

Appendix D: Tenant Improvement Impacts by State

Appendix D-1

Impacts of Tenant Improvements on State Economies (**Office**), 2014

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.046	0.100	0.034	907
Alaska	0.029	0.053	0.018	400
Arizona	0.138	0.287	0.102	2,487
Arkansas	0.030	0.059	0.019	542
California	1.842	4.218	1.448	30,870
Colorado	0.284	0.644	0.222	5,354
Connecticut	0.047	0.091	0.031	650
Delaware	0.001	0.002	0.001	12
District of Columbia	0.136	0.164	0.012	243
Florida	0.417	0.872	0.310	8,366
Georgia	0.190	0.431	0.145	3,814
Hawaii	0.032	0.062	0.022	504
Idaho	0.042	0.075	0.027	759
Illinois	0.498	1.181	0.387	8,505
Indiana	0.102	0.223	0.073	1,879
Iowa	0.538	0.969	0.326	8,794
Kansas	0.028	0.054	0.017	423
Kentucky	0.041	0.087	0.027	762
Louisiana	0.126	0.263	0.090	2,182
Maine	0.006	0.012	0.004	116
Maryland	0.262	0.516	0.168	3,665
Massachusetts	0.499	1.020	0.338	7,167
Michigan	0.128	0.277	0.096	2,610
Minnesota	0.243	0.525	0.175	4,352
Mississippi	0.020	0.041	0.013	380
Missouri	0.103	0.227	0.071	1,800
Montana	0.015	0.029	0.010	288
Nebraska	0.128	0.219	0.074	1,898
Nevada	0.093	0.175	0.062	1,425
New Hampshire	0.016	0.033	0.011	262
New Jersey	0.250	0.550	0.177	3,749
New Mexico	0.011	0.021	0.007	199
New York	1.366	2.584	0.847	17,949
North Carolina	0.138	0.302	0.102	2,789
North Dakota	0.032	0.057	0.018	468
Ohio	0.266	0.619	0.204	5,228
Oklahoma	0.104	0.223	0.076	2,084
Oregon	0.200	0.414	0.137	3,479
Pennsylvania	0.742	1.757	0.571	13,275
Rhode Island	0.003	0.006	0.002	49
South Carolina	0.043	0.094	0.031	883
South Dakota	0.005	0.008	0.003	74
Tennessee	0.167	0.378	0.122	3,116
Texas	1.417	3.531	1.180	27,042
Utah	0.081	0.189	0.064	1,655
Vermont	0.010	0.019	0.006	179
Virginia	0.326	0.669	0.216	5,346
Washington	0.498	1.075	0.365	8,144
West Virginia	0.006	0.012	0.004	100
Wisconsin	0.287	0.599	0.205	5,212
Wyoming	0.009	0.015	0.005	126
State Totals	12.042	26.032	8.674	202,560
Interstate Spillovers		11.125	3.087	79,454
U.S. Totals	12.042	37.157	11.761	282,014

Sources: CRA; Dodge Data & Analytics; BEA; NAIOP

Note: Appendices include data for the District of Columbia, resulting in 51 states.

Appendix D-2

Impacts of Tenant Improvements on State Economies (**Industrial**), 2014

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.121	0.261	0.088	2,364
Alaska	0.000	0.000	0.000	3
Arizona	0.007	0.015	0.005	127
Arkansas	0.214	0.419	0.137	3,857
California	0.027	0.062	0.021	451
Colorado	0.045	0.102	0.035	844
Connecticut	0.010	0.020	0.007	142
Delaware	0.002	0.003	0.001	20
District of Columbia	–	–	–	–
Florida	0.043	0.090	0.032	863
Georgia	0.188	0.425	0.143	3,758
Hawaii	0.000	0.001	0.000	6
Idaho	0.003	0.006	0.002	57
Illinois	0.021	0.050	0.016	357
Indiana	0.184	0.401	0.131	3,376
Iowa	0.030	0.053	0.018	483
Kansas	0.019	0.036	0.011	281
Kentucky	0.077	0.163	0.051	1,416
Louisiana	0.748	1.566	0.533	12,977
Maine	0.017	0.034	0.012	336
Maryland	0.004	0.007	0.002	53
Massachusetts	0.027	0.055	0.018	386
Michigan	0.141	0.306	0.106	2,888
Minnesota	0.177	0.381	0.127	3,158
Mississippi	0.125	0.254	0.083	2,338
Missouri	0.044	0.098	0.031	775
Montana	0.106	0.200	0.070	2,015
Nebraska	0.013	0.023	0.008	196
Nevada	0.724	1.367	0.482	11,121
New Hampshire	0.002	0.004	0.001	29
New Jersey	0.038	0.084	0.027	574
New Mexico	0.024	0.045	0.016	426
New York	0.141	0.267	0.087	1,853
North Carolina	0.130	0.284	0.096	2,622
North Dakota	0.140	0.248	0.079	2,031
Ohio	0.136	0.318	0.105	2,684
Oklahoma	0.387	0.829	0.280	7,731
Oregon	0.156	0.323	0.107	2,713
Pennsylvania	0.035	0.083	0.027	624
Rhode Island	0.010	0.020	0.006	151
South Carolina	0.070	0.153	0.051	1,438
South Dakota	0.001	0.002	0.001	18
Tennessee	0.099	0.223	0.072	1,843
Texas	4.365	10.879	3.637	83,322
Utah	0.014	0.032	0.011	281
Vermont	0.002	0.003	0.001	28
Virginia	0.018	0.038	0.012	301
Washington	0.234	0.506	0.172	3,832
West Virginia	0.000	0.000	0.000	1
Wisconsin	0.064	0.134	0.046	1,161
Wyoming	–	–	–	–
State Totals	9.183	20.867	7.003	168,312
Interstate Spillovers		7.466	1.964	46,729
U.S. Totals	9.183	28.333	8.968	215,040

