



REAL ESTATE MEASUREMENT & ANALYTICS

MAXIMIZING THE VALUE OF YOUR REAL ESTATE
MINIMIZING YOUR RISK EXPOSURE

A LETTER FROM OUR BOMA LEADER



In today's market, real estate professionals face a wide range of challenges throughout the lifecycle of an asset. One essential service that makes a meaningful difference in meeting these challenges is Real Estate Measurement and Analytics.

Real Estate Measurement and Analytics goes far beyond basic building measurement. This specialized discipline delivers precise data, thorough documentation, and compliance with recognized standards. The result is accurate, actionable insights that unlock productivity, efficiency, and profitability.

Analytics takes those measurements a step further. By strategically applying building information, we help real estate decision makers streamline processes, accelerates decision-making, and ultimately gets deals signed faster.

At SAA, our mission is to ensure you have the clarity and confidence to make every square foot count.

Accurate building measurement is more than a technical step - it's a service that delivers clarity, confidence, and control. With verified square footage and aligned data, you gain the insight to make smarter decisions - no guesswork, no surprises. Just reliable numbers you can trust from day one.

Erin Miller

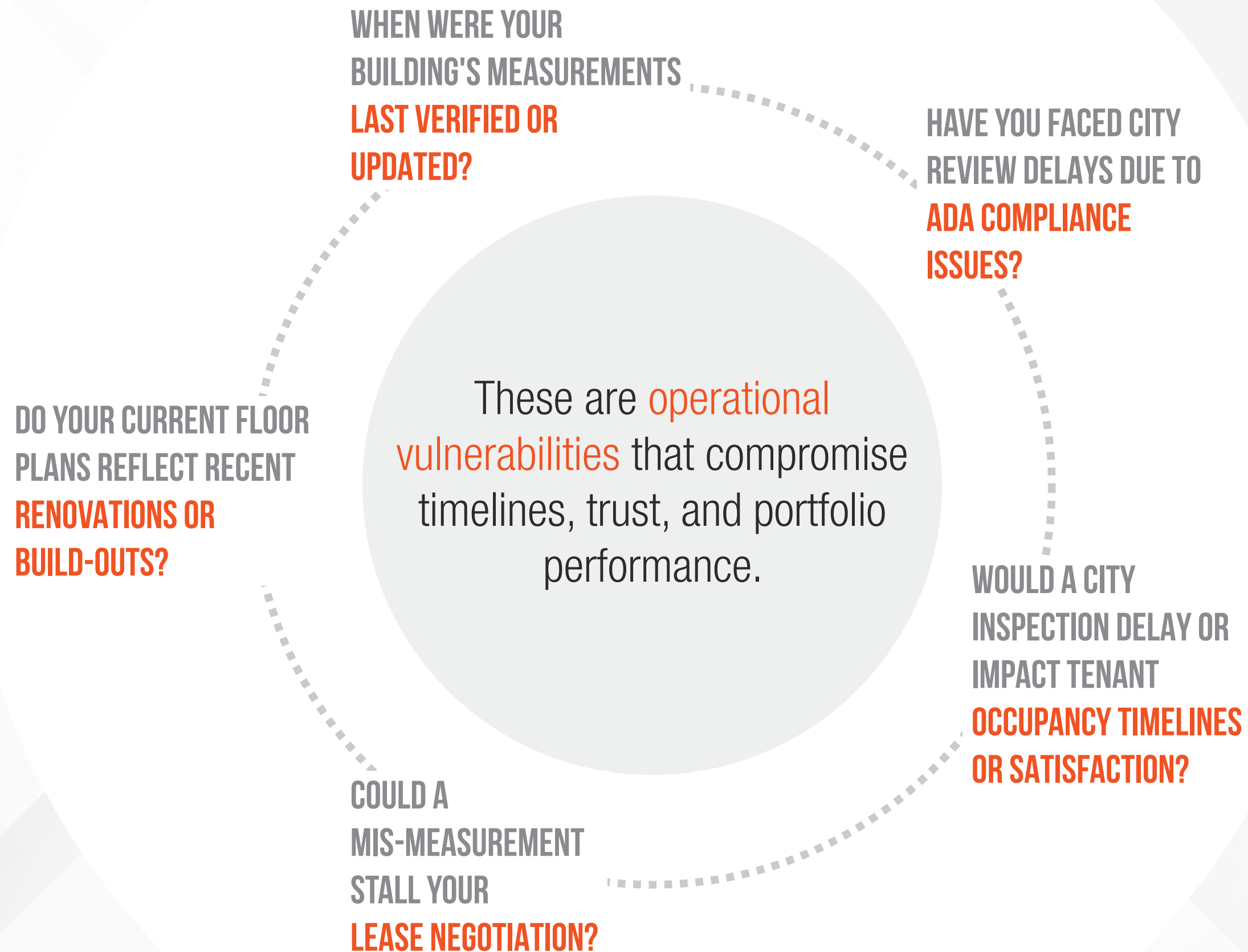
ERIN MILLER

PRINCIPAL

OUR CLIENTS

- **INVESTORS, ASSET MANAGERS & OWNERS:**
 - Capture hidden value, improve negotiating power, and outpace market comps
 - Mitigate compliance risks, avoid costly delays, and protect investment value
- **CORPORATE TENANTS:**
 - Optimize space usage, streamline operations, and empower smarter real estate decisions
- **BROKERS:**
 - Build client trust, market with confidence, and close deals backed by verified data

