

Office Buildings & Parking Structures

The office building figures apply to site, and core and shell only, while the corporate interiors costs reference a 25,000-gsf floor plate. We have compiled our findings below using several generic building types.



ONE-STORY FLEX OFFICE BUILDINGS

\$103 to \$122/SF (\$100 to \$120/sf in 2024)

One-story shell buildings ranging from traditional offices to light assembly, high-technology lab applications. Typical projects are cold, dark shell steel structures with tilt-up concrete skins and punched openings. Cost includes \$16 to \$22/sf for sitework, assuming five spaces/1,000 sf in a surface parking lot.

LOW-RISE OFFICE BUILDINGS

\$115 to \$139/SF (\$113 to \$135/sf in 2024)

Two- to three-story, larger footprint shell buildings designed with speculative building features. Typical projects are composite steel structures with bar joist roof structures, tilt-up concrete skins, and punched openings. Cost includes \$14 to \$20/sf for sitework, assuming four spaces/1,000 sf in a surface parking lot.

MID-RISE OFFICE BUILDINGS

\$141 to \$162/SF (\$135 to \$155/sf in 2024)

Four- to six-story, 25,000-sf footprint shell buildings designed with speculative building features. Typical projects are composite steel structures with pre-cast concrete and glass skins. Cost includes \$14 to \$20/sf for sitework and minimal (visitor) surface parking. Typical projects have the majority of parking housed in an adjacent garage. See Parking Structures in the next column.

HIGH-RISE OFFICE BUILDINGS

\$158 to \$217/SF (\$150 to \$205/sf in 2024)

7 stories: \$158 to \$178/sf (\$150 to \$170/sf in 2024)
14 stories: \$164 to \$186/sf (\$155 to \$178/sf in 2024)
20 stories: \$177 to \$198/sf (\$170 to \$190/sf in 2024)
25 stories: \$188 to \$217/sf (\$180 to \$205/sf in 2024)

Seven- to 25-story, 25,000-sf footprint shell buildings. Typical projects are cast-in-place concrete structures with articulated pre-cast and curtainwall glass skins. Rising cost of concrete may result in some composite steel structures. Costs include less than \$12/sf for sitework and minimal (visitor) surface parking. The majority of parking is in adjacent garages. See Parking Structures in the next column.

PODIUM BUILDINGS

\$183 to \$203/SF (BUILDING)

\$66 to \$81/SF (PARKING)

(Building: \$172 to \$192/sf in 2024) (Parking: \$62 to \$77/sf in 2024)

12-story, 25,000-sf typical office footprints over eight levels, 50,000-sf parking footprints without below-grade parking. The 50,000-sf ground level includes: 5,000-sf, two-level lobby, 10,000-sf amenity shell space, 5,000-sf building support spaces, and 30,000-sf parking and ramps. Typical projects are cast-in-place concrete structures with curtainwall glass skins for both the office and garage levels. Cost includes \$11 to \$17/sf for sitework.

PARKING STRUCTURES Includes sitework costs.

\$48 to \$72/SF (\$46 to \$68/sf in 2024)

Cast-in-place concrete: \$56 to \$72/sf, without basement
(\$52 to \$68/sf in 2024)

Pre-cast concrete: \$48 to \$61/sf, without basement
(\$46 to \$58/sf in 2024)

Steel: \$42 to \$55/sf, without basement
(\$40 to \$55/sf in 2024)

Below-grade parking: \$93 to \$109/sf, by level to go below grade
(\$90 to \$105/sf in 2024)

Most office projects continue to build pre-cast or cast-in-place garages. The lower cost range examples would typically be for more efficient suburban sites. Small urban downtown and medical center sites with limitations may have higher costs than our ranges show.

TRENDS

As 2025 ends, construction costs are stabilizing, with a typical 3%-5% increase expected over the next year to account for inflation. Factors driving costs include skilled labor shortages (especially in the MEP trades), material costs and tariffs, financing availability, interest rates, and increased project starts in markets outside of corporate office and multifamily residential.

Corporate interiors continue to see larger cost increases in higher-end spaces, driven by more amenity-rich, high-quality spaces to attract employees.

