

A free standing building, at a corner, with 2 street views and 2 alley views

Dimensions and Area of typical floor	depth 125	length 250	area 31,250	rent per sq ft
rental rate per sq ft	\$55.00 nominal	weighted average computed:		\$55.06

categories of space quality	dimensions of components			area	area	rate per sq ft	annual rental cost
	length	depth	area				
A street views	250	32	8,000	10,976	\$85.00	932,960	
	93	32	2,976				
subtotal Class "A" w/ windows				10,976	\$85.00	932,960	
B alley views	218	32	6,976	8,928	\$45.00	401,760	
	61	32	1,952				
subtotal Class "B" w/ windows				8,928	\$45.00	401,760	
subtotal w/ windows				19,904			
C "basement"	186	61	11,346	11,346	\$34.00	385,764	

This could be a "horse" instead of a "camel".

If this was located closer to where people lived, it would be much higher quality at lower cost.

The "modern office building" with floor plates of 20,000 to 40,000 square feet came into existence with the advent of modern air handling (HVAC) technology. The irony is that this configuration is only "modern" if office-work is not modern. That is, if office-work is paper-based manual labor, then large floors with central areas for files, libraries, and workspaces, surrounded in symmetrical fashion by workers made operational sense.

In today's world of increasingly powerful and decreasingly costly computer and communication technology, physical consolidation in the extreme (everybody and everything in one place, at the same time) is no longer necessary. Further, it is not desirable for many reasons — individual and collective.

1,720,484

sf of area/
lf of perim

"typical" 40
500NJ 15