

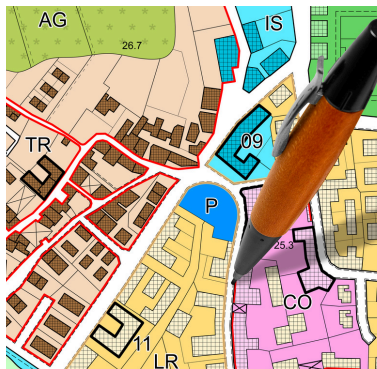


DESIGNING FOR CONNECTION

By Dinah K. Oubkeo | Commercial Property Specialist | Bay to Valley Real Estate

10 ESSENTIALS BEFORE LEASING A MULTI-USE COMMERCIAL SPACE

Discover how the right location, lease, and layout can empower your business, strengthen your team, and create lasting community impact.



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1. Know Your Zoning

Start with the basics—make sure the space is legally zoned for your intended use. Whether you're building a team-centered venue or launching a retail concept, zoning is key.

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2. Lease Structures Matter

Understand NNN, gross, and modified leases. The structure you choose directly affects how much freedom and responsibility you'll have over your business environment.

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3. Think Visibility & Accessibility

Choose a location that encourages connection—easy access, great parking, foot traffic, and visibility are essential for community-facing businesses.

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4. Flexible Layouts Foster Engagement

Multi-use spaces should support collaboration and adaptability. Think about hosting team-building events, workshops, or customer experiences all in one place.

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5. Buildout & Permitting Can Take Time

Anticipate construction needs and buildout permits, especially if you're designing for specialty use like dining, event hosting, or creative workspaces.

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7. Design with Intention

Create an ambiance that aligns with your mission. Lighting, flow, sound, and design should all foster the emotional impact you want to make.

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8. Plan for Expansion & Retention

Anticipate construction needs and buildout permits, especially if you're designing for specialty use like dining, event hosting, or creative workspaces.

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9. Surround Yourself with the Right Experts

From commercial leasing brokers to real estate attorneys and CPAs—lean on your professional network to help you make sound decisions.

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10. Space Is a Reflection of Brand

The right commercial space does more than serve a function—it tells a story. Make sure yours resonates with your community and clientele.



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Helping You Find the Right Space to Grow,
Invest, and Thrive

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