



SIMOUR

Cost Opinion for World-Class Medical Spaces

An in-depth guide on costs before building or renovating your medical space.



We inspire
and transform through
intentional medical interior design.



We Simplify. We Elevate. We Add Soul.



What is the Simour Cost Opinion Process?

Simour Design's Cost Opinion is an in-depth checklist that we've devised to help you **better understand key financial factors that need to be considered** whether you're building or renovating your medical space.

It aims to give you a better overview of what is to be expected and the costs that they may entail to give you **clarity before diving into the actual project.**





Cost Opinion for Leased Spaces

Key cost considerations when renovating or building a leased space.

COMMERCIAL LEASE	
Rent Deposit	Varies from 1 – 6 months
First Month's Rent	Based on tenant contract.
Brokers Fee	Ave. 4-8% of total base rent.
Legal Fees	Optional: Either tenant or landlord will cover fees/ need a solicitor. Ave. \$3000 – 8,000.
Rental / Liability Insurance	Ave. \$500 – 3,000 per year.
HARD COSTS (Construction Cost)	
Construction (Materials, Hardware, HVAC, etc.)	Varies per city
Furnishings & Interior Add Ons	Varies on package, excludes medical chairs & equipment.
Sales Tax	Varies per city
Less Tenant Improvement Allowance	Based on tenant contract.
SOFT COSTS (Professional Services & Fees)	
Project Managers	Optional: Ave. 3 – 7 % of construction cost
Other Consultants:	Optional: Ave 10% of construction cost Surgery, Medical, IT Consultants, etc.
Contractor	10% of construction cost
Architect & Engineers	2.5-12% of construction cost: architectural construction documents, permitting, and new construction administration.
Interior Designer	Simour Design's Fixed Fee
Telephone, Network, & Security System	Ave. \$2.5 – 10 per sq.ft depending on facility
Permits & Fees	Ave. 1 – 5% of contract value, varies per scope.
CONTINGENCY	5% – 20% of total budget





Cost Opinion for Acquired Properties

Key cost considerations when renovating or building a leased space.

Loan Application Cost	
Property Sale Price	
Credit Checks	\$100 – \$1000
Earnest Money	Ave. \$5,000 – 10,000 (negotiable)
Inspections	Ave. \$0.03 – 0.5 per sq. ft
Appraisal & Survey Fees	Ave. Fees \$5000 (small) – \$10,000 (buildings)
Closing Cost	
Down Payment For Loan	Ave. 25 – 30% Less earnest money
Loan Origination Fees	Ave. 0.5 – 1.5% of loan amount
Environmental Report	Ave. Environmental Cost \$2000 – \$6,000
Title & Escrow Fees	Ave. \$2500 – 15,000
Title Insurance	Ave. 1% of sale price
Mortgage Registration / Recording Tax	Applies only to Alabama, Florida, Kansas, Minnesota, New York, Oklahoma and Tennessee. \$0.115– 0.50 per \$100 of mortgage principal.
Legal Fees	Ave. \$200–400 hourly rate.
Commercial Real Estate Agent Fees	Ave 4 – 8% of sale price
Property Acquisition Sub-Total	
HARD COSTS (Construction Cost)	
Construction (Materials, Hardware, HVAC, etc.)	Varies per city
Furnishings & Interior Add Ons	Varies on package, excludes medical chairs & equipment.
Sales Tax	Varies per city
SOFT COSTS (Professional Services & Fees)	
Project Managers	Optional: Ave. 3 – 7 % of construction cost
Other Consultants:	Optional: Surgery, Medical, IT Consultants, etc.
Contractor	10% of construction cost
Architect & Engineers	2.5–12% of construction cost: architectural construction documents, permitting, and new construction administration.
Interior Designer	Simour Design's Fixed Fee
Telephone, Network, & Security System	Ave. \$2.5 – 10 per sq.ft depending on facility
Permits & Fees	Ave. 1 – 5% of contract value, varies per scope.
CONTINGENCY	
5% – 20% of total budget	





