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Tips and tricks to help you find new offices in the city of Philadelphia by [Kiya Mateo](#)

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This meant that my firm's job was to assist customers in locating an appropriate office space for the needs of their business, yet an office room sited in within the city boundaries.

Using advice from www.office-suites.com, I came up with these tips and tricks to make life easier and to eliminate a number of complications for my client. So if you're keen to take up a brand new office space then here are a few things you may wish to bear in mind when deciding to take the plunge with a Philadelphia office.

1) Grade A, B or C? In the American office space sector, offices are assigned the letters A, B or C. Within the Philadelphia district Class A means a particular thing: contemporary glass edifices and towering sky scrapers. Too dissimilar to this and it is not Class A, even if it is a one-of-a-kind edifice built in the pre-war era. Be vigilant when you set up visits to view these offices because they can be badly advertised using the wrong wording. So research a little.

2) Step two: leave around 9 months in order to find an office in Philadelphia. Make sure you follow this rule, as it can take up to two months to find the office, a month for your property solicitor to help negotiate your lease, a further two months to sign on it, a month in order for your architect to design the build out and three months for construction. Make sure you don't run out of time and money. It's important to keep to schedule so leave lots of time for your move to be carried out.

3) Your ideal office isn't out there. This is because commercial property needs your designer touch to increase the spec of the office to your individual needs. In most cases you will even be able to use the design criteria as a way to negotiate on the leasing or purchase price of the office. The current owner will actually pay for the work in most cases. So if you are on the look out for Philadelphia Office Space then ask if this is an option for you.

4) Take a little time to determine whether you need a broker? When taking commercial real estate, brokers receive their fee from the landlord and this can be anything up to 6 percent of the total value of the lease. This can mean a big payoff for the office broker. SO the minute you make it known that you want to relocate your company, everywhere you look you will have brokers pitching to you. This means that the broker should be eager to find you a new commercial property for your company; however you might find out that cheaper offices are not shown to you.

Following the above advice and taking your time to research the market is a good way to find the type of property that would be ideal for your company.

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a [Philadelphia Office Space](#) - I usually spend my time liaising with people, organising teams and building action plans. I monitor work levels and keep a check on work levels so they never fall below the required standard - organising appraisals and assessments is one of my most prominent strengths and I have a mix of negotiation and communicative skills, which means I can easily settle work disputes and deal with recruitment issues too.

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