

BOMA MEASURING GUIDELINES

BUILDING OWNERS AND MANAGERS ASSOCIATION

RENTABLE AREA: GENERAL

Rentable area measures the Tenant's pro-rated portion of the entire office floor, plus apportioned areas, excluding certain elements of the building that penetrate through the floor. The Rentable Area of a floor is fixed for the life of the Building and is not affected by changes in corridor sizes or configuration. Thus, this method is adopted for the total income-producing area of the Building and for use in computing the Tenant's pro-rated share of the Building.

RENTABLE AREA: SINGLE TENANT FLOOR

The Gross Area of a single tenant floor shall be computed by measuring to the exterior finish of permanent outer building walls. The Floor Net area is computed by subtracting shafts and exterior glazing from the Floor Gross area. The Floor Usable area is the Floor Net area less the floor common areas in the building core. The Floor Rentable area is computed by dividing the Floor Gross area by the Building Gross area, multiplied by the Apportioned Total area, plus the Floor Net area. The Apportioned Total area is the sum of the miscellaneous spaces throughout the building that area pro rated for each floor. These spaces include all building service spaces. The Attributable area for each floor is the Apportioned area plus the common areas. The Attributable factor on each floor is computed by dividing the Rentable area by the Usable area. Rentable area shall include all areas within outside walls, less stairs, elevator shafts, pipe shafts, vertical ducts, and their enclosing walls. No deductions shall be made for columns or projections necessary to the building.

RENTABLE AREA: MULTI-TENANT FLOOR

The Gross area of multi-tenant floor shall be computed by measuring to the exterior finish of permanent outer building walls. The Floor Net area is computed by subtracting shafts and exterior glazing from the Floor Gross area. The Floor Usable area is the Floor Net area less the common areas in the building core, the corridors, and the elevator lobby. The Tenant Usable area is measured: to the inside face of the exterior glazing, to the center of partitions that separate the premises from adjoining office rentable areas, and to the corridor side of corridors and/or other permanent partitions. The Tenant Rentable area is computed by dividing the Tenant Usable area by Floor Usable area, multiplied by the Floor Rentable area. The Attributable area for each tenant is that tenant's pro rated portion of the Apportioned area, the common area, the corridors, and the elevator lobby on that tenant's floor. The Attributable factor on each floor is computed by dividing the Rentable area by Usable area. No deduction shall be made for columns or projections necessary to the building. Any tenant entry that extends beyond the standard 5'-0" corridor configuration shall be considered a tenant area.

See core plans for corridor configurations.

AREA CALCULATION PARAMETERS & DEFINITIONS

Floor Gross Area within outside face of exterior walls

Building Gross Sum of floor gross

Floor Net Floor gross - (shafts + dim. to exterior glazing)

AREA CALCULATION PARAMETERS & DEFINITIONS (CONTINUED)

Floor Usable	Floor net - (common spaces)
Floor Usable Multi-Tenant	Floor net - (common spaces + corridors + elevator lobby)
Floor Rentable	Floor Net + Floor Apportioned Area
Apport. Total	Misc. spaces (transformer, penthouse, building service spaces, etc.)
Apport. Total/FI.	Floor Gross / (Building Gross * Total Apportioned Area)
Tenant Usable	Area within the glassline to: outside face of core walls, inside (corr.) face of corridor walls and center line of demising walls (including exterior & interior columns)
Tenant Rentable	Tenant Usable * Floor Rentable /Floor Usable
Common Space	Area within outside (corr.) face of restrooms, Janitor's closets, vestibules, mechanical, electrical and telephone rooms, or to the centerline of adjacent common spaces
Shafts	Area within outside face or to limit of floor for elevators, stairs, open mechanical shafts, etc.

Adapted from: <http://www.officefinder.com/boma.html> (April 7, 2006) Building Owners and Managers Association