

Why Modular - What are Modular Offices?

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803-783-1171

A modular office is a building that is constructed to serve as an office or other enclosure, but is not connected to a permanent foundation on the ground. These offices are often used as spaces, but can also be used as overflow areas or even permanent work areas, depending on the need. Typically, they cost less to buy and build than more traditional office buildings. Modular offices can also refer to temporary walls and structures within a more traditional building.

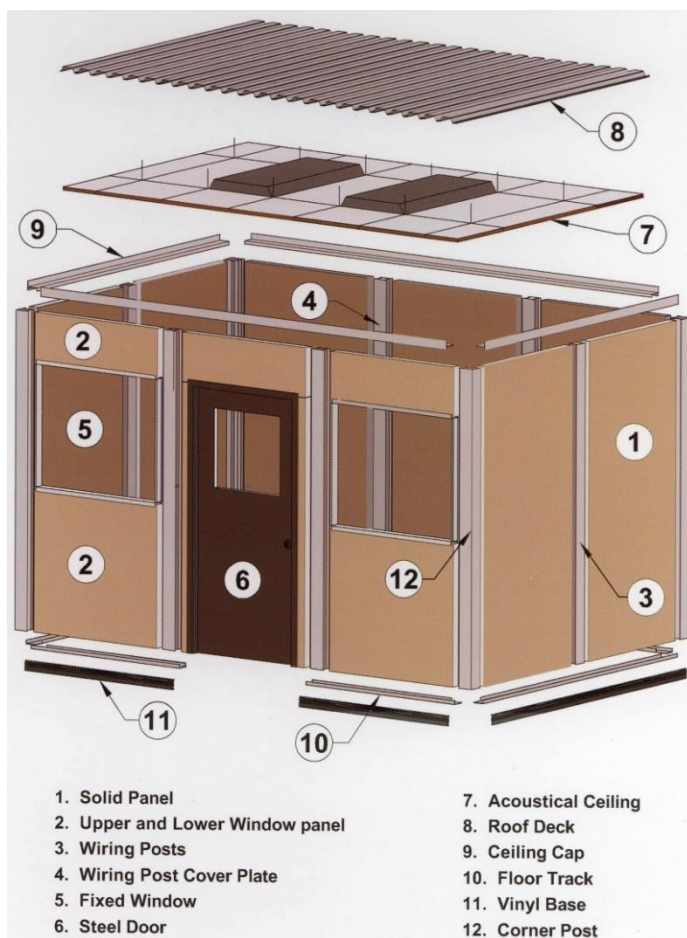


Illustration courtesy of InPlant Office

Modular construction is simply a construction type that is based on standardized dimensions or units. As such, construction can be accomplished more quickly. This is opposed to more traditional construction, which usually takes place on site and is more complex in nature. Though some may not believe the aesthetics of a modular office are comparable with a traditional office, they both accomplish the same goal with similar structural integrity.

A modular office can be both portable and permanent, or at least semi-permanent. Portable modular offices are often seen at construction sites and other locations where temporary events are taking place. More permanent modular offices can be put nearly anywhere, and even constructed in such a way that they attach to permanent

structures. The modular office building may include electrical and plumbing hookups for restrooms and even small kitchens.

The current tax laws allow very favorable depreciation on all modular office products. These products qualify for a 7-year depreciation period while conventional construction is depreciated over 39 years. Conventional construction, by its nature, becomes a permanent structural addition to a building, and thus it is classified as "real property" with the longer 39-year depreciable life.