

Appendix E: Tenant Improvement Impacts by State

Appendix E-1

Impacts of Tenant Improvements on State Economies (Office), 2013

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.076	0.164	0.055	1,486
Alaska	0.026	0.047	0.016	354
Arizona	0.218	0.454	0.161	3,932
Arkansas	0.020	0.040	0.013	367
California	1.059	2.425	0.832	17,749
Colorado	0.197	0.448	0.154	3,720
Connecticut	0.064	0.125	0.042	894
Delaware	0.010	0.018	0.005	126
District of Columbia	0.203	0.245	0.018	362
Florida	0.194	0.407	0.145	3,902
Georgia	0.128	0.290	0.098	2,566
Hawaii	0.016	0.030	0.011	246
Idaho	0.011	0.020	0.007	204
Illinois	0.195	0.462	0.151	3,330
Indiana	0.082	0.179	0.058	1,506
Iowa	0.373	0.673	0.226	6,102
Kansas	0.067	0.129	0.039	1,010
Kentucky	0.045	0.096	0.030	835
Louisiana	0.103	0.215	0.073	1,784
Maine	0.021	0.042	0.015	416
Maryland	0.646	1.274	0.414	9,041
Massachusetts	0.346	0.706	0.234	4,962
Michigan	0.118	0.256	0.089	2,412
Minnesota	0.023	0.049	0.016	404
Mississippi	0.012	0.024	0.008	221
Missouri	0.066	0.145	0.046	1,149
Montana	0.004	0.007	0.003	75
Nebraska	0.158	0.271	0.092	2,350
Nevada	0.041	0.077	0.027	628
New Hampshire	0.018	0.038	0.012	295
New Jersey	0.322	0.709	0.227	4,826
New Mexico	0.028	0.053	0.018	501
New York	1.128	2.133	0.700	14,822
North Carolina	0.175	0.382	0.129	3,529
North Dakota	0.015	0.027	0.009	222
Ohio	0.111	0.259	0.085	2,187
Oklahoma	0.075	0.160	0.054	1,497
Oregon	0.119	0.247	0.082	2,074
Pennsylvania	0.168	0.398	0.129	3,005
Rhode Island	0.035	0.066	0.021	512
South Carolina	0.046	0.101	0.034	949
South Dakota	0.016	0.027	0.009	263
Tennessee	0.166	0.377	0.122	3,110
Texas	1.156	2.881	0.963	22,067
Utah	0.095	0.223	0.075	1,950
Vermont	0.012	0.023	0.008	218
Virginia	0.292	0.598	0.193	4,781
Washington	0.302	0.653	0.222	4,947
West Virginia	0.004	0.008	0.003	68
Wisconsin	0.055	0.115	0.039	1,001
Wyoming	0.012	0.020	0.007	165
State Totals	8.874	18.815	6.221	145,122
Interstate Spillovers	0.000	8.567	2.446	62,705
U.S. Total	8.874	27.382	8.667	207,827

Source: CRA, McGraw-Hill Construction, BEA and NAIOP

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

Appendix E-2

Impacts of Tenant Improvements on State Economies (**Industrial**), 2013

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.130	0.280	0.094	2,539
Alaska	0.000	0.000	0.000	1
Arizona	0.004	0.008	0.003	69
Arkansas	0.003	0.007	0.002	62
California	0.033	0.077	0.026	561
Colorado	0.034	0.078	0.027	647
Connecticut	0.030	0.060	0.020	426
Delaware	0.000	0.001	0.000	4
District of Columbia	0.000	0.000	0.000	0
Florida	0.041	0.085	0.030	819
Georgia	0.281	0.635	0.214	5,622
Hawaii	0.007	0.013	0.005	104
Idaho	0.002	0.003	0.001	32
Illinois	0.061	0.143	0.047	1,033
Indiana	0.128	0.278	0.091	2,342
Iowa	0.580	1.045	0.351	9,483
Kansas	0.171	0.330	0.101	2,596
Kentucky	0.034	0.072	0.023	628
Louisiana	1.377	2.881	0.980	23,882
Maine	0.000	0.000	0.000	2
Maryland	0.015	0.030	0.010	213
Massachusetts	0.035	0.071	0.023	496
Michigan	0.045	0.098	0.034	922
Minnesota	0.058	0.125	0.042	1,038
Mississippi	0.045	0.092	0.030	845
Missouri	0.031	0.069	0.022	547
Montana	0.000	0.000	0.000	0
Nebraska	0.012	0.021	0.007	184
Nevada	0.020	0.038	0.013	307
New Hampshire	0.005	0.011	0.004	86
New Jersey	0.021	0.046	0.015	310
New Mexico	0.000	0.001	0.000	9
New York	0.198	0.374	0.123	2,598
North Carolina	0.093	0.203	0.068	1,875
North Dakota	0.125	0.222	0.071	1,815
Ohio	0.088	0.206	0.068	1,742
Oklahoma	0.008	0.017	0.006	156
Oregon	0.284	0.588	0.194	4,938
Pennsylvania	0.137	0.325	0.106	2,454
Rhode Island	0.001	0.001	0.000	9
South Carolina	0.064	0.140	0.047	1,313
South Dakota	0.000	0.001	0.000	8
Tennessee	0.014	0.032	0.010	265
Texas	0.125	0.311	0.104	2,384
Utah	0.052	0.121	0.041	1,063
Vermont	0.010	0.020	0.007	186
Virginia	0.017	0.034	0.011	276
Washington	0.017	0.036	0.012	274
West Virginia	0.476	0.893	0.285	7,568
Wisconsin	0.058	0.121	0.041	1,049
Wyoming	0.006	0.010	0.003	81
State Totals	4.978	10.252	3.414	85,861
Interstate Spillovers	0.000	5.106	1.447	30,705
U.S. Total	4.978	15.358	4.861	116,566

