

# Retrofitting Traditional Office Space for Medical Use

## A Medical Tenant's Guide



To fill a glut of office vacancies, building owners are more willing to expand leasing opportunities to medical tenants. However, converting traditional office to medical office space is not as simple as it sounds, nor does it work in all situations. Before embarking on this journey, users should explore key factors and issues before making a real estate decision.

### Questions medical tenants should ask before signing a lease:

1. Is the location, layout and tenant mix suitable for patients?
2. Does the building meet medical zoning and regulatory requirements?
3. Has an architect and engineer conducted a thorough field study to determine if the space works for the practice?
4. Are the building's parking ratios and ADA infrastructure adequate for a medical user?
5. What is the building's sound threshold?
6. What are the provisions for tenant improvements?
7. Does the building have flexible floorplates?
8. Do the asset's owner, engineer and property managers have knowledge and experience with medical tenants?
9. Is property management located onsite?
10. Can tenant issues be addressed quickly?

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