AVERAGE PRICE PER SQ. FT. BASED ON STATE AND SCOPE OF WORK

Location			Standard			Premium			Luxury			
State	City	Deviation Rate	Standard - New Construction	Standard - Interior Build Out	Standard - Renovation	Premium - New Construction	Premium - Interior Build Out	Premium - Renovation	Luxury - New Construction	Luxury - Interior Build Out	Luxury - Renovation	Tax Jurisdiction
Alabama	Montgomery	-4%	\$396	\$274	\$213	\$426	\$304	\$243	\$506	\$384	\$323	7.00%
Alaska	Juneau	23%	\$516	\$360	\$282	\$546	\$390	\$312	\$626	\$470	\$392	5.00%
Arizona	Phoenix	-4%	\$396	\$274	\$213	\$426	\$304	\$243	\$506	\$384	\$323	6.00%
Arkansas	Little Rock	-7%	\$383	\$265	\$206	\$413	\$295	\$236	\$493	\$375	\$316	8.63%
California	Los Angeles	18%	\$494	\$344	\$269	\$524	\$374	\$299	\$604	\$454	\$379	9.50%
California	San Diego	14%	\$476	\$331	\$259	\$506	\$361	\$289	\$586	\$441	\$369	7.75%
California	San Francisco	29%	\$542	\$378	\$297	\$572	\$408	\$327	\$652	\$488	\$407	7.15%
Colorado	Denver	1%	\$418	\$290	\$226	\$448	\$320	\$256	\$528	\$400	\$336	6.40%
Connecticut	Hartford	8%	\$449	\$312	\$244	\$479	\$342	\$274	\$559	\$422	\$354	5.50%
Delaware	Dover	2%	\$423	\$293	\$229	\$453	\$323	\$259	\$533	\$403	\$339	7.38%
Florida	Tallahassee	-5%	\$392	\$271	\$211	\$422	\$301	\$241	\$502	\$381	\$321	7.50%
Florida	Miami	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	7.00%
Florida	Orlando	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	6.50%
Georgia	Atlanta	-4%	\$396	\$274	\$213	\$426	\$304	\$243	\$506	\$384	\$323	8.50%
Hawaii	Honolulu	20%	\$503	\$350	\$274	\$533	\$380	\$304	\$613	\$460	\$384	4.50%
Idaho	Boise	-9%	\$374	\$258	\$201	\$404	\$288	\$231	\$484	\$368	\$311	6.00%
Illinois	Chicago	4%	\$432	\$300	\$234	\$462	\$330	\$264	\$542	\$410	\$344	10.25%
Indiana	Indianapolis	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	7.00%
Iowa	Des Moines	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	7.00%
Kansas	Topeka	0%	\$414	\$287	\$224	\$444	\$317	\$254	\$524	\$397	\$334	9.15%
Kentucky	Frankfort	-4%	\$396	\$274	\$213	\$426	\$304	\$243	\$506	\$384	\$323	6.75%
Louisiana	Baton Rouge	2%	\$423	\$293	\$229	\$453	\$323	\$259	\$533	\$403	\$339	9.95%
Maine	Augusta	-5%	\$392	\$271	\$211	\$422	\$301	\$241	\$502	\$381	\$321	5.5%
Maryland	Baltimore	2%	\$423	\$293	\$229	\$453	\$323	\$259	\$533	\$403	\$339	6.00%
Massachusetts	Boston	12%	\$467	\$325	\$254	\$497	\$355	\$284	\$577	\$435	\$364	6.25%
Michigan	Lansing	1%	\$418	\$290	\$226	\$448	\$320	\$256	\$528	\$400	\$336	9.50%
Minnesota	Saint Paul	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	7.88%