FIVE KEY QUESTIONS



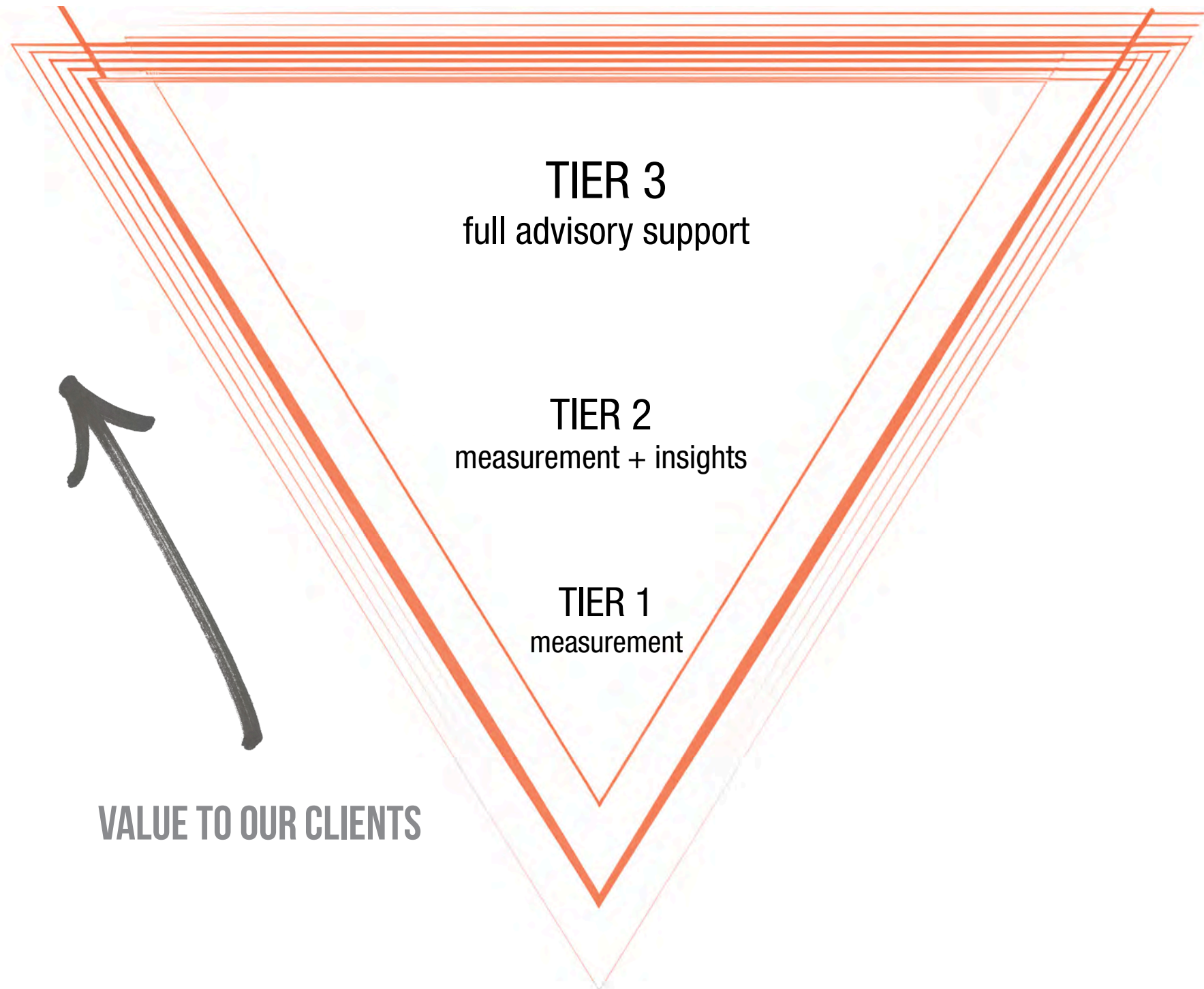
THE PROBLEM



- **DECISIONS BASED ON OUTDATED OR INACCURATE DATA:** in acquisition, management, or disposition phases, unreliable information can jeopardize success
- **VALUATIONS AT RISK FROM SMALL ERRORS:** even minor measurement discrepancies can significantly reduce building value
- **INCONSISTENT MEASUREMENT PRACTICES:** without adherence to BOMA standards, measurements can be unfair and unreliable

