

Design Study: InVestra regional offices

InVestra is rapidly growing and must plan for the future of the brand. Smaller regional offices would help to facilitate better customer service on a local level. The InVestra Headquarters facility is already at capacity and will be doubling in size as the owner of the other half of the 9th floor in the building has agreed to sell to InVestra in the near future.

For a standout 3-story InVestra regional office at only **~2,500 SF total** (roughly 830–850 SF per floor), your costs will be higher *per square foot* than a larger building because small commercial buildings lose efficiency in elevators, stairs, structure, and MEP systems.

For the design direction you're showing — premium regional-office branding with architectural lighting, metal panels, stone accents, high glass, and strong curb appeal — here's the realistic range in the Southeast/Florida market right now:

Level	Estimated Cost/SF	Total Estimated Build Cost
Basic modern office shell	\$240–\$300/SF	\$600K–\$750K
Strong architectural regional office (recommended)	\$320–\$425/SF	\$800K–\$1.06M
High-end iconic flagship version	\$450–\$650+/SF	\$1.1M–\$1.6M+

For what you're describing, I'd target:

Recommended Budget

\$850K–\$1.15M all-in hard construction

That would give you:

- Signature exterior lighting
- Premium façade materials
- Strong branding presence
- High-end lobby
- Architectural staircase
- Efficient but impressive office interiors
- Durable low-maintenance materials
- Replicable prototype design

This aligns with current Southeast office shell/core pricing and commercial office benchmarks. ([Mannlee -](#))

What Will Drive Your Costs Most

1. Elevator

This is the biggest cost issue in a small 3-story building.

Typical cost:

- \$90K–\$180K installed

If you eliminate the elevator:

- You save major money
- But accessibility becomes difficult

Alternative:

- Limited-use/limited-application (LULA) elevator
- Often ideal for compact office buildings

That's likely the sweet spot.

2. Exterior Skin

Your current concept uses:

- Metal panel systems
- Feature lighting
- Large glazing
- Architectural trim

That's what creates the standout branding.

Approximate façade premiums:

- Standard stucco retail look: baseline
- Your current look: +15–30%

Worth it for a regional office prototype.

3. Structural System

For your size, best value is probably:

Option A — Steel Frame (Best Overall)

Pros:

- Fast
- Flexible
- Clean modern look
- Easier future replication

Cost:

Higher upfront but cleaner architecturally.

Option B — Wood Framed Over Concrete

Pros:

- Cheaper
- Faster in some markets

Cons:

- Less premium feel
- More difficult for large glass/open corners

For InVestra branding:

Steel is probably worth it.

4. Site Development

This is where budgets get blown.

Typical hidden costs:

- Stormwater
- Utility upgrades

- Parking
- Retention ponds
- Landscaping
- Signage
- Impact fees

For a small regional office:
Sitework can easily add:

- \$150K–\$350K+

before vertical construction starts.

Realistic Total Project Budget

Conservative Prototype

- Building: \$850K
- Sitework: \$200K
- Soft costs: \$150K
- Furniture/technology: \$75K

Total:

~\$1.2M–\$1.4M

Strong Regional Prototype

- Building: \$1.05M
- Sitework: \$250K
- Soft costs: \$200K
- FF&E/signage/AV: \$125K

Total:

~\$1.5M–\$1.7M

The Smart Strategy for Replication

The biggest mistake companies make:
They over-design the first building.

Instead:

Create a Prototype System

Standardize:

- Structural grid
- Window package
- Stair design
- Bathroom core
- Lighting
- HVAC
- Exterior panel dimensions

Then customize only:

- Site layout
- Signage
- Landscaping
- Minor façade accents

That's how regional brands scale economically.

