

SPACEPLAN FOR

# Real Estate Professionals

# AGENTS

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At SpacePlan, we support real estate professionals to bring clarity and confidence to industrial property decisions.

Agents play a key role in connecting businesses with the right space. Our role is to provide the planning insight that helps your clients assess options clearly and move forward with confidence.

We help you present spaces in a way that reflects how they will actually perform, not just how they look on a plan.

## **Supporting better decisions, faster.**

Our tools are designed to help you qualify opportunities, guide client conversations, and reduce uncertainty throughout the process. We make sites easier to assess, position, and lease.

Our core services:

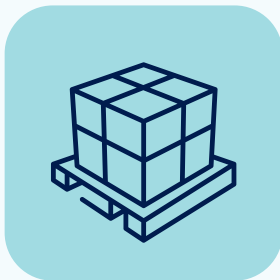
- **SpaceFits** - new space analysis
- **SpaceAssessments** - current space analysis

# What is a SpaceFit?

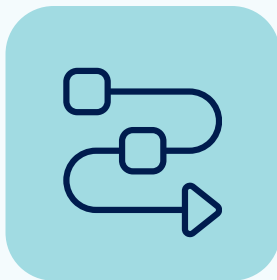
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A SpaceFit is a concise design pack that shows how a warehouse or industrial space could function in practice. It indicates capacity, potential workflow, and high-level costings for budgeting purposes.

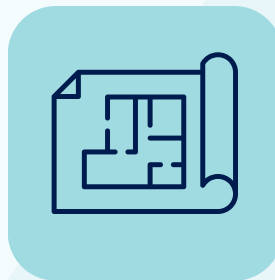
## Each SpaceFit includes:



Indicative storage capacity.



Workflow considerations.



Operational layout concepts.



High-level costs for budgeting.

## Why Agents Use SpaceFits:

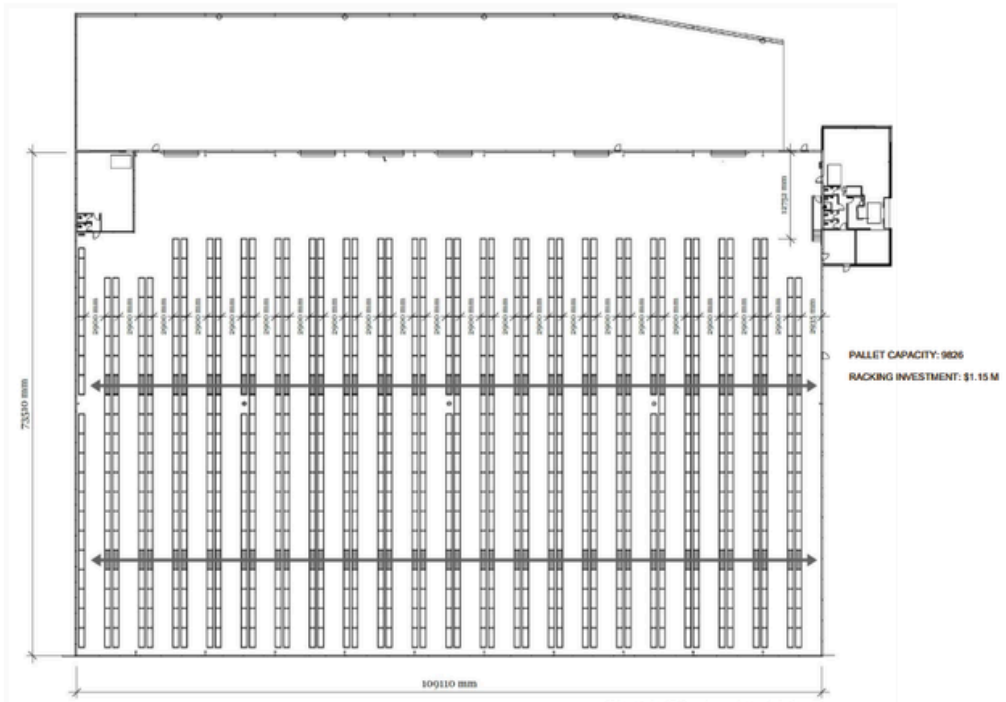
**Qualify sites faster** - Rule properties in or out early based on real capacity and layout, not assumptions.

