



A Guide to Innovative Design & Financial Strategies in Build-to-Suit Developments

INCLUDING AN ESSENTIAL STRATEGIES AND CHECKLIST FOR SUCCESS



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Introduction to Build-to-Suit Developments

As the real estate landscape continues to evolve, **build-to-suit developments have emerged as a popular solution** for tenants and owners seeking customized spaces tailored to their specific needs. In this introductory chapter, we delve into the fundamentals of build-to-suit projects, exploring how they offer tailored solutions for unique real estate requirements across various sectors.

Wangard Partners, a leading developer specializing in high-quality multifamily and commercial properties, brings decades of experience and expertise to the forefront of this discussion. With a proven track record of delivering transformative and sustainable developments, Wangard Partners is well-positioned to guide business owners through the complexities of build-to-suit projects.



Build-to-suit projects offer flexible design concepts for adaptability, integrate cutting-edge technology for enhanced connectivity, and prioritize employee wellbeing and productivity.

One significant advantage of build-to-suit developments, particularly in the industrial sector, is the increased efficiency they provide. In these scenarios, the end user is not forced to adapt their processes and workflows to fit an existing structure; instead, the building is designed to accommodate their specific operational needs. This thoughtful design and layout can lead to substantial cost savings if executed correctly.

Throughout this guide, we will explore the key components of build-to-suit developments, ranging from design and sustainability to technology integration and stakeholder engagement. By leveraging their extensive experience in the real estate industry, Wangard Partners provides valuable insights and best practices for navigating the build-to-suit process effectively. Readers can expect to gain a deeper understanding of how build-to-suit projects offer flexible design concepts for adaptability, integrate cutting-edge technology for enhanced connectivity, and prioritize employee wellbeing and productivity considerations.





Designing for Versatility



Adaptable Floor Plans: Unlock Spatial Possibilities

Rigid floor plans often confine tenants to a predetermined layout, limiting their ability to optimize space utilization. By incorporating adaptable floor plans into a design, occupants are empowered to reconfigure their spaces seamlessly. Open-plan layouts, movable partitions, and flexible infrastructure allow for effortless adjustments to accommodate changing team structures, evolving workflows, or shifts in operational demands.

Flexible Infrastructure: Seamless Integration of New Technologies

Since the digital transformation of the pandemic, businesses must stay ahead of the curve by embracing cutting-edge technologies. However, outdated infrastructure can act as a barrier, making it challenging to integrate new systems and equipment. By incorporating flexible infrastructure into your design, you future-proof your developments, ensuring that tenants can seamlessly adopt emerging technologies without major renovations or disruptions.

Modular Construction: Accelerate Customization and Expansion

Traditional construction methods can be time-consuming and disruptive, hindering the ability to respond swiftly to changing needs. Modular construction techniques offer a game-changing solution, enabling rapid customization and expansion. Prefabricated modules can be easily added, removed, or reconfigured, ensuring that spaces remain aligned with evolving business requirements.

Sustainable Design Principles: Resilience and Resource Efficiency

Embracing sustainable design principles not only aligns with environmental consciousness but also contributes to the versatility and long-term viability of our developments. Energy-efficient systems, water conservation measures, and the use of renewable materials ensure resilience and resource efficiency. Importantly, sustainable design also helps control the costs associated with operations, allowing for better financial management over time. Additionally, integrating green spaces and biophilic design elements can enhance occupant well-being and productivity, creating spaces that are adaptable to evolving needs while minimizing environmental impact.

Site Selection: Maximizing Accessibility and Convenience

By strategically selecting sites with excellent accessibility and proximity to transportation hubs, amenities, and cultural attractions, you create versatile environments that cater to diverse tenant & employee preferences. This approach not only enhances the appeal of your developments but also protects them against shifts in urban planning and infrastructure developments.



Organizations across industries are seeking spaces that can adapt to their unique and dynamic requirements. As a developer, embracing versatility in design is crucial to creating build-to-suit developments that not only meet current needs but also anticipate future challenges and opportunities.





Sustainability & Technology Integration: Futureproofing Build-to-Suit Developments



“As environmental consciousness and digital transformation sweep across industries, developers must prioritize eco-friendly practices and cutting-edge solutions to meet the evolving demands of tenants and stay ahead of the curve.”

Adaptable and Efficient Spaces

To maximize space efficiency, adaptable floor plans offer tenants the flexibility to reconfigure their environments as needed.

Features like open-plan layouts, movable partitions, and flexible infrastructure enable easy modifications for changing team sizes or workflows. This adaptability ensures that space is optimized to meet both current and future operational requirements, allowing businesses to use their spaces effectively and efficiently.

Rapid and Flexible Construction

Modular construction provides a faster, more efficient alternative to conventional methods. Prefabricated modules can be quickly assembled, added, or rearranged on-site, allowing for rapid space customization.

This method is especially beneficial for businesses that need to expand or alter their facilities swiftly, reducing construction time, waste, and costs. Additionally, modular construction's flexibility supports sustainable development and long-term viability.

Future-Proof and Collaborative Environments

Integrating flexible infrastructure into your design ensures that spaces can seamlessly accommodate new technologies as they emerge, minimizing disruptions and costly renovations. Versatile common areas also play a crucial role in fostering collaboration and interaction.

By designing dynamic environments with modular furniture, adaptable layouts, and sustainable features, you create spaces that not only support diverse activities but also enhance occupant well-being and productivity.

