

2b

Purchase a Building



- + We can choose what we need
- + We can accrue equity
- + No rent increases
- + No lease rules
- ✗ Not as agile and able to move easily
- ✗ Mostly stuck at that location
- ✗ We are responsible for maintenance & repairs
- ✗ The National Grange is historically not good with doing necessary maintenance

See the following sheets for detail information

Initial Cost(s):

\$ 400,000 Purchase price

\$ 12,000 closing costs and commissions

\$ 50,000 Possible renovations and improvements

\$ 462,000 Total estimated initial costs

On-Going costs:

\$ 20,000 General upkeep & maintenance

\$ 5,000 Property taxes monthly

\$ 5,000 Utilities costs monthly

Cons:

Loss of Flexibility vis-a-vis membership changes

“Milk it dry” Temptation, i.e., forego maintenance, etc.

2b

Rent a Building or Rent office space



- + Short term lease allows flexibility
- + We can choose what we need
- + Probably not responsible for maintenance
- + May have flex space to grow
- + Flexible to relocate as needed
- ✗ Short term leases cause more moving expenses
- ✗ We are at the will of the landlord
- ✗ Probably a multi-user building
- ✗ Lease rules and restrictions

See the following sheets for detail information

RENT A BUILDING OR OFFICE SPACE

Assumptions

1. **Two regular employees in an open-concept workspace** *with an additional space provided for the National Grange computer system. Allocation: 300 sq. ft.*
2. **A library room with a closed door.** *This space would become the President's temporary office when in residence. This space would also be used for archival research. The room would contain file cabinets with the most pertinent archival material. Allocation: 150 sq. ft.*
3. **Kitchenette.** Allocation: 100 sq. ft.
4. **Storage for archives, etc.** Allocation: 150 sq. ft.
5. Restrooms are generally in a shared space with other renters. If needed, the allocation would be ca. 80 sq. ft.
6. **Total: 700 sq. ft.** without restroom.
7. Budget for estimating purposes: 1000 sq. ft.
8. **Rental costs:** surveyed loopnet.com current offerings for office space. Quoted in sq. ft./year. Each city had an abundance of properties, options, locations (urban, suburban), etc. There were high-end and low-end outliers in each locale.
9. Since COVID-19, there is now an abundance of office space around the country.



A Survey of

Mid-Sized Cities and Two DC-adjacent Cities

- Columbus, OH
- Nashville, TN
- Charlotte, NC
- Kansas City, KS
- Denver, CO
- Las Vegas, NV
- Tyson, VA
- Bethesda, MD

and Grange Offices

- Idaho
- New York
- California
- Washington
- Washington DC

Criteria:

- Cost of Office Rental Space (ca. 1000 sq. ft.)
- Airport access
- Crime
- Labor Costs

City	Rental Cost (\$/ft ² /yr‡)	Airport (miles to)	Labor Cost (hourly wage**)
Columbus, OH	\$15-\$25	8*	\$23.37
Nashville, TN	\$18-\$35	9*	\$23.98
Charlotte, NC	\$20-\$38	10*	\$22.61
Denver, CO	\$20-\$45	24*	\$25.26
Las Vegas, NV	\$18-\$45	10*	\$22.70
Tyson, VA	\$21-\$45	15*	\$27.12
Bethesda, MD	\$25-\$50	29*	\$27.12
Ag Hall of Fame - Kansas City, KS		27	\$22.70

‡June 2026

*to downtown

**Sec'y/Admin Asst.

**May 2026

Conclusions:

- Many mid-sized cities in all time zones that are suitable for a National Grange headquarters office.
- Costs, crime and access are fairly consistent between the mid-sized cities surveyed.
- Labor costs are higher in the vicinity of the District of Columbia.
- Rental costs are also marginally higher there.

References

- Rental costs: www.loopnet.com
- Crime: crimegrade.com & city-data.com/crime
- Labor Data: May 2026 Bureau of Labor Statistics by metropolitan area.