

Appendix D: Tenant Improvement Impacts by State

Appendix D-1

Impacts of Tenant Improvements on State Economies (**Office**), 2015

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.024	0.051	0.017	405
Alaska	0.013	0.022	0.008	157
Arizona	0.115	0.234	0.079	1,886
Arkansas	0.029	0.059	0.019	470
California	0.647	1.375	0.455	9,416
Colorado	0.299	0.645	0.215	5,010
Connecticut	0.097	0.179	0.057	1,130
Delaware	0.012	0.022	0.006	133
District of Columbia	0.194	0.218	0.017	302
Florida	0.261	0.534	0.180	4,520
Georgia	0.243	0.558	0.183	4,408
Hawaii	0.016	0.028	0.010	210
Idaho	0.009	0.017	0.006	147
Illinois	0.490	1.125	0.354	7,439
Indiana	0.111	0.244	0.077	1,781
Iowa	0.530	1.024	0.329	7,652
Kansas	0.068	0.135	0.040	941
Kentucky	0.080	0.170	0.052	1,283
Louisiana	0.073	0.144	0.048	1,050
Maine	0.014	0.026	0.009	221
Maryland	0.179	0.335	0.106	2,190
Massachusetts	0.362	0.685	0.216	4,245
Michigan	0.081	0.171	0.057	1,372
Minnesota	0.098	0.214	0.068	1,502
Mississippi	0.034	0.067	0.022	538
Missouri	0.182	0.390	0.119	2,814
Montana	0.014	0.026	0.009	228
Nebraska	0.056	0.106	0.034	781
Nevada	0.167	0.309	0.103	2,235
New Hampshire	0.003	0.006	0.002	40
New Jersey	0.165	0.337	0.104	2,138
New Mexico	0.009	0.015	0.005	129
New York	3.506	6.411	1.994	39,843
North Carolina	0.264	0.578	0.187	4,691
North Dakota	0.030	0.053	0.017	346
Ohio	0.279	0.639	0.202	4,581
Oklahoma	0.177	0.365	0.122	2,772
Oregon	0.163	0.327	0.103	2,439
Pennsylvania	0.159	0.359	0.112	2,355
Rhode Island	0.000	0.000	0.000	3
South Carolina	0.265	0.577	0.185	4,724
South Dakota	0.050	0.092	0.031	763
Tennessee	0.216	0.488	0.153	3,399
Texas	1.311	3.144	1.030	21,841
Utah	0.067	0.149	0.049	1,165
Vermont	0.012	0.022	0.007	175
Virginia	0.230	0.449	0.140	3,251
Washington	0.391	0.809	0.264	5,486
West Virginia	0.004	0.007	0.002	51
Wisconsin	0.114	0.236	0.078	1,826
Wyoming	0.007	0.012	0.004	85
State Totals	11.921	24.190	7.686	166,568
Interstate Spillovers		10.499	3.292	78,171
U.S. Totals	11.921	34.689	10.978	244,739

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**), 2015

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.182	0.391	0.128	3,113
Alaska	0.001	0.001	0.000	9
Arizona	0.019	0.038	0.013	309
Arkansas	0.020	0.040	0.013	317
California	0.199	0.423	0.140	2,897
Colorado	0.056	0.121	0.040	939
Connecticut	0.013	0.024	0.008	153
Delaware	0.001	0.002	0.001	14
District of Columbia	–	–	–	–
Florida	0.029	0.059	0.020	500
Georgia	0.163	0.375	0.123	2,959
Hawaii	–	–	–	–
Idaho	0.062	0.114	0.038	960
Illinois	0.030	0.069	0.022	459
Indiana	0.191	0.421	0.133	3,073
Iowa	0.045	0.088	0.028	656
Kansas	0.051	0.101	0.030	706
Kentucky	0.046	0.098	0.030	739
Louisiana	3.201	6.355	2.140	46,361
Maine	0.001	0.003	0.001	22
Maryland	0.018	0.034	0.011	219
Massachusetts	0.059	0.111	0.035	687
Michigan	0.121	0.257	0.085	2,058
Minnesota	0.032	0.070	0.023	495
Mississippi	0.008	0.016	0.005	129
Missouri	0.200	0.429	0.131	3,093
Montana	0.000	0.000	0.000	2
Nebraska	0.033	0.062	0.020	462
Nevada	0.076	0.140	0.046	1,010
New Hampshire	0.007	0.014	0.004	93
New Jersey	0.030	0.062	0.019	395
New Mexico	0.001	0.002	0.001	16
New York	0.056	0.103	0.032	641
North Carolina	0.076	0.166	0.054	1,343
North Dakota	0.187	0.331	0.105	2,140
Ohio	0.121	0.276	0.087	1,980
Oklahoma	0.059	0.121	0.040	922
Oregon	0.058	0.117	0.037	871
Pennsylvania	0.048	0.109	0.034	715
Rhode Island	0.004	0.007	0.002	45
South Carolina	0.113	0.247	0.079	2,022
South Dakota	0.010	0.018	0.006	150
Tennessee	0.300	0.677	0.212	4,721
Texas	2.036	4.883	1.600	33,923
Utah	0.016	0.035	0.012	275
Vermont	0.018	0.032	0.010	259
Virginia	0.019	0.038	0.012	272
Washington	0.012	0.024	0.008	165
West Virginia	0.000	0.000	0.000	1
Wisconsin	0.098	0.203	0.067	1,570
Wyoming	0.112	0.182	0.060	1,333
State Totals	8.242	17.490	5.746	126,192
Interstate Spillovers		6.494	1.844	43,022
U.S. Totals	8.242	23.984	7.590	169,215