Sources: CRA; Dodge Data & Analytics; BEA; NAIOP

Note: Appendices include data for the District of Columbia, resulting in 51 states.

Appendix D-3

Impacts of Tenant Improvements on State Economies (Warehouse), 2014

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.005	0.010	0.004	95
Alaska	0.004	0.008	0.003	62
Arizona	0.067	0.140	0.050	1,214
Arkansas	0.003	0.006	0.002	52
California	0.231	0.530	0.182	3,878
Colorado	0.075	0.170	0.059	1,412
Connecticut	0.014	0.028	0.009	197
Delaware	0.001	0.001	0.000	10
District of Columbia	0.000	0.000	0.000	0
Florida	0.138	0.288	0.102	2,765
Georgia	0.099	0.224	0.076	1,986
Hawaii	0.004	0.008	0.003	69
Idaho	0.009	0.017	0.006	173
Illinois	0.118	0.279	0.091	2,011
Indiana	0.127	0.276	0.090	2,321
Iowa	0.024	0.043	0.015	394
Kansas	0.019	0.037	0.011	289
Kentucky	0.031	0.065	0.020	565
Louisiana	0.028	0.058	0.020	481
Maine	0.002	0.004	0.001	40
Maryland	0.057	0.112	0.036	796
Massachusetts	0.023	0.047	0.016	331
Michigan	0.030	0.066	0.023	624
Minnesota	0.059	0.128	0.043	1,063
Mississippi	0.069	0.140	0.046	1,288
Missouri	0.012	0.027	0.008	213
Montana	0.001	0.002	0.001	16
Nebraska	0.008	0.013	0.004	115
Nevada	0.058	0.109	0.039	890
New Hampshire	0.024	0.049	0.016	385
New Jersey	0.152	0.335	0.107	2,282
New Mexico	0.003	0.005	0.002	47
New York	0.075	0.142	0.047	988
North Carolina	0.075	0.163	0.055	1,506
North Dakota	0.016	0.028	0.009	231
Ohio	0.091	0.212	0.070	1,792
Oklahoma	0.042	0.091	0.031	845
Oregon	0.038	0.078	0.026	653
Pennsylvania	0.142	0.338	0.110	2,550
Rhode Island	0.000	0.000	0.000	1
South Carolina	0.038	0.083	0.028	780
South Dakota	0.004	0.007	0.002	67
Tennessee	0.087	0.197	0.063	1,622
Texas	0.347	0.864	0.289	6,617
Utah	0.042	0.099	0.034	871
Vermont	0.005	0.010	0.003	97
Virginia	0.045	0.092	0.030	733
Washington	0.048	0.105	0.036	794
West Virginia	0.000	0.000	0.000	3
Wisconsin	0.044	0.093	0.032	807
Wyoming	0.004	0.007	0.002	56
State Totals	2.640	5.835	1.950	47,074
Interstate Spillovers		2.311	0.629	14,754
U.S. Totals	2.640	8.146	2.578	61,828

Sources: CRA; Dodge Data & Analytics; BEA; NAIOP

Note: Appendices include data for the District of Columbia, resulting in 51 states.

Appendix D-4

Impacts of Tenant Improvements on State Economies (Retail and Entertainment), 2014