Mississippi	Jackson	-6%	\$387	\$268	\$208	\$417	\$298	\$238	\$497	\$378	\$318	8.00%
Missouri	Jefferson City	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	7.00%
Montana	Helena	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	9.00%
Nebraska	Lincoln	-8%	\$378	\$262	\$203	\$408	\$292	\$233	\$488	\$372	\$313	7.00%
Nevada	Las Vegas	1%	\$418	\$290	\$226	\$448	\$320	\$256	\$528	\$400	\$336	7.60%
New Hampshire	Concord	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	9.75%
New Jersey	Trenton	9%	\$454	\$316	\$246	\$484	\$346	\$276	\$564	\$426	\$356	7.00%
New Mexico	Santa Fe	-8%	\$378	\$262	\$203	\$408	\$292	\$233	\$488	\$372	\$313	8.31%
New York	New York	15%	\$480	\$335	\$262	\$510	\$365	\$292	\$590	\$445	\$372	8.88%
North Carolina	Raleigh	-4%	\$396	\$274	\$213	\$426	\$304	\$243	\$506	\$384	\$323	7.25%
North Dakota	Bismarck	4%	\$432	\$300	\$234	\$462	\$330	\$264	\$542	\$410	\$344	7.00%
Ohio	Columbus	0%	\$414	\$287	\$224	\$444	\$317	\$254	\$524	\$397	\$334	6.00%
Oklahoma	Oklahoma City	-5%	\$392	\$271	\$211	\$422	\$301	\$241	\$502	\$381	\$321	8.63%
Oregon	Salem	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	0.00%
Pennsylvania	Philadelphia	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	8.00%
Rhode Island	Providence	5%	\$436	\$303	\$236	\$466	\$333	\$266	\$546	\$413	\$346	7.00%
South Carolina	Columbia	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	8.00%
South Dakota	Pierre	-6%	\$387	\$268	\$208	\$417	\$298	\$238	\$497	\$378	\$318	6.50%
Tennessee	Nashville	-2%	\$405	\$281	\$219	\$435	\$311	\$249	\$515	\$391	\$329	9.25%
Texas	Austin	5%	\$436	\$303	\$236	\$466	\$333	\$266	\$546	\$413	\$346	8.25%
Texas	Houston	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	7.00%
Texas	San Antonio	1%	\$418	\$290	\$226	\$448	\$320	\$256	\$528	\$400	\$336	7.25%
Texas	Dallas	5%	\$436	\$303	\$236	\$466	\$333	\$266	\$546	\$413	\$346	8.00%
Utah	Salt Lake	-3%	\$400	\$277	\$216	\$430	\$307	\$246	\$510	\$387	\$326	7.75%
Vermont	Montpelier	-5%	\$392	\$271	\$211	\$422	\$301	\$241	\$502	\$381	\$321	7.25%
Virginia	Richmond	-4%	\$396	\$274	\$213	\$426	\$304	\$243	\$506	\$384	\$323	6.00%
Washington	Seattle	0%	\$414	\$287	\$224	\$444	\$317	\$254	\$524	\$397	\$334	10.25%
West Virginia	Charleston	-5%	\$392	\$271	\$211	\$422	\$301	\$241	\$502	\$381	\$321	9.00%
Wisconsin	Madison	0%	\$414	\$287	\$224	\$444	\$317	\$254	\$524	\$397	\$334	7.25%
Wyoming	Cheyenne	-1%	\$409	\$284	\$221	\$439	\$314	\$251	\$519	\$394	\$331	6.00%
Furniture & Interior Accessories			\$40.00			\$50.00			\$60.00			