THE SOLUTION: STRATEGIC TIERING

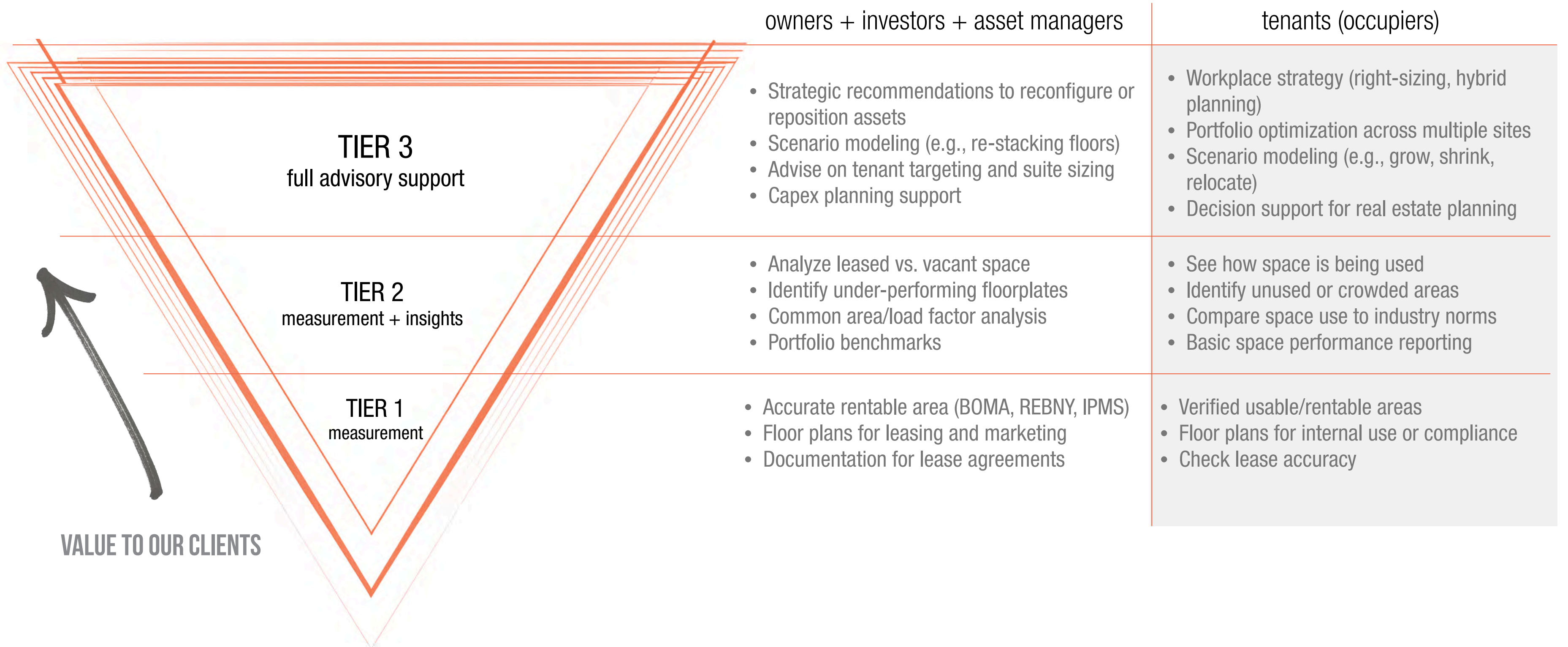
MATCH THE RIGHT LEVEL OF SERVICE TO EVERY ASSET



- **TIERED ENGAGEMENT MODEL:** flexible service levels, from rapid diagnostics for single suites to full-building portfolio audits
- **SCALABLE DELIVERY:** match measurement depth to project scope, timeline, and compliance needs
- **CUSTOM-FIT EXPERTISE:** deploy the right mix of BOMA measurement, compliance checks, and documentation for each client scenario
- **PROACTIVE PLANNING:** anticipate valuation, leasing, or compliance triggers before they become delays or disputes

THE SOLUTION: STRATEGIC TIERING

MATCH THE RIGHT LEVEL OF SERVICE TO EVERY ASSET



Planned Renovations or Tenant Improvements

You shouldn't submit drawings for TI permits without confirming existing conditions - especially when code/accessibility compliance may influence outcomes.

Property Acquisition or Disposition

You don't want to inherit a noncompliant building or undersell a space because your rentable square footage was never properly benchmarked.

Maximizing Rentable Area (BOMA Recalculation)

Updating BOMA metrics often adds 2–5% to rentable area.

Code Enforcement or Accessibility Complaint

An inspection flag can trigger costly delays. We deliver accurate data, clear documentation, and proof of compliance.

Refinancing or Repositioning a Property

We ensure that during refinancing, every square foot is verified and documented. That means no last-minute appraisal issues and no surprises for the lender's underwriters.