Source: CRA, McGraw-Hill Construction, BEA and NAIOP

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

Appendix E-3

Impacts of Tenant Improvements on State Economies (Warehouse), 2013

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.010	0.022	0.007	201
Alaska	0.002	0.004	0.001	31
Arizona	0.084	0.176	0.062	1,523
Arkansas	0.003	0.006	0.002	56
California	0.172	0.394	0.135	2,885
Colorado	0.036	0.081	0.028	672
Connecticut	0.029	0.056	0.019	400
Delaware	0.000	0.000	0.000	0
District of Columbia	0.000	0.000	0.000	0
Florida	0.104	0.218	0.077	2,090
Georgia	0.049	0.111	0.038	986
Hawaii	0.000	0.001	0.000	7
Idaho	0.002	0.003	0.001	29
Illinois	0.073	0.174	0.057	1,250
Indiana	0.103	0.224	0.073	1,888
Iowa	0.010	0.018	0.006	161
Kansas	0.038	0.073	0.022	570
Kentucky	0.022	0.046	0.014	403
Louisiana	0.021	0.045	0.015	369
Maine	0.004	0.007	0.003	70
Maryland	0.041	0.081	0.026	578
Massachusetts	0.013	0.027	0.009	192
Michigan	0.026	0.057	0.020	540
Minnesota	0.022	0.048	0.016	394
Mississippi	0.032	0.064	0.021	591
Missouri	0.032	0.071	0.022	562
Montana	0.009	0.017	0.006	176
Nebraska	0.003	0.005	0.002	40
Nevada	0.014	0.027	0.009	218
New Hampshire	0.001	0.003	0.001	24
New Jersey	0.105	0.231	0.074	1,571
New Mexico	0.004	0.008	0.003	72
New York	0.060	0.113	0.037	784
North Carolina	0.010	0.021	0.007	192
North Dakota	0.006	0.010	0.003	84
Ohio	0.101	0.237	0.078	1,998
Oklahoma	0.008	0.018	0.006	166
Oregon	0.028	0.058	0.019	488
Pennsylvania	0.104	0.246	0.080	1,859
Rhode Island	0.000	0.000	0.000	2
South Carolina	0.035	0.075	0.025	706
South Dakota	0.003	0.005	0.002	50
Tennessee	0.078	0.177	0.057	1,460
Texas	0.280	0.698	0.233	5,346
Utah	0.018	0.042	0.014	367
Vermont	0.002	0.003	0.001	29
Virginia	0.016	0.032	0.010	256
Washington	0.061	0.132	0.045	999
West Virginia	0.006	0.011	0.003	89
Wisconsin	0.053	0.110	0.038	957
Wyoming	0.001	0.002	0.001	14
State Totals	1.934	4.287	1.431	34,397
Interstate Spillovers	0.000	1.681	0.458	10,895
U.S. Total	1.934	5.967	1.889	45,292

Source: CRA, McGraw-Hill Construction, BEA and NAIOP

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

Appendix E-4

Impacts of Tenant Improvements on State Economies (**Retail and Entertainment**), 2013

