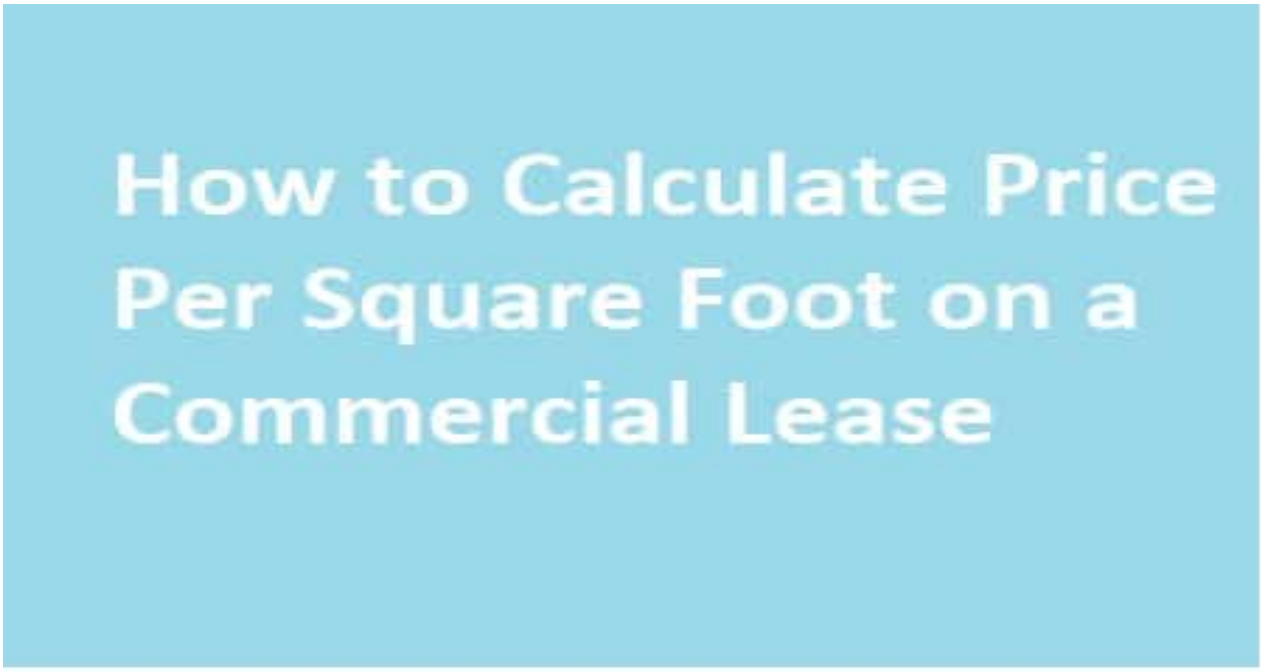


Austin Tenant Advisors Explains How to Calculate Commercial Rent in New Blog Post

January 25, 2022

Austin, Texas - January 25, 2022 -
Commercial real estate company Austin Tenant Advisors, based in Austin, TX, has explained how to compute commercial rent in a new blog post. Commercial rent will depend on several factors, including the city where it is located; the type of commercial lease, whether it is office, retail, or warehouse; and the type of business that the tenant is in. It is also important to note whether the lease price per square foot being quoted is a monthly rate or an annual rate. Also important to remember is that in addition to the base rent, the tenant will also be responsible for paying a share of the operating costs, which are also called the Triple Nets or NNN. The NNN are estimated at the start of every year and each tenant has to pay exactly the same NNN per square foot and this is not negotiable.

Austin Tenant Advisors can help business owners and companies that are looking for commercial space, such as office space, retail space, or warehouse space. Their clients can benefit from their expertise and experience with regards to commercial real estate in finding an appropriate space for the specific needs of the client and negotiating the best possible terms and rates with the landlord. Furthermore, Austin Tenant Advisors is only focused on providing tenant representation, which means they will only represent tenants to avoid conflict of interest. To access the above-mentioned blog post, people can go to

https://www.austintenantadvisors.com/blog/calculate-price-per-square-foot-commercial-lease/.

Businesses need to remember that commercial real estate agents that represent landlords will not have the best interests of the tenant as their goal. This is because landlord agents have a fiduciary duty to achieve what is best for the commercial building owners. They will likely be friendly and professional in dealing with tenants but at the end of the day, they will try to get the highest lease rates and the least concessions possible. Renting commercial space can be a complex process, which is why it is essential to get the services of commercial real estate agency that can serve as an effective tenant representative.

There are various advantages of having a tenant representation. These include the fact that: tenant reps will show every property that meets the client?s needs, which means they are not biased to only those in their portfolio like landlord reps; the client will have a team of tenant rep real estate experts from site selection, to lease negotiations, to occupancy; the client will have access to the same real estate market intelligence as landlords; the client can reduce time and expenses spent; tenant representation is a free service to the tenant because landlords pay their fee; liabilities and risks can be mitigated by allowing the client to spend their energy on their own business; tenant reps can connect the client with lawyers, furniture vendors and architects to determine ideal office space layouts and get help with construction bids; the client will have an expert negotiator that understands how to create as much leverage as possible in competitive markets; and the client will know what is available and when even before the space hits the market.

Founded in 2006, Austin Tenant Advisors is a commercial real estate company that is focused on helping business owners and companies find the best commercial space for their needs at the best possible price. They are ready to assist companies in searching, choosing, and negotiating the conditions and rental rates for warehouse space, retail space, and office space. Business owners are able to get a a large amount of load off their plate by allowing Austin Tenant Advisors handle the search for commercial listings, scheduling the commercial property visits, and transacting with all listing agents and landlords. Their goal is to help the company or business owner find the most appropriate commercial space for current and future business requirements while providing the client with insider Austin market information that are usually not available from landlords or listing agents. Equipped with all the relevant information, companies and business owners would be able to find the best space with the most favorable lease terms and rate.

Those who need the services of an Austin commercial real estate agency to guide them in finding the needed commercial space can visit the Austin Tenant Advisors website, or contact them on the telephone or through email. They are open from 7:00 am to 6:00 pm, from Monday to Friday.

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For more information about Austin Tenant Advisors, contact the company here:Austin Tenant AdvisorsNathan K Smith(512) 861-0525info@austintenantadvisors.com1300 Guadalupe St #250Austin, Tx 78701

Austin Tenant Advisors

Austin commercial real estate agency that exclusively help tenants find and negotiate warehouse, retail and office space for rent in Austin Texas.

Our free service will ensure you find the best space, avoid mistakes, and get the best deal possible.

Website: https://www.austintenantadvisors.com/

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