



ACCESSIBLE
DESIGN
STUDIOS
interior design

KEYS TO
SELECTING
YOUR LOCATION



When it comes to reviewing spaces and negotiating leases, there are a few key issues you'll want to keep in mind. Here are 11 of the most essential ones:

1

The overall condition of the space.

Finding the right medical office space can be a challenge. In addition to finding a space that meets your needs in terms of size and location, you also need to make sure that the space can be adapted to meet the specific requirements of a medical office. One important consideration is the question of improvements and renovations.

Landlords have long required that any improvements or changes to their buildings be made by contractors that they know and trust. Yet, as medical office spaces have unique improvement requirements, you may need to communicate with the property owner about adding new contractors specialized in constructing medical facilities. The landlord would then retain the right to access the space, confirm ongoing safety standards are being met, and review financials related to the project - all to protect their investment.

However, by working together from the start, you can develop a plan that meets everyone's needs and leaves the property in better condition than when you found it. In fact, this type of close collaboration can often result in a stronger landlord-tenant relationship, laying the groundwork for future opportunities. So, if you're looking to make some improvements to your medical office space, don't be afraid to talk to your landlord about bringing in some new blood. By doing so, you may find that everyone comes out a winner in the end.

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2.

Carefully consider the location.

The right location can help to draw customers and ensure that the business is successful. However, the wrong location can lead to high overhead costs, difficulty attracting customers, and ultimately, failure.

The proximity to other businesses, hospitals, and services is also one of the most important factors to consider when choosing a location. Not only do you need to find a space that is suitable for your needs, but you also need to make sure that it is close to other businesses and services that your customers may need or want. If you are selling products, for example, you will need to be located near a grocery store or retail outlet. If you are providing services, on the other hand, you will need to be close to your target market. In either case, it is essential to give careful thought to the location of your business before making any final decisions.

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3.

The amount of foot traffic it gets.

When opening a new medical office, one important factor to consider is the amount of foot traffic it will receive. If the office is located in a busy area with high pedestrian traffic, it is likely to get more patients and grow more quickly than if it were located in a less populated area.

There are a number of ways to determine the amount of foot traffic an area receives. One is to observe the number of people walking by the office during different times of day. Another is to ask businesses in the area how many customers they receive on average. By taking these factors into account, you can choose a location for your new medical office that will maximize its potential for success.

Another reason that the amount of foot traffic a new medical office gets is an important consideration is that high foot traffic can help generate word-of-mouth referrals from satisfied patients. In addition, a busy medical practice is often seen as a sign of quality care, which can attract new patients. Foot traffic can also have a direct impact on the bottom line, as a steady stream of patients can help to keep appointment times full and reduce turnover. Ultimately, the amount of foot traffic a new medical office receives can be a critical factor in its success.

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4.

Its accessibility for people with disabilities

When you're opening a new medical office, it's important to consider accessibility for people with disabilities. The Americans with Disabilities Act (ADA) requires that businesses provide "reasonable accommodations" for people with disabilities, and this includes medical offices.

So, when choosing a location for your new office, look for a space that is compliant with the ADA. This means that there should be adequate parking, and the sidewalks are in good repair. The building should have an accessible entrance, and wide doorways and hallways. You should also make sure that any examination rooms and restrooms are accessible. In addition, the office should be designed in such a way that it can be navigated easily by those who are blind or have low vision and that there is an elevator available if needed..

By taking these factors into consideration, you can ensure that your medical office is accessible to all patients.

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5.

Whether or not it needs any renovation or repairs

Before you move your medical practice to a new location, it's important to carefully consider the condition of the space. If the space needs any renovation or repairs, you'll need to factor those costs into your budget and how you might finance them.

Additionally, you'll need to make sure that any work is completed before you move in. Otherwise, you could be faced with unexpected delays and disruptions. If the space is in good condition, however, you'll be able to focus on getting settled into your new office without any additional worries. Either way, it's important to do your research and plan ahead so that you can be prepared for whatever comes your way.

Of course, you'll also want to make sure that the renovations will actually improve the space and make it more functional for your needs. Furthermore, you will need to ensure that the space meets all local zoning requirements otherwise, you may be better off finding a different rental that's already set up the way you need it.

If the space is in good condition, it may only require some cosmetic updates, such as painting and new flooring. With a little careful planning, you can find the perfect space for your medical practice without breaking the bank.

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6.

The length of the lease.

When it comes to renovating a medical office, there are a few things to keep in mind. First and foremost, it's important to consider the length of your lease. If you're only planning on being in the space for a short period of time, it may not be worth investing a lot of money in renovations. However, if you have a long-term lease, it may be worth considering more significant changes.

Also, you may be able to take advantage of a landlord credit with a longer lease. Landlord credit allows you to use the money you would normally spend on rent to instead make renovations to the property. This can be a great way to get the renovations you need without having to come up with the upfront costs yourself. However, there are a few things to keep in mind if you're considering landlord credit for your renovation project.

First, be sure to get approval from your landlord before making any changes to the property. Second, be aware that the cost of renovations may be higher than if you were to pay for them yourself, so be sure to compare prices before making any final decisions. Lastly, remember that landlord credit is only available for a limited time, so be sure to complete your renovations within the specified timeframe. By following these simple guidelines, you can take advantage of landlord credit and make the changes you need to create a comfortable and inviting medical office space.