- *Standard - Simple Design. Usually has entry level and budget friendly materials. Has lower warranty rating of about 1 year.*
- *Premium - what we recommend for most of our projects. Offers more customization on design, with a mix of luxury and standard materials. Utilizes standard high traffic commercial rated materials and furniture, and higher warranty of 2 to 10 years.*
- *Luxury - refers to high end luxury design with a mixture of premium and luxury material and furniture ranges. High Quality workmanship and fully custom design. High Durability*



AVERAGE INTERIOR BUILD OUT COST PER SQ. FT. BASED ON STATE AND SCOPE OF WORK

LOCATION		AVE. INTERIOR BUILD COST PER SQ. FT									
State	City	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
Alabama	Montgomery	\$ 304,320	\$ 608,640	\$ 912,960	\$ 1,217,280	\$ 1,521,600	\$ 1,825,920	\$ 2,130,240	\$ 2,434,560	\$ 2,738,880	\$ 3,043,200
Alaska	Juneau	\$ 389,910	\$ 779,820	\$ 1,169,730	\$ 1,559,640	\$ 1,949,550	\$ 2,339,460	\$ 2,729,370	\$ 3,119,280	\$ 3,509,190	\$ 3,899,100
Arizona	Phoenix	\$ 304,320	\$ 608,640	\$ 912,960	\$ 1,217,280	\$ 1,521,600	\$ 1,825,920	\$ 2,130,240	\$ 2,434,560	\$ 2,738,880	\$ 3,043,200
Arkansas	Little Rock	\$ 294,810	\$ 589,620	\$ 884,430	\$ 1,179,240	\$ 1,474,050	\$ 1,768,860	\$ 2,063,670	\$ 2,358,480	\$ 2,653,290	\$ 2,948,100
California	Los Angeles	\$ 345,530	\$ 691,060	\$ 1,036,590	\$ 1,382,120	\$ 1,727,650	\$ 2,073,180	\$ 2,418,710	\$ 2,764,240	\$ 3,109,770	\$ 3,455,300
California	San Diego	\$ 348,700	\$ 697,400	\$ 1,046,100	\$ 1,394,800	\$ 1,743,500	\$ 2,092,200	\$ 2,440,900	\$ 2,789,600	\$ 3,138,300	\$ 3,487,000
California	San Francisco	\$ 362,648	\$ 725,296	\$ 1,087,944	\$ 1,450,592	\$ 1,813,240	\$ 2,175,888	\$ 2,538,536	\$ 2,901,184	\$ 3,263,832	\$ 3,626,480
Colorado	Denver	\$ 320,170	\$ 640,340	\$ 960,510	\$ 1,280,680	\$ 1,600,850	\$ 1,921,020	\$ 2,241,190	\$ 2,561,360	\$ 2,881,530	\$ 3,201,700
Connecticut	Hartford	\$ 342,360	\$ 684,720	\$ 1,027,080	\$ 1,369,440	\$ 1,711,800	\$ 2,054,160	\$ 2,396,520	\$ 2,738,880	\$ 3,081,240	\$ 3,423,600
Delaware	Dover	\$ 323,340	\$ 646,680	\$ 970,020	\$ 1,293,360	\$ 1,616,700	\$ 1,940,040	\$ 2,263,380	\$ 2,586,720	\$ 2,910,060	\$ 3,233,400
Florida	Tallahassee	\$ 301,150	\$ 602,300	\$ 903,450	\$ 1,204,600	\$ 1,505,750	\$ 1,806,900	\$ 2,108,050	\$ 2,409,200	\$ 2,710,350	\$ 3,011,500
Florida	Miami	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
Florida	Orlando	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Georgia	Atlanta	\$ 304,320	\$ 608,640	\$ 912,960	\$ 1,217,280	\$ 1,521,600	\$ 1,825,920	\$ 2,130,240	\$ 2,434,560	\$ 2,738,880	\$ 3,043,200
Hawaii	Honolulu	\$ 380,400	\$ 760,800	\$ 1,141,200	\$ 1,521,600	\$ 1,902,000	\$ 2,282,400	\$ 2,662,800	\$ 3,043,200	\$ 3,423,600	\$ 3,804,000
Idaho	Boise	\$ 288,470	\$ 576,940	\$ 865,410	\$ 1,153,880	\$ 1,442,350	\$ 1,730,820	\$ 2,019,290	\$ 2,307,760	\$ 2,596,230	\$ 2,884,700
Illinois	Chicago	\$ 329,680	\$ 659,360	\$ 989,040	\$ 1,318,720	\$ 1,648,400	\$ 1,978,080	\$ 2,307,760	\$ 2,637,440	\$ 2,967,120	\$ 3,296,800
