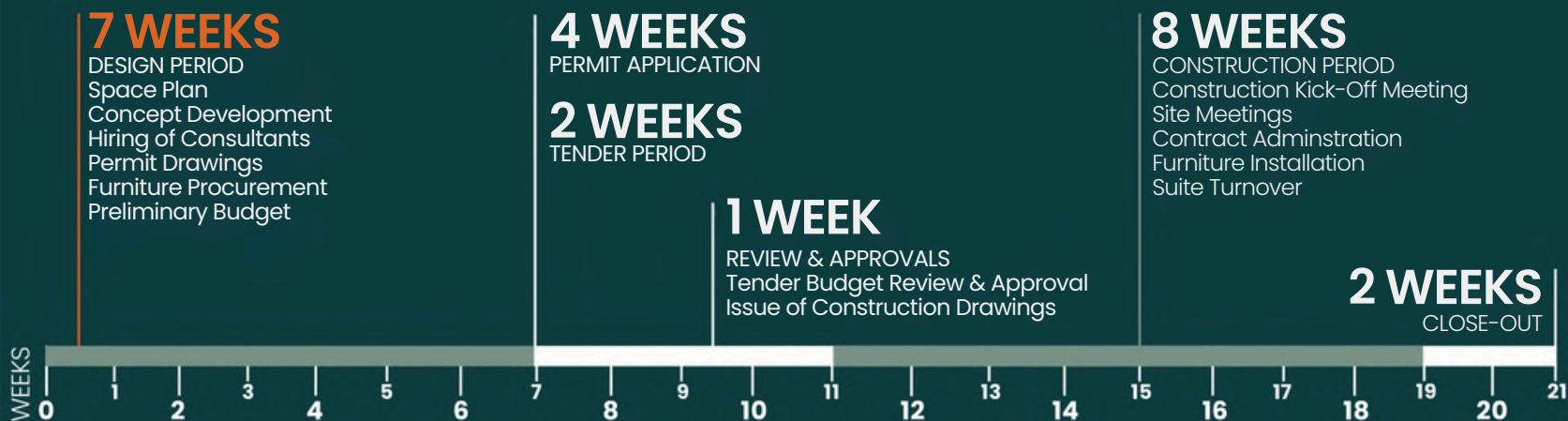
SPACE PLAN
<10,000 SQ.FT.

FOCUS ON SPEED WITHOUT SACRIFICING QUALITY

WE TAKE CARE OF IT ALL! OUR IN-HOUSE DESIGN STUDIO, CONSTRUCTION, AND PROJECT MANAGEMENT TEAMS STREAMLINE THE PROCESS TO SAVE YOU 10% – 30% IN TIME, MONEY AND STRESS.



TRADITIONAL METHOD



DESIGN-BUILD METHOD

Note: Timelines for demonstration purposes only.

BEHIND EVERY DESIGN IS A CREATIVE APPROACH TO INSPIRE COLLABORATION AND CULTURE

1,000 +

OFFICE SUITE
PROJECTS

1,500 +

LEASE SCHEDULE C'S
REVIEWED TO HELP
CLOSE DEALS

3 MILL +

SQUARE FEET OF DESIGN-
BUILD OFFICE SPACES

FIRST, TELL US ABOUT YOUR SPACE



WORKSPACE ESSENTIALS

Size of suite, staff count, ratio of quiet to open work areas, number of meeting rooms and private offices, future growth

AMENITIES & CONNECTIVITY

Reception/waiting area, lunchroom requirements, meeting rooms and work area connectivity, lighting needs, storage



CULTURE & ENVIRONMENT

Branding opportunities, company culture, human connection, access to natural elements



OFFICE SUITE
3,150 SQ. FT. | 4 MEETING ROOMS
36 WORKSTATIONS | RECEPTION KITCHEN | LOUNGE AREA

OUR 72 HOUR DESIGN-BUILD KICKOFF

THIS REFLECTS HOW OUR TEAM HELPS CLIENTS GET INFORMED FASTER AND FEEL CONFIDENT TO MAKE DECISIONS WITH A SPACE PLAN AND BUDGET TO REACT TO.

BUDGET

Demolition Drywall ACT Ceiling	\$17,000 \$50,000 \$12,000	Demolition of partitions, flooring, millwork and ACT ceiling New drywall partitions New ACT ceiling tiles and t-bar grid
Glazing Doors and Hardware	\$24,000 \$12,800	Meeting rooms, huddle rooms, entry doors Woods, hardware for glass and wood doors
Millwork Flooring Paint	\$35,000 \$25,000 \$8,500	New reception, lunchroom and copier area millwork New carpet and LVT flooring Painting of suite
Electrical Mechanical Plumbing	\$61,000 \$29,000 \$15,000	Electrical work for workstations, meeting/huddle rooms, new lighting, AV rough-in Mechanical work for new suite layout New plumbing for lunch area
Furniture Appliances	\$60,000 \$4,000	New furniture Appliances for lunch area

Note: Preliminary budget and space plan shown are for presentation purposes only.

HAVE YOU HEARD ABOUT OUR MODEL SUITES?

TAILORED DESIGN OPTIONS FOR EVERY VISION AND BUDGET

ESSENTIAL

COST-EFFICIENT X FUNCTIONAL

Durable finishes, standard lighting, and essential furniture selections.

CURATED

BALANCED X ELEVATED DETAILS

Upgraded finishes, refined lighting, and integrated branding elements.

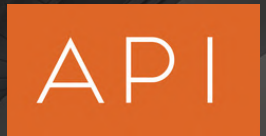
BESPOKE

PREMIUM X TAILOR-MADE

Custom millwork, premium finishes, and refined lighting throughout.

TRUSTED BY INDUSTRY LEADERS

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LET'S TALK about how we can support your office leasing strategy.

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