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.116	0.249	0.084	2,262
Alaska	0.018	0.032	0.011	244
Arizona	0.097	0.202	0.072	1,751
Arkansas	0.085	0.166	0.054	1,526
California	0.490	1.121	0.385	8,205
Colorado	0.145	0.328	0.113	2,729
Connecticut	0.063	0.124	0.042	883
Delaware	0.021	0.040	0.011	277
District of Columbia	0.036	0.043	0.003	64
Florida	0.437	0.914	0.325	8,775
Georgia	0.190	0.430	0.145	3,810
Hawaii	0.138	0.266	0.094	2,160
Idaho	0.020	0.035	0.012	356
Illinois	0.267	0.633	0.207	4,558
Indiana	0.135	0.295	0.096	2,483
Iowa	0.056	0.102	0.034	923
Kansas	0.074	0.144	0.044	1,130
Kentucky	0.106	0.225	0.070	1,958
Louisiana	0.121	0.254	0.086	2,103
Maine	0.011	0.022	0.008	218
Maryland	0.071	0.140	0.046	995
Massachusetts	0.170	0.347	0.115	2,438
Michigan	0.141	0.306	0.107	2,891
Minnesota	0.116	0.250	0.083	2,070
Mississippi	0.041	0.084	0.027	772
Missouri	0.132	0.292	0.092	2,308
Montana	0.015	0.028	0.010	285
Nebraska	0.035	0.060	0.020	519
Nevada	0.073	0.138	0.049	1,119
New Hampshire	0.033	0.069	0.022	542
New Jersey	0.159	0.349	0.112	2,376
New Mexico	0.041	0.078	0.027	728
New York	0.455	0.860	0.282	5,974
North Carolina	0.233	0.509	0.171	4,707
North Dakota	0.025	0.044	0.014	363
Ohio	0.204	0.476	0.156	4,014
Oklahoma	0.087	0.186	0.063	1,739
Oregon	0.083	0.173	0.057	1,450
Pennsylvania	0.212	0.502	0.163	3,793
Rhode Island	0.011	0.021	0.007	161
South Carolina	0.120	0.262	0.087	2,458
South Dakota	0.017	0.029	0.010	282
Tennessee	0.144	0.325	0.105	2,681
Texas	0.718	1.789	0.598	13,702
Utah	0.063	0.147	0.050	1,289
Vermont	0.006	0.011	0.004	100
Virginia	0.163	0.334	0.108	2,671
Washington	0.144	0.311	0.106	2,356
West Virginia	0.014	0.026	0.008	220
Wisconsin	0.119	0.249	0.085	2,164
Wyoming	0.017	0.030	0.010	243
State Totals	6.488	14.048	4.693	113,824
Interstate Spillovers		5.972	1.644	38,125
U.S. Totals	6.488	20.020	6.337	151,949

Sources: CRA; Dodge Data & Analytics; BEA; NAIOP

Note: Appendices include data for the District of Columbia, resulting in 51 states.

Appendix D-5

Impacts of Tenant Improvements on State Economies (in Four Categories), 2014

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.289	0.620	0.209	5,627
Alaska	0.051	0.093	0.032	709
Arizona	0.309	0.644	0.228	5,579
Arkansas	0.331	0.650	0.213	5,978
California	2.590	5.930	2.035	43,404
Colorado	0.548	1.244	0.429	10,339
Connecticut	0.134	0.262	0.088	1,873
Delaware	0.025	0.046	0.013	320
District of Columbia	0.173	0.207	0.016	307
Florida	1.035	2.164	0.770	20,769
Georgia	0.667	1.511	0.509	13,368
Hawaii	0.175	0.337	0.119	2,739
Idaho	0.074	0.133	0.047	1,344
Illinois	0.904	2.143	0.702	15,431
Indiana	0.548	1.195	0.389	10,058
Iowa	0.648	1.168	0.393	10,593
Kansas	0.140	0.270	0.083	2,123
Kentucky	0.254	0.540	0.169	4,701
Louisiana	1.023	2.141	0.728	17,743
Maine	0.036	0.072	0.025	710
Maryland	0.394	0.776	0.252	5,509
Massachusetts	0.719	1.468	0.487	10,322
Michigan	0.440	0.955	0.332	9,012
Minnesota	0.595	1.284	0.428	10,642
Mississippi	0.256	0.519	0.169	4,778
Missouri	0.292	0.644	0.202	5,095
Montana	0.137	0.258	0.091	2,604
Nebraska	0.184	0.315	0.107	2,728
Nevada	0.947	1.789	0.631	14,556
New Hampshire	0.075	0.155	0.050	1,218
New Jersey	0.599	1.319	0.423	8,981
New Mexico	0.079	0.149	0.051	1,399
New York	2.037	3.852	1.263	26,763
North Carolina	0.575	1.258	0.423	11,624
North Dakota	0.214	0.378	0.121	3,093
Ohio	0.697	1.625	0.534	13,718
Oklahoma	0.620	1.329	0.450	12,398
Oregon	0.477	0.988	0.326	8,295
Pennsylvania	1.131	2.679	0.871	20,242
Rhode Island	0.025	0.047	0.015	362
South Carolina	0.272	0.591	0.198	5,558
South Dakota	0.027	0.046	0.016	441
Tennessee	0.496	1.123	0.362	9,262
Texas	6.846	17.063	5.704	130,682
Utah	0.200	0.468	0.159	4,096
Vermont	0.023	0.042	0.014	404
Virginia	0.552	1.132	0.366	9,052
Washington	0.924	1.997	0.678	15,126
West Virginia	0.020	0.038	0.012	324
Wisconsin	0.515	1.074	0.367	9,345
Wyoming	0.030	0.052	0.018	426
State Totals	30.353	66.782	22.320	531,770
Interstate Spillovers		26.873	7.323	179,062
U.S. Totals	30.353	93.655	29.643	710,831

Sources: CRA; Dodge Data & Analytics; BEA; NAIOP

Note: Appendices include data for the District of Columbia, resulting in 51 states.