

Future Proof Your Property with Lessons Learned in Our Property Technology Committee

As the commercial real estate landscape evolves, staying ahead of technological advancements is crucial for property managers, owners, and service providers. This guide outlines key strategies to future-proof your properties and maximize your investment in property technology.

What PropTech Offers

PropTech is revolutionizing building operations through automated processes and facilities that streamline:

- HVAC
- Access Control
- EV Charging
- Lighting
- Security
- Other Systems

Investing in proptech helps improve asset reliability, reduce energy use, optimize space utilization, and minimize environmental impact.



Access Control and Mobile Credentials

- Evolve your access control systems to meet changing tenant expectations: Transition from traditional proximity cards to more secure smart card technologies
- Implement mobile credentials using Bluetooth Low Energy (BLE) or NFC technology
- Consider both app-based and digital wallet solutions for mobile access
- Prepare for potential challenges during transition, such as tenant education and reader compatibility



Electric Vehicle (EV) Charging Infrastructure

- Prepare for the growing demand for EV charging: Consider various charging level options: Level I, Level II, Level III, and Supercharge
- Comply with local ordinances and regulations for EV charging installations
- Plan for significant growth in EV adoption and charging demand
- Balance between tenant amenity and revenue potential



Key Considerations for Implementation

- Scope goals and identify stakeholders
- Secure an internal advocate for the project
- Prioritize security in all technological integrations
- Design with future-proofing in mind
- Train staff on new systems
- Migrate existing systems to the new infrastructure backbone

Advantages

For Tenants

- A more home-like office environment with smart HVAC and lighting controls
- Connection to the growing IoT universe.
- Tenant managed access control

For Property Management

- Lower OpEx/CapEx for building systems
- Increased asset value (every \$1,000/mo OpEx = \$240,000 asset value at a 5% cap)
- Reduced maintenance costs through IoT integration
- Improved building utilization monitoring
- Ability to expand smart/IoT features at lower CapEx

Summary

By focusing on these key areas, property managers and owners can ensure their properties remain competitive, efficient, and attractive to tenants in the rapidly evolving PropTech landscape of 2025 and beyond.