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The cost of rent and utilities.

The medical office rental market is a landlords' market. That's because there's been an increase in the number of physicians and medical groups seeking to lease space, while the actual number of medical office spaces available has remained relatively static. The result is that competition for good medical office space is fierce and that rents have increased by as much as 15 percent in some markets.

Before signing a lease for a new medical office, it is essential to be aware of all the potential fees that may be charged. In addition to the base rent, many landlords charge additional fees for common area maintenance, utilities, and property taxes. Furthermore, some landlords may require tenants to purchase insurance or make improvements to the property. In addition to base rent, you can expect to pay for utilities (electricity, gas, water, sewer), janitorial services, and common area maintenance (CAM) fees. These fees can add up quickly, so be sure to ask your landlord for a complete breakdown of all estimated charges before you sign a lease. . By being aware of all the potential fees, you can avoid being blindsided by unexpected costs down the road.

Additionally, it is important to negotiate with the landlord to try to reduce or eliminate some of these fees. With careful planning and negotiation, you can find a new medical office that fits both your needs and your budget.

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The Landlord's reputation and track record.

As a medical professional, you have enough to worry about without having to stress over your commercial lease. Before signing on the dotted line, do your research on the landlord and their reputation. Talk to other tenants in the building and see if they're happy with the condition of the property and the landlord's responsiveness to maintenance issues. It is important to be aware of the landlord's reputation and track record. You want to make sure that the landlord is someone who is reliable and who has a good track record.

There are a few additional things you can do to research the landlord's reputation and track record. First, you can talk to other tenants in the building. Ask them if they are happy with the landlord and if they have had any problems. Second, you can look online for reviews of the landlord. Be sure to read both positive and negative reviews so that you can get a well-rounded picture. Finally, you can contact the Better Business Bureau to see if there have been any complaints filed against the landlord. Once you have gathered this information, you will be able to make an informed decision about whether or not to sign a lease with the landlord.

Leasing a medical office is a major decision that should not be taken lightly. The Landlord's reputation and track record are two important factors to consider before signing a lease. If the Landlord has a history of being difficult to work with or frequently changes the terms of leases, it may be best to look elsewhere. On the other hand, if the Landlord has a good reputation and a track record of fair and consistent leases, it may be worth considering leasing from them.

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9.

Your own business goals and needs.

When you're searching for a new medical office, it's important to consider your own business goals and needs. You want a location that's convenient for your patients, with plenty of parking and easy access to public transportation. You also want a location that's visible and easy to find. But beyond those basic considerations, you also need to think about the future. What are your long-term plans for your practice? Are you planning to expand? If so, you'll need a location that can accommodate your growth. With so many factors to consider, finding the perfect medical office location can be a challenge. But if you take the time to do your research, you're sure to find a place that's just right for your practice.

As a busy professional, you know that time is your most precious commodity. When you're searching for a new medical office location, you need to find a place that will help you make the most of your time. That means considering your own business goals and needs. What kind of patients do you want to see? What kinds of procedures do you perform? What are your hours of operation? How far are you willing to commute? Answering these questions will help you find a medical office location that's just right for your needs.

In today's competitive market, there's no room for wasted time – so make sure to consider your own business goals when searching for a new medical office location.

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10.

Your financial situation and budget.

Doctors usually have a lot of different factors to consider when they are looking for a new place to set up their medical offices. One important factor that they should always keep in mind is their own financial situation and budget. It is no use picking out the perfect location for your office if you can't afford it. You need to make sure that you can actually afford the rent or mortgage payments on the property, as well as any other associated costs like staff salaries.

It's also important to consider the cost of travel to and from the office, as well as any child care or pet care expenses you may incur. So, it is important to choose a location that you can afford. Otherwise, you could find yourself in serious financial trouble down the road. So when you are looking for a new medical office location, always consider your own financial situation and budget first and foremost. Only then can you be sure that you are making the right decision for your practice.

The location of your office can have a big impact on your patient base. If you are looking to attract new patients, you may want to choose a location that is easily accessible and visible from the street. However, if you are hoping to keep your existing patients, you may want to choose a location that is close to their homes or workplaces. Ultimately, the best location for your medical office will be the one that best meets your needs and budget.

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The legal advice

When you're looking at new medical office locations, there are a few key legal factors to keep in mind. First, you need to make sure that the property is zoned for medical use. If it isn't, you may have to go through a more complicated and time-consuming process to get the zoning changed.

Second, you'll need to check the lease terms carefully to make sure that they're favorable for your business. For example, you'll want to make sure that there's no clause specifying that the space can only be used for a certain type of medical practice.

Third, you should consult with a healthcare attorney to see if there are any state or federal laws that would apply to your new location. By taking these steps, you can help ensure that your new medical office will be up and running smoothly from a legal perspective.

Next, you should review the lease agreement carefully to ensure that it includes provisions for necessary renovations and that you are not responsible for any pre-existing damage.

Finally, you will want to consult with an attorney to ensure that the lease is fair and legally binding. By taking these steps, you can protect yourself from potential legal problems down the road.



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