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Autore	Hayes, John W.
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2. Record Nr.	UNINA9910816061503321
Autore	Jones Colin <1949 January 13->
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Collana	Real estate issues
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Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	<p>Office Markets & Public Policy; Copyright; Contents;</p> <p>Acknowledgements; Preface; 1 Introduction; History of offices; City office markets; City of London; Manhattan, New York; La Defense, Paris; Bankenviertel, Frankfurt; Lujiazui, Shanghai; Charlotte, North Carolina; Dubai; Commentary; Overview of office market trends; Book structure;</p> <p>2 Market Fundamentals; Growth of services; New technology, new work and new offices; New specialist office forms; The office stock; Constraining influences on the office property market; Leases; Planning; Office market cycles; Global property cycle?</p> <p>Local office markets Repeating the 'mistakes'; Conclusions; 3 Submarkets and the Changing Nature of the Traditional Central Business District; Economics of cities and office location; The Central Business District and intra-urban rent structures; Bid-rent curves; Spatial equilibrium; Office submarkets; Identifying submarkets; Changing submarkets and a polycentric office market; Summary; 4 Decentralisation and Edge City Office Centres; The information age; The motor age and urban forms; Deconstructing agglomeration economies; Decentralisation processes; Suburban offices and edge cities</p> <p>Spatial structure of urban office markets Spatial pattern of rents; Congestion, decentralisation and public policy; Conclusions; 5 Investment, Risk Premiums and Office Market Dynamics; Obsolescence of offices and depreciation; Institutional office investment trends in the UK since the 1980's; Investment in offices; Establishment of office parks as an investment class; Mixed-use development; Institutional investment and office cycles; Yield premiums in provincial cities; Office transactions in provincial cities; Credit crunch, cycles and bubbles; Conclusions; 6 Public Policy and Competitiveness</p> <p>Offices, competitiveness and the urban economy Overview of public policy; Competitiveness and property market constraints; Public policy and office location constraints; Removing constraints; Dispersal policies; Logic of property-led local economic development policies; Sustainable markets; Case studies of public policy initiatives; London Docklands; Dubai; Concluding comments; 7 Green Offices, Office Markets and Sustainability; A sustainable city?; Offices and the environmental dimension; Modern air-conditioned city centre offices; Office parks; Tall office towers and the economic dimension</p> <p>Greening the office stock Cost of building green offices; Arguments for paying higher rents for green offices; Energy savings; Green working environment; Green corporate image; Green refurbishment of existing offices; Current and changing occupier attitudes; Towards a green office rental market; Green investment; Conclusions; 8 Market Changes and Challenges; Evolving offices; Evolving office markets; Office market cycles, bubbles and globalisation; Toward greener offices?; Sustainable locations; Greener buildings; A green premium?; Defining a green office The future of offices as an investment</p>
Sommario/riassunto	This is the first book that looks at how offices and office markets in cities have changed over the last 30 years. It analyses the long-term trends and processes within office markets, and the interaction with the spatial economy and the planning of cities. It draws on examples around the world, and looking forward at the future consequences of information communication technologies and the sustainability agenda, it sets out the challenges that now face investors. The traditional business centres of cities are losing their dominance to the brash new

centres of the 1980's and 1990's, as
