

# Key Considerations when Assessing an Office Building for Life Sciences Adaptive Reuse



## FLOOR-TO-CEILING HEIGHTS

Higher ceiling heights are typically required to accommodate robust building systems.



## INFRASTRUCTURE

You'll need to anticipate tenants' potential utility requirements and the logistics of improving the available infrastructure.



## MULTI-TENANT USE

Consider whether a building's floor layout can be modified to accommodate multiple tenants.



## HAZARDOUS MATERIALS

Consider how many hazardous material control zones will be required per regulatory code, and how they will fit within the building footprint.



## LOADING DOCKS

Depending on the building's square footage and anticipated tenant uses, more loading docks may be needed.



## COLUMN SPACING

Although 11-foot column spacing is preferred, you may be able to create a flexible floor plan with less-than-ideal column spacing and test-fit design options.



## SITE SELECTION

If the first or second project in a submarket, you will need to overcome concerns of isolation from the larger life sciences community.



## FLOOR PLATES

Low-rise buildings with generous floorplates tend to be the most adaptable.