



Tenant Finish Package Options

Your path to a smooth, code-compliant buildout—whether you're launching a new space or renovating an existing one.

◆ 1. Starter Code Review – \$150

A great starting point to understand your space, code implications, and next steps.

- 30–45 minute consultation with a licensed architect
- Review of existing space and lease terms
- Basic code insights: occupancy type, bathrooms, accessibility
- **Fee is credited toward any full-service package**

▢ Add-On: As-Is Drawings

(based on provided measurements or verified drawings)

- **\$0.35–\$0.50 per sq ft** (based on complexity)
- Example: 1,000 sq ft = \$350–\$500
- Includes digital PDF + CAD floor plan of existing layout
- *Does not include site measurement*

▢ Add-On: Site Measurement Service

- **\$100 base fee + \$0.15–\$0.25 per sq ft**
- On-site interior measurements

- Output provided as field notes or integrated into As-Is Drawings (if both services selected)

◆ **2. Basic Tenant Finish Plan – Starting at \$2,900 for 800 square feet**

Perfect for standard commercial spaces that require a permit-ready plan.

- Site visit
- Architecture
- Basic Mechanical, Electrical, Plumbing (may need to coordinate with a licensed professional engineer if outside of El Paso County)
- Perfect for office, retail, and some incidental storage facilities
- As-built field measure and drawings
- Code study and basic floor layout
- Stamped drawings for permitting given to contractor of choice
- Kitchens, specialty features extra
- Structural engineering and stamp extra
- Allow 2-3 weeks for delivery of completed Construction Drawings
- Note: Kitchens and specialty areas may incur additional fees

◆ **3. Full-Service Plan – Custom Quote**

Ideal for more complex projects or clients needing end-to-end support.

- Complete drawings (plans, Reflected Ceiling Plan, schedules)
- Specialties
- Coordination with MEP and structural as needed. If outside of El Paso County, coordination with licensed engineers
- Contractor coordination, code consulting

- Support through permitting
- Perfect for restaurants, salons, barbershops, bakeries, coffee shops
- Allow 4-8 weeks for completed Construction Drawings to be delivered to the contractor of your choice

Ready to Get Started?

Visit essentialpillar.com or email **Travis Beasley** at travis@essentialpillar.com to:

-  Schedule your **Starter Code Review**, or
- ✨ Apply for a FREE Discovery Call to explore your project and see if we're a good fit.