Jurisdictional Requirement or Permit Trigger

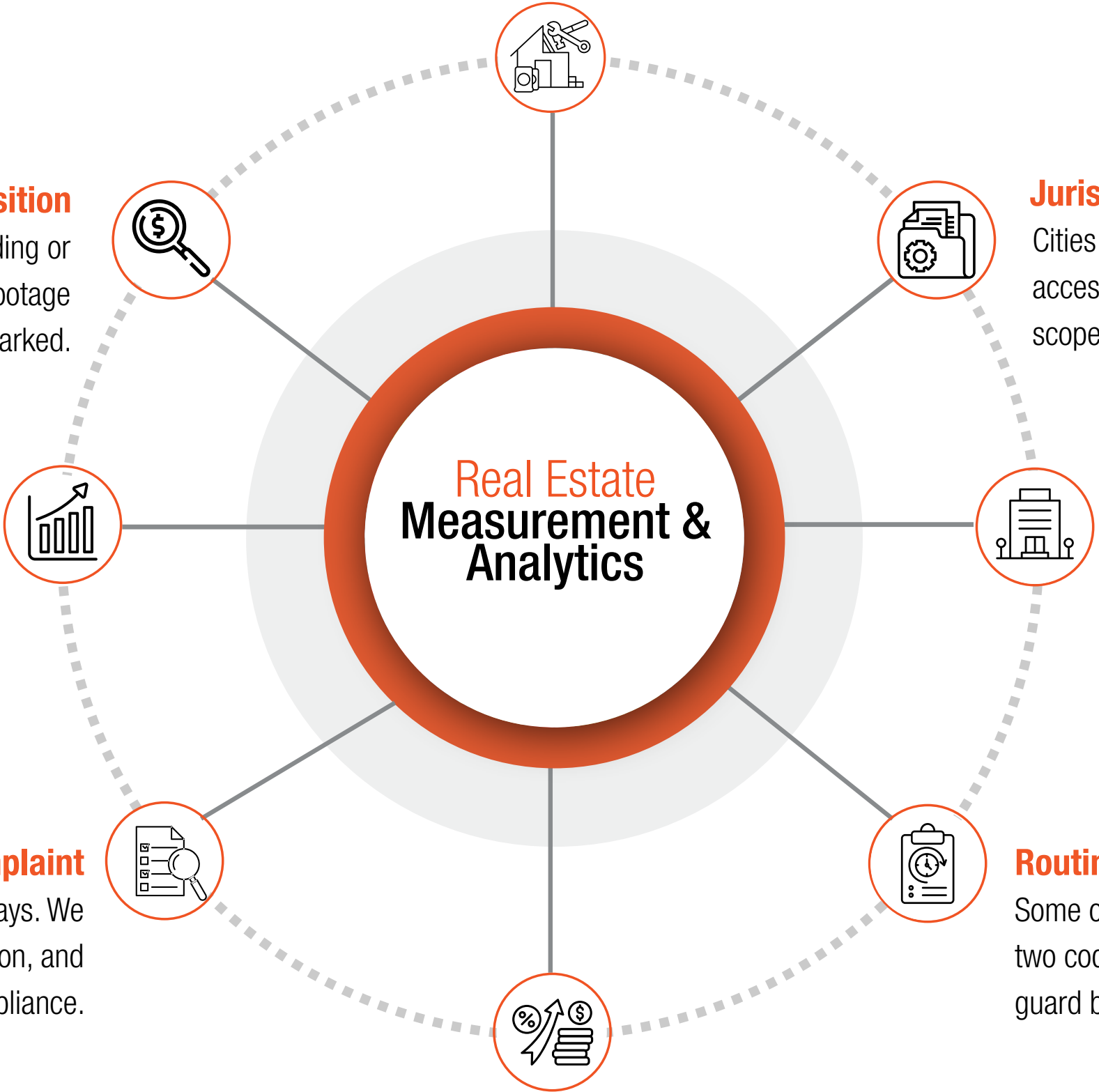
Cities (like Irvine & Los Angeles) may require up-to-date accessibility documentation for permits, even for minor scopes.

Vacant Suite Walk (SAA Diagnostic)

We use vacant suite walks as a fast way to flag potential issues—before they stall leasing conversations or show up during plan check.

Routine Portfolio Compliance Audit

Some of our clients schedule reviews every two code cycles so they are not caught off guard by code changes.





+8%

CASE IN POINT

HOW MUCH SPACE ARE YOU MISSING?

At a high profile building in Beverly Hills, the answer was **25,000 square feet**.

When new ownership brought in SAA's Real Estate Measurement & Analytics Group to verify rentable square footage, we uncovered an **8% discrepancy** - space that wasn't being accounted for, leased, or valued. The result?

- 8% increase in building valuation
- New flexibility in leasing strategy
- No redesign, just clarity

Too often, buildings come with outdated RSF or third-party drawings that don't reflect reality. At SAA, we measure differently. Our in-house team integrates BOMA compliance, architectural coordination, and real-time strategy to unlock measurable ROI.

Because Design That Performs starts with knowing what you actually have and making every square foot count.