PAUL NEWSOROFF, AIA
DIRECTOR, COMMERCIAL PRACTICE
713 426 7444 / PAULN@KIRKSEY.COM

BRIAN MALARKEY, FAIA, LEED AP
MANAGING DIRECTOR, INTERIOR ARCHITECTURE
713 426 7473 / BRIANM@KIRKSEY.COM

STACEY CONCIENNE, AIA
DIRECTOR, INTERIOR ARCHITECTURE - HOUSTON
713 426 7535 / STACEYC@KIRKSEY.COM



Corporate Interiors

All categories reference a 25,000-nrsf floor plate with 50% offices and 50% open-plan.
Construction cost only; does not include owner-provided AV and IT equipment.

BASIC OFFICE SPACE

\$83 to \$104/SF (\$77 to \$96/sf in 2024)

The most basic applicable space with landlord standards, but using all new components: basic 2x4 LED lighting, standard 2x2 ceiling, plastic laminate building standard doors with mortised hardware, 18" sidelight at office fronts, minimal millwork, and all plastic laminate, \$36/yd carpet tile, standard electrical and HVAC. Add up to \$14/sf for first-generation space.

MID-RANGE OFFICE SPACE

\$107 to \$140/SF (\$100 to \$135/sf in 2024)

Upgraded with linear LED lighting, 2x2 fineline ceiling, wood veneer building standard doors with mortised hardware, full-height glass office fronts in aluminum framing system, more extensive plastic laminate millwork with solid surface countertops throughout, \$43/yd carpet tiles, more extensive electrical service with 24/7 server room AC and two supplemental fan-coil units for conference room zones. Add up to \$17/sf for first-generation space.

HIGHER-END OFFICE SPACE

\$158 to \$280/SF* (\$150 to \$270/sf in 2024)

Upgraded with some drywall ceiling areas with indirect cove lighting, architectural woodwork doors and frames, demountable glass office fronts; 30% of wall areas as premium-grade architectural woodwork, 40% with acoustical fabric wallcovering, 30% as painted drywall; extensive wood veneer millwork with premium countertops, \$51/yd carpet tile, more extensive lighting and custom fixtures for artwork and accent areas. Add up to \$23/sf for first-generation space.

* Price ranges are averages. Premium office space can exceed the high end of the range.

* Construction costs only — excludes AV/IT, security, and signage.

FURNITURE

\$35 to \$90/SF*

Basic office space: \$35 to \$55/sf
Mid-range office space: \$55 to \$70/sf
Higher-end office space: \$70 to \$90/sf

FITNESS FACILITY

\$204 to \$316/SF (\$203 to \$290/sf in 2024)

10,000 sf with strength and cardio areas, including rubber flooring, exposed painted structure ceiling in workout areas, frameless glass entry doors, pendant indirect lighting, extensive wiring for AV and TV; men's and women's locker rooms to have ceramic tile wet areas (four showers and two toilets each); carpeted dressing areas with plastic laminate lockers.

CONFERENCE CENTER

\$200 to \$327/SF (\$198 to \$307/sf in 2024)

Similar to executive office space description except with ceiling system and acoustical upgrades, as well as individual fan-coil units for each room, VIP lounge area with millwork, coffee service, and receptionist millwork.

EMPLOYEE DINING FACILITY, KITCHEN & SERVERY

\$306 to \$387/SF (\$280 to \$375/sf in 2024)

5,000-sf kitchen to have 2x4 washable surface suspended ceiling, quarry tile flooring, FRP walls, all equipment by others; servery to have drywall ceiling with indirect cove lighting, ceramic tile flooring, painted drywall; custom millwork at servery and grab-and-go station; dining to have mix of drywall and acoustical ceilings, linear LED lighting, indirect cove and pendant accent lighting; some low walls with architectural woodwork paneling as room dividers, ceramic tile throughout.

Statistics provided by:

Arch-Con Corporation
Brookstone Construction
Burton Construction Co.
E. E. Reed Construction, L.P.
Endurance Builders

Gallant Commercial
Harvey Cleary
Hoar Construction
Linbeck Group, LLC
O'Donnell/Snider Construction

rand* Construction
Rosenberger Construction LLC
Skanska USA Building
SpawGlass
Turner Construction Company