



EverSmart Space:

Space utilization monitoring to help make strategic decisions about your leasing and operating costs

[EverSmart Space](#) provides insights into the occupancy, usage, density and ultimately the value of your space. View historical usage patterns to make strategic decisions about leasing and operations.

Workplace culture has shifted with the ever-increasing hybrid-work model. How you use your space should adjust accordingly.

Right-sizing real estate is the single biggest challenge tenant occupiers face.

— Simon Redgate, Marketing and Communications Director, EMEA, Microshare

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Office buildings are less than 40% occupied due to the ever-increasing hybrid work model



The challenge

Increased leasing costs & decreased physical occupancy



The solution

Historical utilization data, traffic trends and real time occupancy insight



The outcome

Reduce leased space and/or redesign space to better serve occupants

Right-size your space

Example: 100,000 ft² office building with yearly overhead of \$10 million (\$100/ft²)*

EverSmart Space data insights: Physical occupancy averages 35-40% daily; company adopting hybrid working model

Results: Reduce leased space by 40%

Savings per year: \$4 million

Return on investment: 6-12 months

**Example reflects \$100/ft² in overhead cost including rent, cleaning, utilities and taxes*



Benefits

- Invest savings in other amenities to retain and attract top talent
- Make data-driven decisions to right-size your real estate footprint
- Reduce utility costs and carbon footprint by calibrating lights, heat, cooling usage
- Gather insights for ESG compliance