

# SUBTROPOLIS®

The World's Largest Underground Business Complex.™

## SUBTROPOLIS VS SURFACE COST COMPARISON

COST COMPARISON	100,000± S.F. SUBTROPOLIS BUILDING	100,000± S.F. SURFACE BUILDING
<b>RENT:</b>	\$2.85 p.s.f. per year on a gross industrial basis	\$4.50 p.s.f. per year on a gross industrial basis
<b>UTILITIES:</b>	\$0.25 p.s.f. per year	\$0.60 p.s.f. per year
<b>SECURITY:</b>	included in CAM — add \$\$\$ to your bottom line	varies
<b>EMPLOYEE PRODUCTIVITY:</b>	improved — add \$\$\$ to your bottom line	varies
<b>INSURANCE:</b>	lower — add \$\$\$ to your bottom line (SubTropolis building insurance paid in CAM)	varies (this is an additional expense)
<b>BOTTOM LINE FOR 100,000 S.F. BUILDING:</b>	\$3.10 p.s.f. per year \$3.10 x 100,000 = \$310,000	\$5.10 p.s.f. per year \$5.10 x 100,000 = \$510,000
<b>COST COMPARISON:</b>		
<b>Surface</b>	\$510,000	
<b>SubTropolis</b>	\$310,000	
<b>TOTAL SAVINGS</b>	<b>\$200,000 per year</b>	

**In this comparison, a business can save more than 39% in total occupancy costs by moving to SubTropolis!**

1. Rent includes CAM and taxes.
2. This figure does not account for savings in insurance, security and employee productivity.
3. The utility cost p.s.f. for surface building was quoted by the owner of a new 100,000+ S.F. building. This may vary based on actual operation.
4. The utility cost p.s.f. in SubTropolis is approximately \$0.10 to \$0.30. Two tenants involved in paper and food storage were contacted. The range was \$0.15 p.s.f. and \$0.40 p.s.f. The cost of \$0.25 p.s.f. was used.
5. The gross rate of \$2.85 p.s.f. is for a new underground building.



HUNT MIDWEST  
**SUBTROPOLIS®**  
 The World's Largest Underground Industrial Park.

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