My Recommendation for InVestra

You should lean into:

- “Boutique institutional”
- “Modern private wealth”
- “Architectural branding”

NOT:

- Generic office building
- Traditional bank
- Corporate glass cube

The current direction is close, but to truly stand out, I'd push:

- More dramatic lighting
- A stronger illuminated vertical "V" element
- More sculptural entry canopy
- A signature corner tower
- Cleaner, fewer materials
- Bigger nighttime presence

The goal:

When someone sees it at night from half a mile away, they immediately know:
 "That's InVestra."

INVESTRA

FINANCIAL SERVICES BUILDING

BOLD. TRUSTED. FORWARD THINKING.


A distinctive architectural presence that represents strength, innovation, and financial expertise. Designed to inspire confidence and built to last.

STANDOUT DESIGN
A striking, modern design that commands attention and elevates your brand in any community.






TRUST & STABILITY
Premium materials, strong lines, and a confident presence communicate reliability and security.



EFFICIENCY & FLEXIBILITY
A compact footprint with three functional floors to maximize value and usability.


SUSTAINABLE & EFFICIENT
Energy efficient glazing, LED lighting, and low maintenance materials for a smarter future.




MATERIAL PALETTE

				
NATURAL STONE	DARK METAL PANELS	WOOD LOOK ACCENTS	GLASS (STOREFRONT)	METAL TRIM & ACCENTS







FRONT ELEVATION

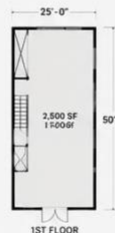
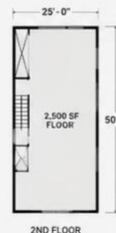
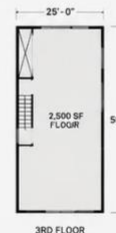


SIDE ELEVATION




REAR ELEVATION

FLOOR PLAN (TYPICAL)

		
1ST FLOOR	2ND FLOOR	3RD FLOOR

KEY FEATURES

- 2,500 SF per floor
- 3 stories
- Efficient rectangular footprint
- High visibility for signage
- Premium, timeless materials
- Easy to replicate in any market
- Cost efficient to build and operate



BOLD ARCHITECTURE. STRONGER FUTURES.
INVESTRA
INVESTED IN YOUR SUCCESS.

INVESTRA

FINANCIAL SERVICES

BOLD DESIGN. LASTING IMPACT.

A distinctive presence that communicates strength, trust, and forward thinking—designed for regional impact and built for the future.



STANDOUT ARCHITECTURE
Sleaking form and illuminated vertical elements create a memorable presence in any community.



TRUST & CONFIDENCE
Premium materials and thoughtful design reinforce stability and professionalism.



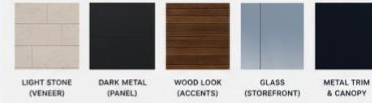
EFFICIENT & FUNCTIONAL
Compact footprint with three highly efficient floors maximizes usability.



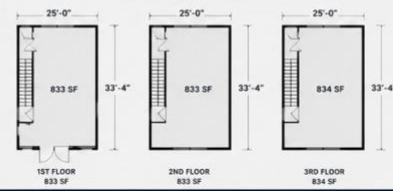
SUSTAINABLE & EFFICIENT
Energy efficient glazing, LED lighting, and low maintenance materials reduce long term costs.



MATERIAL PALETTE

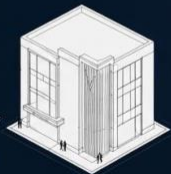


FLOOR PLAN (TYPICAL)



BUILDING OVERVIEW

- 2,500 TOTAL SF (833 SF PER FLOOR)
- 3 STORIES
- COMPACT FOOTPRINT 25' X 33'-4"
- HIGH VISIBILITY & BRAND PRESENCE
- PREMIUM, LOW MAINTENANCE MATERIALS
- EASY TO REPLICATE IN ANY MARKET
- COST EFFICIENT TO BUILD AND OPERATE



INVESTRA

INVESTED IN YOUR SUCCESS.

TRUST.

FOCUS.

GROWTH.

TOGETHER.