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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
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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

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