SAA APPROACH

OUTPERFORMING IN SPEED AND TRUST

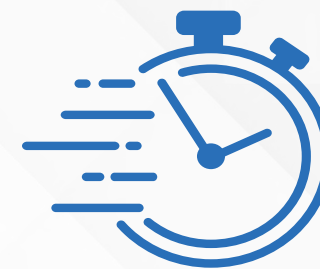
- **VERIFIED ACCURACY** – All calculations meet current BOMA standards, eliminating legal risk and tenant disputes
- **ASSET VALUE UPLIFT** – Identify hidden rentable square footage, often adding 2–5% to RSF
- **FASTER DEALS** – Inspection-ready plans accelerate lease execution and closings
- **PORTFOLIO-WIDE ACCURACY** – Audit-ready data builds investor confidence across assets
- **TRUSTED LEADER** – National recognition through leadership on the BOMA Measurement Standards Committee



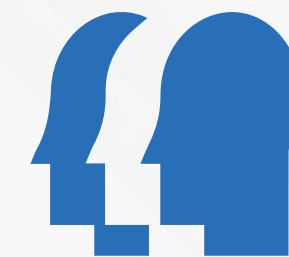
QUALITY DRAWINGS



ACCURACY



SPEED



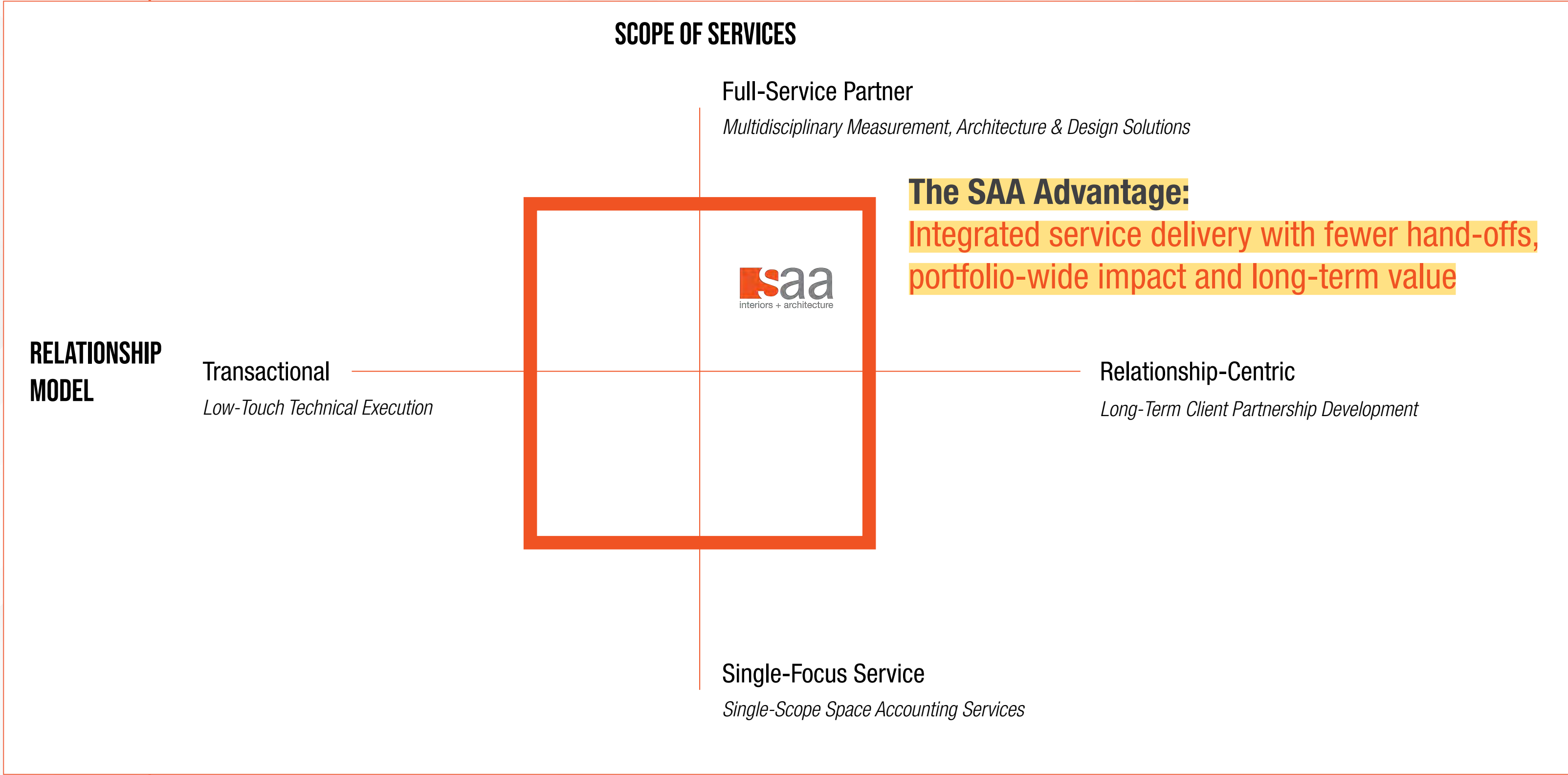
USER-FRIENDLY



RELATIONSHIPS

DIFFERENTIATED APPROACH

SOURCES OF DIFFERENTIATION



FIRM PROFILE



SAA interiors + architecture is a pioneering architectural firm with 150 professionals united by a shared commitment to excellence and a passion for solving complex real estate challenges through design. Since our founding in 2000, we've grown into a market leader in commercial interior design.

We serve clients across the U.S. through a flexible, integrated model that aligns the right talent to each project, regardless of office location. With a diverse skill set spanning architecture, interior design, measurement & analytics, and real estate strategy, our teams are built for adaptability and impact.

Our firm culture is both collaborative and entrepreneurial, designed to foster growth, leadership, and continuous improvement. We don't just attract top talent; we develop it. Each office is led by Principals and Managing Directors who are active participants in projects, ensuring that quality, creativity, and accountability are embedded into every phase of delivery.

At SAA, design is only part of the equation. Our role extends into seamless execution, proactive communication, and anticipating our clients' evolving needs. We complete more than 1,500 projects annually, 75% of which are in corporate interior architecture.