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), 2015

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.003	0.006	0.002	49
Alaska	0.002	0.003	0.001	23
Arizona	0.068	0.139	0.047	1,118
Arkansas	0.003	0.005	0.002	42
California	0.324	0.687	0.227	4,705
Colorado	0.069	0.149	0.050	1,157
Connecticut	0.014	0.026	0.009	168
Delaware	0.002	0.004	0.001	26
District of Columbia	0.003	0.003	0.000	4
Florida	0.176	0.361	0.121	3,049
Georgia	0.087	0.200	0.066	1,584
Hawaii	0.002	0.004	0.002	33
Idaho	0.010	0.018	0.006	156
Illinois	0.122	0.280	0.088	1,851
Indiana	0.069	0.153	0.048	1,113
Iowa	0.035	0.068	0.022	507
Kansas	0.052	0.103	0.031	721
Kentucky	0.072	0.152	0.046	1,149
Louisiana	0.011	0.021	0.007	154
Maine	0.000	0.001	0.000	6
Maryland	0.048	0.089	0.028	585
Massachusetts	0.038	0.072	0.023	444
Michigan	0.037	0.080	0.026	638
Minnesota	0.027	0.060	0.019	421
Mississippi	0.009	0.017	0.006	141
Missouri	0.050	0.107	0.033	773
Montana	0.002	0.004	0.001	30
Nebraska	0.013	0.024	0.008	180
Nevada	0.060	0.112	0.037	807
New Hampshire	0.003	0.006	0.002	40
New Jersey	0.120	0.245	0.076	1,553
New Mexico	0.001	0.002	0.001	16
New York	0.141	0.259	0.080	1,607
North Carolina	0.078	0.171	0.055	1,389
North Dakota	0.013	0.023	0.007	151
Ohio	0.088	0.201	0.064	1,441
Oklahoma	0.024	0.049	0.016	373
Oregon	0.020	0.040	0.012	295
Pennsylvania	0.124	0.279	0.087	1,832
Rhode Island	0.000	0.000	0.000	2
South Carolina	0.074	0.161	0.052	1,321
South Dakota	0.014	0.026	0.009	214
Tennessee	0.046	0.103	0.032	717
Texas	0.346	0.829	0.272	5,761
Utah	0.020	0.045	0.015	352
Vermont	0.001	0.001	0.000	10
Virginia	0.039	0.076	0.024	549
Washington	0.037	0.076	0.025	517
West Virginia	0.002	0.003	0.001	20
Wisconsin	0.025	0.053	0.017	407
Wyoming	0.001	0.001	0.000	8
State Totals	2.625	5.599	1.804	40,210
Interstate Spillovers		2.040	0.613	13,683
U.S. Totals	2.625	7.639	2.417	53,892

