BIG FLOOR PLANS · COLLEGE & TRADES TRACK · 50 MINUTES

The Tenant Test Fit: teacher script

Commercial real estate, architecture and interior-design students test-fit an office suite on a full-size print: rentable to usable area, offices and rooms first, then how many workstations really fit.

Prep: Tape one 6 x 6 ft workstation and a 10 x 12 ft office so students feel the sizes. Print one test-fit sheet per team.

Min	Step and what to do	Ask	Listen for
0-5	**Hook** "6,000 sq ft. They want 80 seats. Easy?"	What do you need to know first?	How much of the space is usable.
5-15	**Usable area** Divide rentable by the 1.15 load factor.	Usable?	5,217 sq ft.
15-25	**Rooms first** Subtract 6 offices, 2 conference rooms and support.	What is left?	3,497 sq ft.
25-38	**Workstations** Stand in the taped 6 x 6. Divide what is left by 36 sq ft plus 35% circulation.	How many fit?	71 workstations.
38-45	**Answer the tenant** Total seats, square feet per person, seats per 1,000.	Do 80 seats fit?	No: 77 seats.
45-50	**Exit ticket** Individual exit ticket.		

Common misconceptions

- **Learners may think:** Seats = rentable area / desk size. **Address it:** That skips the load factor, the rooms and the circulation.
- **Learners may think:** Circulation is wasted space. **Address it:** Without it nobody can reach a desk.

Supports

- Give a filled example row.
- Multilingual learners: label rentable, usable, circulation and workstation with icons.
- Mobility: the taped modules can be judged from a seat.

References

- **Perkins V (CTE)**: postsecondary and secondary CTE program context

Scenario sheet

Office suite: 6,000 rentable sq ft, load factor 1.15. Program: 6 offices at 120 sq ft, 2 conference rooms at 300 sq ft, 400 sq ft of support (pantry, copy, storage). Workstations: 36 sq ft each plus 35% circulation (scenario rule). The tenant asks for 80 seats.

LEARNER SHEET · THE TENANT TEST FIT

Name _____ Date _____

Step	Work	Answer
Usable area		
Rooms and support		
Left for workstations		
Sq ft per workstation with circulation		
Workstations		
Total seats		
Sq ft per person; seats per 1,000 USF		
Answer to the tenant		

Exit ticket

1. 4,600 RSF at a 1.15 load factor. Usable?

2. 1,944 sq ft left at 48.6 sq ft per workstation?

3. 50 people in 4,000 usable sq ft. Seats per 1,000?

Answer key

Step	Answer
Usable	6,000 / 1.15 = 5,217 sq ft
Rooms	6 x 120 + 2 x 300 + 400 = 1,720 sq ft
Left	3,497 sq ft
Per workstation	36 x 1.35 = 48.6 sq ft
Workstations	3,497 / 48.6 = 71
Seats	71 + 6 = 77
Density	68 sq ft per person; 14.8 seats per 1,000 USF
Tenant	77 seats, not 80: trim offices, a conference room or the circulation allowance, or take more space.

Exit ticket

1. 4,600 RSF at a 1.15 load factor. Usable?
   Answer: 4,000 sq ft.
2. 1,944 sq ft left at 48.6 sq ft per workstation?
   Answer: 40 workstations.
3. 50 people in 4,000 usable sq ft. Seats per 1,000?
   Answer: 12.5.

Scoring: 1 point each, plus 1 for the tenant answer with numbers. 3 or more = secure.

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