Indiana	Indianapolis	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Iowa	Des Moines	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Kansas	Topeka	\$ 317,000	\$ 634,000	\$ 951,000	\$ 1,268,000	\$ 1,585,000	\$ 1,902,000	\$ 2,219,000	\$ 2,536,000	\$ 2,853,000	\$ 3,170,000
Kentucky	Frankfort	\$ 304,320	\$ 608,640	\$ 912,960	\$ 1,217,280	\$ 1,521,600	\$ 1,825,920	\$ 2,130,240	\$ 2,434,560	\$ 2,738,880	\$ 3,043,200
Louisiana	Baton Rouge	\$ 323,340	\$ 646,680	\$ 970,020	\$ 1,293,360	\$ 1,616,700	\$ 1,940,040	\$ 2,263,380	\$ 2,586,720	\$ 2,910,060	\$ 3,233,400
Maine	Augusta	\$ 301,150	\$ 602,300	\$ 903,450	\$ 1,204,600	\$ 1,505,750	\$ 1,806,900	\$ 2,108,050	\$ 2,409,200	\$ 2,710,350	\$ 3,011,500
Maryland	Baltimore	\$ 323,340	\$ 646,680	\$ 970,020	\$ 1,293,360	\$ 1,616,700	\$ 1,940,040	\$ 2,263,380	\$ 2,586,720	\$ 2,910,060	\$ 3,233,400
Massachusetts	Boston	\$ 355,040	\$ 710,080	\$ 1,065,120	\$ 1,420,160	\$ 1,775,200	\$ 2,130,240	\$ 2,485,280	\$ 2,840,320	\$ 3,195,360	\$ 3,550,400
Michigan	Lansing	\$ 320,170	\$ 640,340	\$ 960,510	\$ 1,280,680	\$ 1,600,850	\$ 1,921,020	\$ 2,241,190	\$ 2,561,360	\$ 2,881,530	\$ 3,201,700
Minnesota	Saint Paul	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
Mississippi	Jackson	\$ 297,980	\$ 595,960	\$ 893,940	\$ 1,191,920	\$ 1,489,900	\$ 1,787,880	\$ 2,085,860	\$ 2,383,840	\$ 2,681,820	\$ 2,979,800
Missouri	Jefferson City	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Montana	Helena	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Nebraska	Lincoln	\$ 291,640	\$ 583,280	\$ 874,920	\$ 1,166,560	\$ 1,458,200	\$ 1,749,840	\$ 2,041,480	\$ 2,333,120	\$ 2,624,760	\$ 2,916,400
Nevada	Las Vegas	\$ 320,170	\$ 640,340	\$ 960,510	\$ 1,280,680	\$ 1,600,850	\$ 1,921,020	\$ 2,241,190	\$ 2,561,360	\$ 2,881,530	\$ 3,201,700
New Hampshire	Concord	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
New Jersey	Trenton	\$ 345,530	\$ 691,060	\$ 1,036,590	\$ 1,382,120	\$ 1,727,650	\$ 2,073,180	\$ 2,418,710	\$ 2,764,240	\$ 3,109,770	\$ 3,455,300
New Mexico	Santa Fe	\$ 291,640	\$ 583,280	\$ 874,920	\$ 1,166,560	\$ 1,458,200	\$ 1,749,840	\$ 2,041,480	\$ 2,333,120	\$ 2,624,760	\$ 2,916,400
New York	New York	\$ 336,020	\$ 672,040	\$ 1,008,060	\$ 1,344,080	\$ 1,680,100	\$ 2,016,120	\$ 2,352,140	\$ 2,688,160	\$ 3,024,180	\$ 3,360,200
North Carolina	Raleigh	\$ 304,320	\$ 608,640	\$ 912,960	\$ 1,217,280	\$ 1,521,600	\$ 1,825,920	\$ 2,130,240	\$ 2,434,560	\$ 2,738,880	\$ 3,043,200
North Dakota	Bismarck	\$ 329,680	\$ 659,360	\$ 989,040	\$ 1,318,720	\$ 1,648,400	\$ 1,978,080	\$ 2,307,760	\$ 2,637,440	\$ 2,967,120	\$ 3,296,800
Ohio	Columbus	\$ 317,000	\$ 634,000	\$ 951,000	\$ 1,268,000	\$ 1,585,000	\$ 1,902,000	\$ 2,219,000	\$ 2,536,000	\$ 2,853,000	\$ 3,170,000
Oklahoma	Oklahoma City	\$ 301,150	\$ 602,300	\$ 903,450	\$ 1,204,600	\$ 1,505,750	\$ 1,806,900	\$ 2,108,050	\$ 2,409,200	\$ 2,710,350	\$ 3,011,500
Oregon	Salem	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Pennsylvania	Philadelphia	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
Rhode Island	Providence	\$ 332,850	\$ 665,700	\$ 998,550	\$ 1,331,400	\$ 1,664,250	\$ 1,997,100	\$ 2,329,950	\$ 2,662,800	\$ 2,995,650	\$ 3,328,500