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), 2015

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.088	0.189	0.062	1,503
Alaska	0.008	0.013	0.005	93
Arizona	0.117	0.240	0.081	1,930
Arkansas	0.049	0.097	0.031	776
California	0.688	1.462	0.484	10,008
Colorado	0.153	0.330	0.110	2,567
Connecticut	0.062	0.114	0.037	721
Delaware	0.011	0.020	0.005	120
District of Columbia	0.032	0.035	0.003	49
Florida	0.540	1.108	0.373	9,367
Georgia	0.167	0.384	0.126	3,031
Hawaii	0.097	0.177	0.061	1,312
Idaho	0.021	0.038	0.013	323
Illinois	0.233	0.536	0.169	3,545
Indiana	0.111	0.245	0.077	1,786
Iowa	0.069	0.134	0.043	998
Kansas	0.065	0.129	0.038	905
Kentucky	0.089	0.188	0.058	1,425
Louisiana	0.125	0.249	0.084	1,818
Maine	0.024	0.045	0.015	374
Maryland	0.137	0.256	0.081	1,675
Massachusetts	0.122	0.231	0.073	1,433
Michigan	0.124	0.264	0.087	2,111
Minnesota	0.077	0.168	0.054	1,179
Mississippi	0.053	0.104	0.034	843
Missouri	0.108	0.232	0.071	1,671
Montana	0.012	0.022	0.007	188
Nebraska	0.037	0.069	0.023	512
Nevada	0.080	0.147	0.049	1,064
New Hampshire	0.023	0.045	0.014	291
New Jersey	0.132	0.270	0.083	1,712
New Mexico	0.027	0.047	0.016	397
New York	0.904	1.652	0.514	10,268
North Carolina	0.193	0.422	0.137	3,426
North Dakota	0.018	0.031	0.010	201
Ohio	0.251	0.575	0.182	4,117
Oklahoma	0.086	0.176	0.059	1,339
Oregon	0.072	0.145	0.046	1,078
Pennsylvania	0.200	0.450	0.140	2,955
Rhode Island	0.012	0.020	0.006	127
South Carolina	0.097	0.212	0.068	1,736
South Dakota	0.016	0.030	0.010	250
Tennessee	0.172	0.387	0.121	2,700
Texas	0.820	1.967	0.645	13,667
Utah	0.063	0.141	0.046	1,097
Vermont	0.008	0.014	0.005	112
Virginia	0.177	0.345	0.108	2,499
Washington	0.090	0.186	0.061	1,263
West Virginia	0.014	0.025	0.008	177
Wisconsin	0.133	0.274	0.091	2,122
Wyoming	0.004	0.007	0.002	51
State Totals	7.009	14.648	4.722	104,910
Interstate Spillovers		5.749	1.733	38,998
U.S. Totals	7.009	20.397	6.455	143,909

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), 2015

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.297	0.637	0.208	5,070
Alaska	0.023	0.040	0.014	283
Arizona	0.319	0.651	0.220	5,243
Arkansas	0.101	0.202	0.065	1,606
California	1.858	3.948	1.307	27,025
Colorado	0.577	1.245	0.416	9,674
Connecticut	0.187	0.343	0.110	2,172
Delaware	0.027	0.048	0.013	292
District of Columbia	0.228	0.256	0.019	355
Florida	1.006	2.062	0.694	17,436
Georgia	0.661	1.517	0.496	11,981
Hawaii	0.115	0.210	0.073	1,555
Idaho	0.102	0.188	0.063	1,586
Illinois	0.875	2.010	0.633	13,295
Indiana	0.483	1.062	0.334	7,753
Iowa	0.680	1.314	0.422	9,814
Kansas	0.236	0.468	0.139	3,273
Kentucky	0.288	0.607	0.186	4,596
Louisiana	3.410	6.770	2.280	49,383
Maine	0.039	0.074	0.025	622
Maryland	0.381	0.714	0.226	4,668
Massachusetts	0.580	1.100	0.347	6,809
Michigan	0.363	0.771	0.256	6,178
Minnesota	0.235	0.512	0.164	3,597
Mississippi	0.103	0.204	0.066	1,651
Missouri	0.541	1.158	0.353	8,350
Montana	0.028	0.052	0.018	448
Nebraska	0.139	0.262	0.085	1,936
Nevada	0.383	0.707	0.235	5,117
New Hampshire	0.037	0.072	0.022	465
New Jersey	0.447	0.915	0.282	5,798
New Mexico	0.038	0.066	0.022	558
New York	4.608	8.425	2.621	52,359
North Carolina	0.611	1.338	0.432	10,849
North Dakota	0.248	0.439	0.139	2,838
Ohio	0.738	1.691	0.534	12,119
Oklahoma	0.346	0.711	0.237	5,406
Oregon	0.312	0.629	0.198	4,683
Pennsylvania	0.531	1.196	0.373	7,856
Rhode Island	0.016	0.028	0.008	177
South Carolina	0.550	1.197	0.385	9,803
South Dakota	0.090	0.166	0.055	1,377
Tennessee	0.734	1.655	0.519	11,536
Texas	4.512	10.824	3.547	75,192
Utah	0.167	0.370	0.122	2,889
Vermont	0.038	0.069	0.022	555
Virginia	0.466	0.908	0.284	6,571
Washington	0.529	1.096	0.357	7,431
West Virginia	0.019	0.035	0.011	249
Wisconsin	0.370	0.765	0.254	5,926
Wyoming	0.124	0.201	0.067	1,476
State Totals	29.797	61.927	19.958	437,880
Interstate Spillovers		24.782	7.482	173,874
U.S. Totals	29.797	86.709	27.440	611,755

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

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