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FOR BUSINESS OWNERS, PROPERTY OWNERS, AND DEVELOPERS

# Planning a commercial project.

*Scope, cost, and practical considerations — before significant time and money are committed.*

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A quick reference for tenant improvements, renovations, and small-scale commercial projects — designed to help business owners, property owners, and developers understand scope, cost, and process before significant time and money are committed.

## 01 / PROJECT TYPES

### Four common starting points.

- |           |                                                                                                                                                                   |                                |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>01</b> | <b>Tenant Improvements</b>                                                                                                                                        | <i>1,000 – 3,000 sf</i>        |
|           | Interior-focused projects with limited or no exterior work — including retail, wellness, hospitality, salons, and office buildouts.                               |                                |
| <b>02</b> | <b>Renovation / Repositioning</b>                                                                                                                                 | <i>Existing buildings</i>      |
|           | Targeted upgrades to existing buildings to improve functionality, leasing appeal, or overall property value, including adaptive reuse and value-add improvements. |                                |
| <b>03</b> | <b>Commercial Additions</b>                                                                                                                                       | <i>Footprint expansions</i>    |
|           | Expanding an existing building to increase usable or leasable space, typically through focused additions that integrate with the existing structure.              |                                |
| <b>04</b> | <b>New Construction / Ground-Up</b>                                                                                                                               | <i>Vacant or cleared sites</i> |
|           | Development of new buildings on vacant or cleared sites — including single-tenant retail, small commercial buildings, and restaurant or hospitality use.          |                                |

## What things typically cost.

Most commercial projects fall within a few common budget ranges. The tiers below offer a planning framework — not a pricing sheet. Construction and consultant costs vary significantly by property, scope, jurisdiction, and contractor — so use these ranges as a starting point for early feasibility, and refine through real conversations as the project takes shape.

### \$150K – \$250K

#### LIGHT TENANT IMPROVEMENT

Typically small retail, office, or service-based buildouts with limited layout changes. Work generally includes interior finishes, minor wall adjustments, and basic MEP updates.

*Typical consultant ranges: Architecture \$8K–\$12K · MEP \$6K–\$8K · Interior Design (optional) \$4K–\$8K*



### \$500K – \$1M

#### MODERATE BUILDOUT / REPOSITIONING

Common for restaurants, fitness, and larger tenant spaces requiring full interior buildout, upgraded systems, and more detailed finishes and millwork.

*Typical consultant ranges: Architecture \$12K–\$18K · MEP \$8K–\$12K · Structural \$4K–\$6K · Interior Design \$8K–\$12K*



### \$1M +

#### FULL BUILDOUT / GROUND-UP

Applies to high-end hospitality, major renovations, or new construction projects involving site or building changes, infrastructure upgrades, and custom detailing.

*Typical consultant ranges: Architecture \$18K+ · MEP \$12K+ · Structural \$6K+ · Civil/Landscape \$15K+ · Interior Design \$15K+*

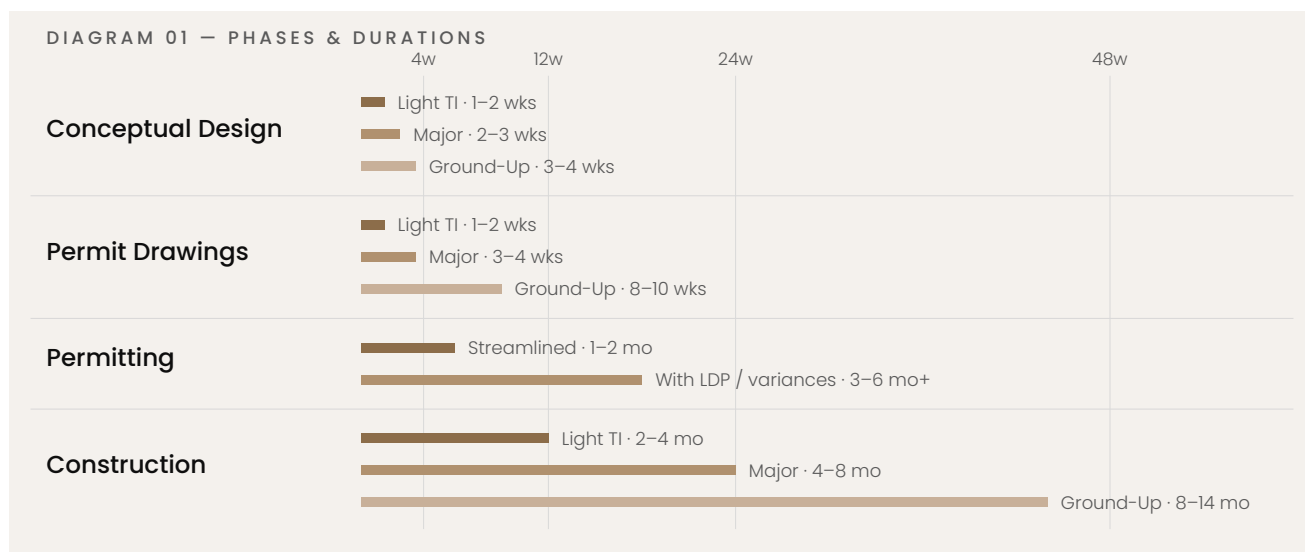


DIAGRAM 02 — TYPICAL SCOPE BY INVESTMENT LEVEL

|                                                                    | LIGHT TI<br>\$150K – \$250K | MODERATE<br>\$500K – \$1M | FULL BUILDOUT<br>\$1M + |
|--------------------------------------------------------------------|-----------------------------|---------------------------|-------------------------|
| Interior finishes & MEP                                            | ●                           | ●                         | ●                       |
| Layout changes & code work                                         | ⦿                           | ●                         | ●                       |
| Custom millwork & detailing                                        | ○                           | ⦿                         | ●                       |
| Site, civil & landscape work                                       | ○                           | ○                         | ●                       |
| Infrastructure / utilities                                         | ○                           | ○                         | ⦿                       |
| ● Typical scope    ⦿ Sometimes included    ○ Limited / not typical |                             |                           |                         |

## How long things take.

Each commercial project moves through four broad phases. Durations vary with project size, jurisdiction, and entitlement complexity — but the ranges below are typical for the Atlanta metro.



## Bringing an architect in early.

Many commercial projects appear straightforward but involve building code, life safety, and infrastructure considerations that benefit from early input. Involving an architect early helps avoid costly changes — and keeps projects aligned with budget from the start.

*Plan to engage when you are seriously considering a lease space or property, evaluating a building addition or ground-up project, or before beginning site planning with a civil engineer.*

Our role is to help clients evaluate scope, budget, code considerations, and project constraints early — before avoidable complexity, redesign, or cost escalation begins to shape the project. In many cases, the most valuable early conversations are not about aesthetics — they are about identifying the right level of investment, scope, and complexity for the project goals.