Employee Wellbeing and Productivity Considerations

THE SUCCESS OF A BUILD-TO-SUIT PROJECT LIES IN UNDERSTANDING THAT EACH ORGANIZATION HAS DISTINCT REQUIREMENTS. Decision-makers must carefully consider various factors that are singular to their operations and workforce dynamics. This includes evaluating how the physical workspace can be optimized to support specific processes, enhance collaboration, and improve overall performance. From fostering a healthy work environment and promoting connectivity to ensuring disaster preparedness and future-proofing spaces, each aspect can be tailored to meet the individual needs of an organization. By prioritizing these considerations, businesses can not only create functional and inspiring workspaces but also achieve a strong return on investment (ROI).

Fostering a Healthy and Supportive Work Environment

The physical workspace plays a critical role in shaping the overall well-being of employees. Incorporate biophilic design elements, such as natural lighting, indoor greenery, and access to outdoor spaces, to create a rejuvenating and stress-reducing atmosphere. Additionally, prioritize indoor air quality by implementing efficient ventilation systems and using sustainable, low-emitting materials during construction.

Promoting Collaboration and Connectivity

Collaborative environments have been proven to enhance creativity, knowledge sharing, and overall productivity. Design flexible, open-plan spaces that encourage seamless communication and interaction among team members. Incorporate technology-enabled meeting rooms, casual lounges, and dedicated collaboration zones to facilitate both formal and informal interactions.

Ergonomic Considerations and Adaptability

Comfort and ergonomics are essential for maintaining focus and preventing physical strain. Incorporate adjustable workstations, ergonomic seating, and customizable lighting solutions that cater to individual preferences and needs. Additionally, consider implementing activity-based working models, which encourage movement and provide a variety of work settings tailored to different tasks and activities.

Wellness Amenities and Services

Integrate on-site wellness amenities and services to support the holistic well-being of occupants. Explore the inclusion of fitness centers, meditation rooms, health clinics, or even on-site childcare facilities. These offerings not only enhance employee satisfaction but also contribute to a more balanced and productive workforce.

Disaster Preparedness and Business Continuity Planning

Resilience planning is crucial to ensure the continuity of operations in the face of potential disruptions or emergencies. Incorporate robust infrastructure and systems that can withstand natural disasters, power outages, or other unforeseen events. Develop comprehensive emergency response plans, redundant communication channels, and backup power solutions to minimize downtime and ensure the safety of occupants.

Future-Proofing and Adaptability

As workforce dynamics and workplace trends evolve, it is essential to design spaces that can adapt to changing needs. Incorporate flexible layouts, modular construction techniques, and scalable infrastructure to accommodate future growth or shifts in operational requirements. Additionally, stay informed about emerging technologies and design strategies that can further enhance employee well-being and productivity.





Key Considerations in Finding the Right Built-to-Suit Partner

Aligning Values and Vision

Before embarking on the partner selection process, it is crucial to establish a clear understanding of your company's values, goals, and long-term vision for the development project.

Identify partners who share your commitment to quality, sustainability, innovation, and client satisfaction. Ensure that their philosophies and approaches resonate with your own.

Assessing Expertise and Specialization

Build-to-suit projects require specialized expertise in design, engineering, construction management, and sustainability consulting.

Effective risk mitigation is vital for minimizing uncertainties in real estate development. Working with knowledgeable professionals helps identify challenges early and develop strategies for smoother project execution and investment protection.

Reputation and Credibility

In the built environment industry, reputation and credibility are paramount. Conduct thorough due diligence on potential partners, researching their professional standing, client testimonials, and industry recognition.

Consider partnering with firms that have garnered accolades, awards, or certifications for their exceptional work.

Collaborative Approach and Communication

Effective communication and a collaborative mindset are essential for successful partnerships in build-to-suit projects. Assess potential partners' communication styles, responsiveness, and willingness to collaborate closely with your team.

Look for partners who prioritize open dialogue, transparency, and a solutions-oriented approach.

Technological Proficiency and Innovation

Embracing technological advancements and innovative practices can provide a competitive edge.

Evaluate potential partners' proficiency in utilizing cutting-edge tools and methodologies, such as Building Information Modeling (BIM), virtual reality simulations, and sustainable building technologies.

Cultural Fit and Compatibility

While technical expertise and project management capabilities are essential, it is equally important to consider the cultural fit and compatibility between your organization and potential partners.

Evaluate their communication styles, work ethics, and overall company culture to ensure a harmonious collaboration.





CHECKLIST

Versatility and Adaptability:

- Incorporate adaptable floor plans
- Utilize modular construction techniques
- Design flexible infrastructure for technology integration
- Include versatile common areas

Sustainability:

- Implement sustainable design principles (energy efficiency, water conservation, renewable materials)
- Pursue green building certifications (LEED, BREEAM, etc.)
- Integrate smart building technologies (automated systems, BMS)

Employee Well-being and Productivity:

- Foster a healthy work environment (biophilic design, indoor air quality)
- Promote collaboration and connectivity (open spaces, meeting rooms)
- Ensure ergonomic considerations (adjustable workstations, lighting)
- Incorporate wellness amenities (fitness centers, meditation rooms)
- Plan for disaster preparedness and business continuity

Partner Selection:

- Align values and vision with potential partners
- Assess expertise and specialization
- Evaluate reputation and credibility
- Prioritize collaborative approach and communication
- Consider technological proficiency and innovation
- Review financial stability and risk management
- Assess cultural fit and compatibility

Project Management:

- Define clear project goals and timeline
- Establish robust communication channels
- Implement quality control measures
- Monitor budget and schedule adherence
- Conduct regular progress reviews





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Contact us today.

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