**Help clients decide sooner** - Show what the space can hold, how it will work, and the likely cost to set it up.

**Strengthen how you present options** - Turn plans into clear, usable layouts clients can compare side-by-side.

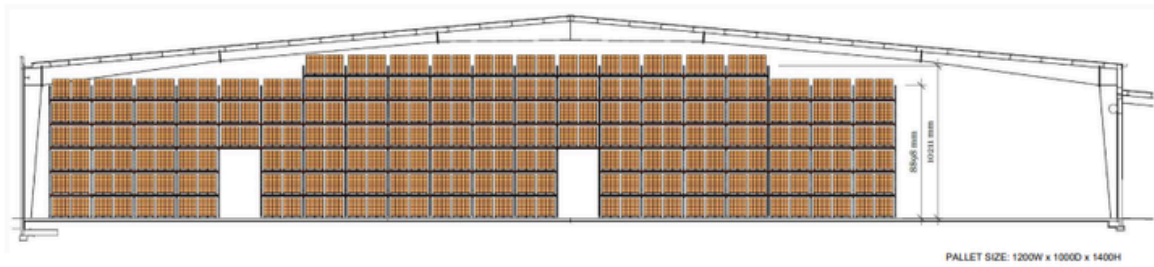
**Keep deals moving** - Answer key questions upfront and reduce delays caused by uncertainty.

# SAMPLE SPACEFIT



01	DRAWN BY NH, MB DESCRIPTION Plan View - Scale 1:500 @ A3	PROJECT NO. 245.170 PROJECT Project Name	ISSUE MM.DD.YY RELEASE MM.DD.YY	CLIENT Client Name 12345 Main Street Boulder, CO 00000 Tel: 000.000.0000	

# SAMPLE SPACEFIT



02	DRAWN BY NH, MB DESCRIPTION Plan View - Scale 1:250	PROJECT NO. 245.170 PROJECT Project Name	ISSUE MM.DD.YY RELEASE MM.DD.YY	CLIENT Client Name 12345 Main Street Boulder, CO 00000 Tel: 000.000.0000	

# What is a SpaceAssessment?

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A SpaceAssessment reviews how a client is currently using their space and identifies where layout, capacity, and workflow could be improved within the existing footprint.

It shows whether the current site is being fully utilised, or whether changes could improve performance or confirm that a move is justified.

**Case Study** - We increased a client's storage from 700 pallets to over 1000 within their existing footprint, removing immediate pressure to relocate and giving them more time to plan their next move properly.



## Why Agents Use Space Assessments

**Build trust through clear advice** - Show clients you are working in their best interest by testing all options, not just presenting new sites.

**Strengthen your position with the client** - Provide practical insight that helps them make a confident, informed decision.

**Confirm whether a move is justified** - Where relocation is still the right choice, you move forward with a stronger, more committed client.

**Improve quality of requirements** - If a move is needed, you go to market with clearer data on what the client actually requires.

**Retain tenants where appropriate** - Support renewal discussions with a practical, evidence-based alternative when it makes sense.



# Why SpacePlan

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## **Move faster with the right information**

We turn around clear, usable layouts quickly so you can keep pace with active requirements and avoid delays.

## **Help clients give clear answers**

We show what a space can hold, how it will work, and what it may cost, so decisions don't stall or go in circles.

## **Qualify with confidence**

Our work helps you rule sites in or out early, reducing time spent on options that won't progress.

## **Avoid issues later in the deal**

Layouts, capacities, and assumptions are resolved early, so problems don't surface late in negotiations or at sign-off.

## **Support stronger client relationships**

You are bringing informed advice, not just options. That builds trust and keeps you involved through the full decision process.

## **Carry the deal through**

If a site proceeds, we support design, supply, installation, compliance, and ongoing maintenance, so there is continuity from concept through to completion.

# CONTACT US



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