Our innovative spirit prioritizes efficiency, creativity, and responsiveness, embracing cutting-edge advancements to simplify the complex and deliver long-term client value.

ABOUT THE AUTHORS



NELSON ALGAZE, AIA, CID, LEED AP | PRINCIPAL & CEO

As CEO and Founding Principal of SAA interiors + architecture, Nelson Algaze has been the driving force behind the firm's evolution into a dynamic, multi-market firm recognized for simplifying complexity, delivering long-term value, and guiding clients through an ever-changing real estate landscape.

Since founding SAA together with Rick Shlemmer in 2000, Nelson has fostered a culture of innovation, accountability, and client-focused collaboration, taking the company from a bold startup vision to a recognized leader in corporate interior design with offices throughout Southern California and New Jersey. The firm's success has been fueled by an integrated approach to solving clients' architectural and design needs, along with an executional rigor that has earned SAA its reputation as the go-to, get-it-done architectural partner.



ERIN MILLER | PRINCIPAL

Erin Miller leads SAA's Real Estate Measurement & Analytics Group, an essential partner to building owners, tenants, asset managers, and brokers who need clarity, precision, and strategic insight before making their next real estate move.

With two decades of technical and architectural expertise, Erin has built one of the industry's most trusted space accounting teams. Her group delivers comprehensive services – from field surveys and as-builts to BOMA area analysis, accessibility compliance, and strategic assessments – designed to inform smarter investment and leasing decisions.

Erin currently serves on the BOMA Measurement Standards Committee, playing a pivotal role in shaping how commercial real estate is measured and benchmarked across North America. Her national leadership reinforces SAA's commitment to setting industry standards.

**HOW CAN
WE HELP
YOU
TODAY?**