



Operating Cost Comparison

30 Most Populous MSAs

The following cost comparison has been prepared based on a hypothetical office project, reflective of the following inputs:

Real Estate	
Building Type	Office: Suburban Class A
Building sq.ft.	40,000
Status	Lease

Capital Investment	
Machinery & Equipment	\$1,000,000

Workforce	
Financial Analysts	22
Market Research Analysts and Mktg Specialists	20
Executive Administrative Assistants	15
Bookkeeping, Accounting and Auditing Clerks	15
Human Resources Specialists	15
Secretary	15

Accountants and Auditors	15
First Line Supervisors of Administrative Workers	10
Graphic Designer	10
General & Operations Managers	10
Budget Analysts	10
Marketing Managers	7
Financial Managers	5
Web Developers	5
Database Administrators	5
Computer User Support Specialists	5
Computer Network Support Specialists	5
Information Security Analysts	5
Staff Attorney	3
Computer and Information Systems Managers	3
Total Workforce	200

Metro Area	Employee Payroll	Fringe & Mandated Benefits	Building/Lease Payments	Property Tax*	Total Operating Cost	Orlando MSA Cost Savings
Cincinnati	\$18,177,954	\$2,898,903	\$924,000	\$0	\$22,000,857	-0.5%
Orlando	\$18,103,101	\$2,890,849	\$1,095,600	\$11,459	\$22,101,009	N/A
Phoenix	\$18,129,991	\$2,878,409	\$1,100,000	\$452	\$22,108,851	0.0%
St. Louis	\$18,576,127	\$2,978,913	\$784,000	\$30,167	\$22,369,207	1.2%
Tampa	\$18,352,420	\$2,930,141	\$1,103,600	\$12,897	\$22,399,059	1.3%
San Antonio	\$18,498,755	\$2,949,205	\$942,400	\$24,928	\$22,415,288	1.4%
Pittsburgh	\$18,600,940	\$3,002,328	\$998,000	\$0	\$22,601,268	2.3%
Las Vegas	\$18,856,678	\$3,201,924	\$1,296,000	\$11,038	\$23,365,640	5.7%
Baltimore	\$19,428,689	\$3,092,561	\$1,053,200	\$56,200	\$23,630,650	6.9%
Detroit	\$19,638,675	\$3,134,572	\$1,039,200	\$0	\$23,812,447	7.7%
Riverside	\$19,628,365	\$3,162,622	\$1,099,200	\$11,620	\$23,901,807	8.1%
Portland	\$19,472,287	\$3,302,800	\$1,149,600	\$10,810	\$23,935,497	8.3%
Minneapolis	\$19,847,953	\$3,200,508	\$1,123,200	\$10,405	\$24,182,066	9.4%
Atlanta	\$19,936,587	\$3,186,185	\$1,096,800	\$15,980	\$24,235,552	9.7%
Charlotte	\$19,838,534	\$3,181,418	\$1,321,600	\$9,648	\$24,351,200	10.2%
Sacramento	\$20,249,759	\$3,261,237	\$955,200	\$11,520	\$24,477,716	10.8%
Miami	\$19,403,623	\$3,095,811	\$2,194,000	\$12,058	\$24,705,492	11.8%
Dallas	\$20,332,809	\$3,236,784	\$1,227,200	\$22,948	\$24,819,741	12.3%
Philadelphia	\$20,704,126	\$3,333,159	\$1,135,600	\$0	\$25,172,885	13.9%
Houston	\$20,897,935	\$3,325,396	\$1,090,400	\$20,148	\$25,333,879	14.6%
San Diego	\$20,772,553	\$3,344,204	\$1,483,200	\$11,670	\$25,611,627	15.9%
Chicago	\$20,639,802	\$3,334,925	\$1,648,800	\$0	\$25,623,527	15.9%
Denver	\$21,311,100	\$3,416,540	\$1,021,200	\$23,669	\$25,772,509	16.6%
Austin	\$20,741,118	\$3,300,807	\$1,928,800	\$18,092	\$25,988,818	17.6%
Los Angeles	\$21,493,086	\$3,458,553	\$1,848,000	\$11,600	\$26,811,239	21.3%
Boston	\$22,418,269	\$3,569,043	\$1,255,200	\$25,270	\$27,267,782	23.4%
Seattle	\$22,205,606	\$3,647,797	\$1,761,600	\$7,898	\$27,622,901	25.0%
Washington DC	\$22,814,505	\$3,628,196	\$1,970,000	\$33,999	\$28,446,700	28.7%
New York	\$24,043,585	\$3,874,269	\$2,869,600	\$0	\$30,787,454	39.3%
San Francisco	\$25,098,357	\$4,030,709	\$2,843,200	\$18,200	\$31,990,466	44.7%

*There is no real property tax in this example since the the property is leased. Some states also do not tax personal property.
Source: MetroComp - 2024



Operating Cost Comparison

30 Most Populous MSAs

The following cost comparison has been prepared based on a hypothetical **manufacturing** project, reflective of the following inputs:

Real Estate	
Building Type	Industrial Manufacturing
Building sq.ft.	125,000
Status	Constructed
Lot (acre)	8.7