South Carolina	Columbia	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
South Dakota	Pierre	\$ 297,980	\$ 595,960	\$ 893,940	\$ 1,191,920	\$ 1,489,900	\$ 1,787,880	\$ 2,085,860	\$ 2,383,840	\$ 2,681,820	\$ 2,979,800
Tennessee	Nashville	\$ 310,660	\$ 621,320	\$ 931,980	\$ 1,242,640	\$ 1,553,300	\$ 1,863,960	\$ 2,174,620	\$ 2,485,280	\$ 2,795,940	\$ 3,106,600
Texas	Austin	\$ 332,850	\$ 665,700	\$ 998,550	\$ 1,331,400	\$ 1,664,250	\$ 1,997,100	\$ 2,329,950	\$ 2,662,800	\$ 2,995,650	\$ 3,328,500
Texas	Houston	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
Texas	San Antonio	\$ 320,170	\$ 640,340	\$ 960,510	\$ 1,280,680	\$ 1,600,850	\$ 1,921,020	\$ 2,241,190	\$ 2,561,360	\$ 2,881,530	\$ 3,201,700
Texas	Dallas	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
Utah	Salt Lake	\$ 307,490	\$ 614,980	\$ 922,470	\$ 1,229,960	\$ 1,537,450	\$ 1,844,940	\$ 2,152,430	\$ 2,459,920	\$ 2,767,410	\$ 3,074,900
Vermont	Montpelier	\$ 301,150	\$ 602,300	\$ 903,450	\$ 1,204,600	\$ 1,505,750	\$ 1,806,900	\$ 2,108,050	\$ 2,409,200	\$ 2,710,350	\$ 3,011,500
Virginia	Richmond	\$ 304,320	\$ 608,640	\$ 912,960	\$ 1,217,280	\$ 1,521,600	\$ 1,825,920	\$ 2,130,240	\$ 2,434,560	\$ 2,738,880	\$ 3,043,200
Washington	Seattle	\$ 317,000	\$ 634,000	\$ 951,000	\$ 1,268,000	\$ 1,585,000	\$ 1,902,000	\$ 2,219,000	\$ 2,536,000	\$ 2,853,000	\$ 3,170,000
West Virginia	Charleston	\$ 301,150	\$ 602,300	\$ 903,450	\$ 1,204,600	\$ 1,505,750	\$ 1,806,900	\$ 2,108,050	\$ 2,409,200	\$ 2,710,350	\$ 3,011,500
Wisconsin	Madison	\$ 317,000	\$ 634,000	\$ 951,000	\$ 1,268,000	\$ 1,585,000	\$ 1,902,000	\$ 2,219,000	\$ 2,536,000	\$ 2,853,000	\$ 3,170,000
Wyoming	Cheyenne	\$ 313,830	\$ 627,660	\$ 941,490	\$ 1,255,320	\$ 1,569,150	\$ 1,882,980	\$ 2,196,810	\$ 2,510,640	\$ 2,824,470	\$ 3,138,300
Furniture & Interior Accessories		\$ 40,000	\$ 80,000	\$ 120,000	\$ 160,000	\$ 200,000	\$ 240,000	\$ 280,000	\$ 320,000	\$ 360,000	\$ 400,000

*New construction refers to new buildings or structures.

**Interior built out refers to interior improvements for a commercial space with a white shell as starting point

***Renovation refers to improvements for an existing space/practice.



IMPORTANT NOTES/DISCLAIMER

The cost opinion is NOT a cost estimate. All amounts are subject to change based on the final design.

All specified costs are averages as of July 2022, construction costs changes day to day based on various socio-economic variables.

Construction costs vary depending on scope of work, materials selected, labor costs, mechanical & electrical systems used, as well as location.

Construction Costs: 20-40% on labor, 17 - 25% on materials, 12-15% on systems & utilities, up to 2% on permits.

The accuracy of this cost opinion may vary with final project bids and cost estimates.

All project costs can only be finalized via submissions of proposals, bids, & cost estimates from vendors, consultants, contractors, professionals, etc. based on the final design.





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