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.085	0.182	0.061	1,650
Alaska	0.029	0.052	0.018	397
Arizona	0.104	0.218	0.077	1,886
Arkansas	0.038	0.074	0.024	681
California	0.421	0.963	0.331	7,051
Colorado	0.115	0.261	0.090	2,169
Connecticut	0.101	0.198	0.067	1,417
Delaware	0.029	0.054	0.015	372
District of Columbia	0.024	0.028	0.002	42
Florida	0.489	1.023	0.364	9,816
Georgia	0.199	0.450	0.152	3,985
Hawaii	0.077	0.148	0.052	1,200
Idaho	0.021	0.039	0.014	388
Illinois	0.239	0.567	0.186	4,084
Indiana	0.118	0.257	0.084	2,164
Iowa	0.065	0.117	0.039	1,065
Kansas	0.123	0.237	0.073	1,864
Kentucky	0.091	0.192	0.060	1,677
Louisiana	0.137	0.287	0.098	2,379
Maine	0.012	0.023	0.008	230
Maryland	0.135	0.266	0.087	1,890
Massachusetts	0.189	0.386	0.128	2,715
Michigan	0.119	0.258	0.090	2,439
Minnesota	0.099	0.214	0.071	1,772
Mississippi	0.054	0.110	0.036	1,012
Missouri	0.109	0.240	0.076	1,903
Montana	0.012	0.022	0.008	223
Nebraska	0.055	0.094	0.032	814
Nevada	0.063	0.119	0.042	969
New Hampshire	0.033	0.068	0.022	533
New Jersey	0.122	0.268	0.086	1,826
New Mexico	0.029	0.055	0.019	512
New York	0.490	0.926	0.304	6,431
North Carolina	0.184	0.403	0.136	3,725
North Dakota	0.040	0.071	0.023	581
Ohio	0.187	0.435	0.143	3,672
Oklahoma	0.081	0.173	0.059	1,618
Oregon	0.083	0.172	0.057	1,443
Pennsylvania	0.110	0.260	0.085	1,965
Rhode Island	0.013	0.024	0.008	189
South Carolina	0.093	0.202	0.068	1,899
South Dakota	0.032	0.054	0.019	520
Tennessee	0.153	0.345	0.111	2,849
Texas	0.596	1.486	0.497	11,379
Utah	0.054	0.128	0.043	1,117
Vermont	0.015	0.028	0.009	264
Virginia	0.161	0.330	0.107	2,636
Washington	0.121	0.261	0.089	1,976
West Virginia	0.011	0.020	0.006	172
Wisconsin	0.089	0.187	0.064	1,623
Wyoming	0.011	0.018	0.006	150
State Totals	6.057	12.995	4.342	105,336
Interstate Spillovers	0.000	5.694	1.573	36,509
U.S. Total	6.057	18.689	5.915	141,845

Source: CRA, McGraw-Hill Construction, BEA and NAIOP

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

Appendix E-5

Impacts of Tenant Improvements on State Economies (in Four Categories), 2013

State	Direct Spending (In Billions of Dollars)	Total Output (In Billions of Dollars)	Personal Earnings (In Billions of Dollars)	Jobs Supported
Alabama	0.301	0.648	0.219	5,876
Alaska	0.056	0.103	0.036	783
Arizona	0.410	0.856	0.303	7,409
Arkansas	0.065	0.127	0.042	1,165
California	1.686	3.859	1.325	28,246
Colorado	0.382	0.867	0.299	7,208
Connecticut	0.225	0.439	0.147	3,137
Delaware	0.039	0.073	0.021	502
District of Columbia	0.227	0.273	0.021	405
Florida	0.828	1.732	0.616	16,626
Georgia	0.657	1.487	0.501	13,159
Hawaii	0.099	0.192	0.068	1,557
Idaho	0.036	0.065	0.023	652
Illinois	0.568	1.346	0.441	9,697
Indiana	0.431	0.939	0.306	7,900
Iowa	1.029	1.853	0.623	16,811
Kansas	0.398	0.769	0.236	6,041
Kentucky	0.192	0.407	0.127	3,543
Louisiana	1.638	3.428	1.166	28,413
Maine	0.037	0.073	0.026	718
Maryland	0.838	1.652	0.537	11,722
Massachusetts	0.582	1.190	0.395	8,365
Michigan	0.309	0.669	0.233	6,314
Minnesota	0.202	0.435	0.145	3,608
Mississippi	0.143	0.290	0.095	2,669
Missouri	0.239	0.526	0.165	4,161
Montana	0.025	0.047	0.017	475
Nebraska	0.228	0.391	0.133	3,388
Nevada	0.138	0.261	0.092	2,123
New Hampshire	0.058	0.119	0.039	939
New Jersey	0.569	1.253	0.402	8,532
New Mexico	0.061	0.117	0.040	1,094
New York	1.875	3.546	1.163	24,635
North Carolina	0.461	1.008	0.340	9,321
North Dakota	0.187	0.330	0.105	2,703
Ohio	0.488	1.137	0.374	9,599
Oklahoma	0.172	0.368	0.125	3,437
Oregon	0.514	1.065	0.351	8,942
Pennsylvania	0.519	1.229	0.399	9,283
Rhode Island	0.049	0.092	0.029	711
South Carolina	0.238	0.518	0.173	4,867
South Dakota	0.052	0.087	0.030	841
Tennessee	0.411	0.932	0.300	7,684
Texas	2.157	5.376	1.797	41,176
Utah	0.219	0.513	0.174	4,497
Vermont	0.039	0.073	0.025	698
Virginia	0.485	0.994	0.322	7,949
Washington	0.501	1.082	0.367	8,196
West Virginia	0.497	0.932	0.298	7,898
Wisconsin	0.255	0.532	0.182	4,630
Wyoming	0.029	0.050	0.017	410
State Totals	21.843	46.349	15.408	370,716
Interstate Spillovers	0.000	21.047	5.924	140,814
U.S. Total	21.843	67.397	21.332	511,530

Source: CRA, McGraw-Hill Construction, BEA and NAIOP

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