

# **Benefits of Condominium Structure for Office Buildings**

## **For Developers / Building Owners**

- Easier Capital Recovery – Sell individual office units for faster ROI.
- Market Flexibility – Option to sell some units and lease others.
- Smaller Buyer Pool Access – Attracts professionals who want ownership.
- Higher Price per Square Foot – Condo units often sell for more than entire buildings.

## **For Unit Owners (Businesses / Professionals)**

- Equity Building – Ownership builds long-term wealth.
- Control & Stability – No rent escalations or risk of displacement.
- Customization Rights – Owners can tailor their space.
- Tax Benefits – Mortgage interest and depreciation deductions apply.
- Predictable Costs – Condo dues provide cost stability.

## **For the Condo Association / Shared Management**

- Shared Maintenance Costs – Common expenses are split among owners.
- Professional Management – Consistent standards and building upkeep.
- Insurance Pooling – Master policy lowers individual costs.

## **Market & Community Benefits**

- Creates Investment Opportunities – Smaller investors can participate.
- Supports Professional Communities – Clusters of similar services boost synergy.
- Local Ownership Stability – Owners contribute long-term to community growth.