



Should retail occupants who comprise a minority of occupancy in an office building be charged rent based on Occupant Area or Rentable Area?

Applicable to: BOMA 2010 Office and Mixed Use Standard (ANSI/BOMA Z65.1-2010 / ANSI/BOMA Z65.6-2010)

Approved: February 25, 2016

Introduction

The Floor Measurement Standards Committee of BOMA International has approved this Best Practice to provide clarification and guidance with respect to the BOMA Standard(s) disclosed herein. This Best Practice does not modify any of the BOMA publications but may be considered for inclusion in future updates.

Question:

Should retail occupants in mixed use buildings be charged rent based on Occupant Area or Rentable Area?

Answer:

The BOMA measurement standards do not make any recommendation as to how leases should be written. The purpose of the BOMA measurement standards is to detail how areas within a building should be calculated to determine, among other things, occupant, gross leasable, and rentable area. If a property is majority office and minority retail then the office building standard should be utilized. If a property is of a mixed use nature, then the ANSI/BOMA Z65.6 standard should be applied. In a mixed use property, common areas are not allocated to the retail components Gross Leasable Area (GLA).

Citations:

Office Buildings: Standard Methods of Measurement ANSI/BOMA Z65.1-2010

Retail Buildings: Standard Methods of Measurement ANSI/BOMA Z65.5-2010

Mixed-Use Properties: Standard Methods of Measurement ANSI/BOMA Z65.6–2012

Contributed by:

Joe McDonnell, American Building Calculations