

Class “A” Office Definition

Class “A” Office is an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/coffee shop, health club, printing shop, reserved parking, etc.

The minimum requirements for an office building to classify as a Class “A” Office shall be the following items:

1. Minimum of 3 stories*
2. Minimum of 10,000 square feet per floor
3. Steel frame construction
4. Central, interior lobby
5. Access to suites shall be from inside the building unless the building is located in a Central Business District with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/ exits for commercial uses within the building.

Proposed Class “B” Office Definition

Class “B” Office is an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking, etc.

The minimum requirements for an office building to classify as a Class “B” building shall be the following items:

1. Minimum of 2 stories*
2. Minimum of 15,000 square feet per floor
3. Steel frame, concrete, or masonry shell construction
4. Central, interior lobby
5. Access to suites shall be from inside the building unless the building is located in a Central Business District with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/ exits for commercial uses within the building.

*Except in March JPA due to airport-related height restrictions.

Minimum square footage amended June 2009