Capital Investment	
Machinery & Equipment	\$17,250,000

Utilities	
Electricity Demand/Usage	1,000KW, 400,000KWh
Water Usage	500,000cf, 4 meter
Wastewater Usage	500,000cf, 4 meter

Workforce	
Electromechanical Equipment Assemblers	75
Electrical and Electronic Equipment Assemblers	75
Helpers - Production Workers	20
Electrical and Electronics Repairers	20
Sales Rep, Technical Products	20
CAD-Aided Design Technician	20
Electronics Engineers	15
Electrical Engineers	15
Material Moving Workers, All Other	10
Electrician	10
Shipping & Receiving Clerks	8
Packaging and Filling Machine Operators	5
First-Line Supervisors of Production Workers	5
Industrial Production Managers	2
Total Workforce	300

Metro Area	Employee Payroll	Fringe & Mandated Benefits	Utilities	Building/Lease Payments	Property Tax	Total Operating Cost	Orlando MSA Cost Savings
Orlando	\$18,629,553	\$3,396,039	\$785,204	\$2,083,402	\$454,295	\$25,348,493	N/A
Tampa	\$18,855,900	\$3,437,344	\$1,046,590	\$2,087,662	\$511,889	\$25,939,384	2.3%
Phoenix	\$19,339,484	\$3,425,488	\$874,576	\$2,208,497	\$411,531	\$26,259,576	3.6%
San Antonio	\$19,015,720	\$3,360,853	\$923,650	\$2,001,020	\$966,158	\$26,267,401	3.6%
Charlotte	\$19,909,974	\$3,627,689	\$896,795	\$1,994,559	\$373,268	\$26,802,285	5.7%
Pittsburgh	\$19,759,831	\$3,662,603	\$1,460,010	\$2,259,927	\$252,643	\$27,395,014	8.1%
Atlanta	\$20,077,098	\$3,691,715	\$1,063,692	\$2,076,368	\$632,296	\$27,541,168	8.7%
Dallas	\$20,544,299	\$3,621,212	\$967,958	\$2,130,776	\$921,417	\$28,185,662	11.2%
St. Louis	\$20,156,955	\$3,865,365	\$851,847	\$2,228,319	\$1,214,097	\$28,316,584	11.7%
Las Vegas	\$20,246,056	\$3,861,073	\$1,070,970	\$2,662,405	\$506,293	\$28,346,797	11.8%
Austin	\$21,048,387	\$3,706,762	\$865,994	\$2,175,162	\$735,094	\$28,531,398	12.6%
Cincinnati	\$21,397,059	\$3,820,253	\$904,632	\$2,029,728	\$630,688	\$28,782,360	13.5%
Miami	\$19,572,739	\$3,565,047	\$1,503,306	\$3,671,426	\$683,856	\$28,996,373	14.4%
Houston	\$21,299,440	\$3,750,760	\$1,256,664	\$2,001,682	\$781,040	\$29,089,586	14.8%
Portland	\$21,016,176	\$3,892,043	\$1,363,320	\$2,405,916	\$466,020	\$29,143,475	15.0%
Philadelphia	\$21,350,831	\$3,945,633	\$1,014,007	\$2,621,940	\$368,653	\$29,301,065	15.6%
Detroit	\$21,450,559	\$3,871,618	\$1,092,593	\$2,262,145	\$669,993	\$29,346,909	15.8%
Baltimore	\$20,548,060	\$3,685,571	\$1,328,315	\$2,261,554	\$1,543,226	\$29,366,726	15.9%
Minneapolis	\$21,403,600	\$4,272,614	\$1,146,411	\$2,429,703	\$451,221	\$29,703,548	17.2%
Denver	\$21,762,022	\$3,829,345	\$968,251	\$2,319,524	\$998,391	\$29,877,533	17.9%
Riverside	\$20,940,633	\$4,411,324	\$1,362,437	\$2,653,117	\$531,814	\$29,899,325	18.0%
Sacramento	\$21,895,945	\$4,609,336	\$1,207,687	\$2,604,436	\$521,210	\$30,838,613	21.7%
Chicago	\$21,714,842	\$4,169,311	\$982,811	\$2,968,775	\$1,094,404	\$30,930,143	22.0%
Washington DC	\$23,064,746	\$4,111,181	\$1,760,010	\$2,292,678	\$1,052,238	\$32,280,853	27.3%
San Diego	\$21,799,757	\$4,587,844	\$2,437,769	\$2,914,044	\$566,832	\$32,306,246	27.4%
Seattle	\$23,935,110	\$4,782,881	\$1,556,393	\$2,560,891	\$346,804	\$33,182,079	30.9%
Los Angeles	\$22,245,443	\$4,685,667	\$1,392,588	\$4,628,191	\$777,157	\$33,729,046	33.1%
New York	\$23,590,293	\$4,702,074	\$1,755,532	\$3,836,464	\$473,744	\$34,358,106	35.5%
Boston	\$23,406,576	\$4,150,924	\$3,564,398	\$2,620,598	\$1,147,703	\$34,890,199	37.6%
San Francisco	\$25,565,499	\$5,355,221	\$2,499,167	\$3,912,671	\$1,079,360	\$38,411,918	51.5%

Source: MetroComp - 2024