



Office Buildings

Cost Segregation Studies

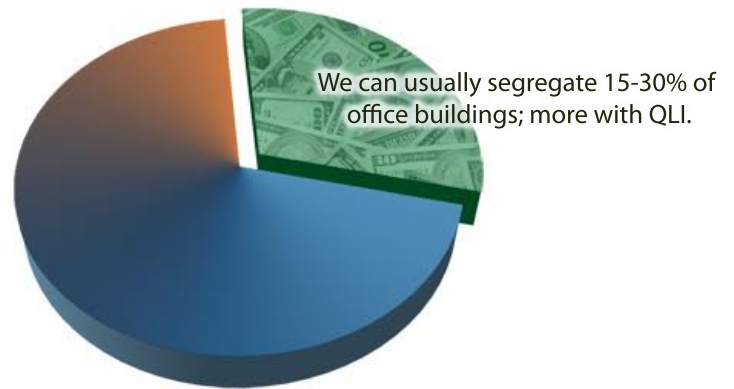
Let Your Office Building Go to Work for You

Office buildings run the gamut from small one- or two-story complexes in the suburbs to towering high rises with dozens of floors and hundreds of tenants. Regardless of their size, layout, or location, all office buildings offer the potential for huge tax savings.

Office buildings contain a great deal of assets that can be segregated from the building. From the moment you walk into an office building the savings are apparent—built-in reception desks, security systems, and decorative trim and millwork in the lobby start things off.

Moving deeper into the building, property that can be segregated abounds: from the countertops and cabinets in the break rooms, the carpeting in the main rooms, to the trim and decorative lighting in the corner offices. Everywhere you look, there's special electric, communication outlets and wiring, and often even more decorative trim.

Additionally, new tenant build-outs qualify for additional benefits—and when eligible for Qualified Leasehold Improvement (QLI) treatment, the savings can be even greater!



Let MS Consultants find the hidden savings in your office building. Call us at 877-633-9840, or email us at info@costsegs.com to learn more about what a Cost Segregation Study can do to increase your cash flow.

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