



time is money.
modular is
faster.

**Custom modular buildings
from ModSpace accelerate
your construction timeline
and save you money.**

ModSpace.com | 800-523-7918



why custom modular construction?



Fan Pier Marketing Center | Boston, MA

Days to complete: 84

- 2,176 sq. ft. sales center
- Dramatic glass curtain wall
- Custom exterior and interior finishes
- Relocatable, reusable structure

Faster delivery

Traditional construction uses a linear production process. Every step depends on the prior step being completed before moving forward.

Custom modular construction, however, uses simultaneous factory fabrication of the structure and site preparation to deliver a finished building that's ready for occupancy up to 50% faster than traditional construction.

Quality that's built to last

Permanent modular structures are designed and built to strict local, state, and national regulations and codes.

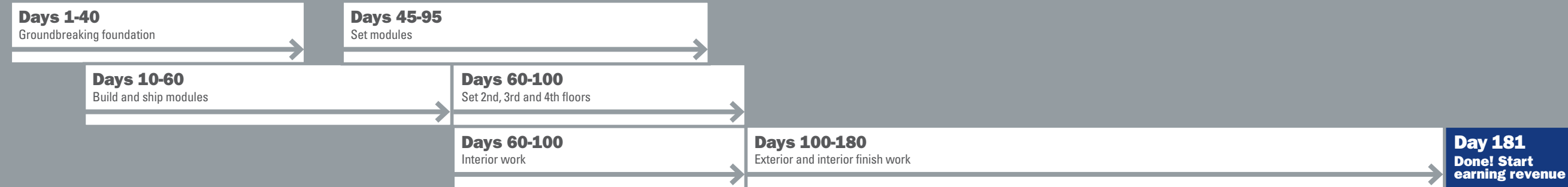
By combining traditional building techniques, proven repeatable manufacturing methods and third-party inspections, testing, and certifications, modular builders ensure finished products consistently meet the highest quality standards.

Construction and cost benefits of modular construction:

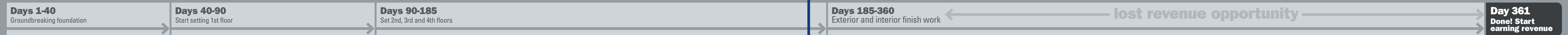
- Expedited design and build process
- Simultaneous site and building work
- Superior quality control
- Minimal site disruption
- Cost effective
- Efficient use of sustainable materials
- Time from design to occupancy shortened as much as 50%

time is money. modular vs. traditional construction

Custom modular construction timeline



Traditional construction timeline



Revenue generated	vs	Revenue lost
<p>1 Example: 100-room hotel Construction days saved: 180 Estimated days to completion: 180</p> <p>Room rate: \$120 per night Average occupancy: 80%</p> <p>Revenue generated with time savings from modular: \$1,728,000</p>		<p>2 Example: 50,000 sq. ft. office building Construction days saved: 180 Estimated days to completion: 180</p> <p>Monthly lease rate: \$8.00/sq. ft. Average occupancy: 80%</p> <p>Revenue generated with time savings from modular: \$1,920,000</p>

With 50% time savings over traditional construction and an average construction time of 180 days, modular building accelerates your return on investment.

*Based on average build time of one year using traditional construction.

50% faster



Muhlenberg College | Allentown, PA
Days to complete: 120

- 35,722 sq. ft. residence hall
- Four-story modular design
- Custom exterior/interior to match existing 100-year-old campus
- Accelerated modular construction timeline completed in time for back to school

Easily customizable

The component nature inherent in custom modular buildings allows them to be quickly and easily configured and reconfigured to meet your changing needs.

- Add, remove space at minimal expense
- Reduce disruption with offsite manufacturing and quick onsite modification.
- Adjust and adapt floor plan to support new workflows and evolving business needs

Consistently high quality

ModSpace uses the latest manufacturing technologies to ensure your finished product is the highest quality.

- Superior precision through high-tech machine-cut materials
- Proven repeatable design ensures consistent high-quality finished product
- Unmatched, redundant quality controls confirm spot-on manufacturing accuracy before anything leaves the factory
- Available wood frame, steel and concrete or 100% concrete

Green and sustainable

ModSpace's Construction Services Team can deliver environmentally-friendly buildings that meet the highest green standards, including LEED certified.

- Factory-control makes best use of materials and produces less waste
- Reduced energy consumption compared to on-site construction
- Minimal site disruption minimizes production times and long-term footprint
- Comparatively better sustainability through strategic reuse and repurposing of buildings

*Time saving, quality, and eco-impact claims based on research by the Modular Building Institute.



Nash General Hospital | Rocky Mount, NC
Days to complete: 180

- 1,604 sq. ft. PET/CT diagnostic imaging suite
- Custom finishes to match existing facility
- Extension of building via glass corridor
- Designed and built to precise specifications of customer-selected imaging equipment

New modular buildings can be up and running up to 50% faster than building with conventional construction methods.

why ModSpace?

Building on more than 40 years of experience

in the modular construction industry, ModSpace is a market leader in time-tested product quality; new, innovative modular technology; and measured customer service.

From our global headquarters in Berwyn, PA, and across 80 branch and service locations in the United States and Canada, the ModSpace team of experienced building professionals helps our customers achieve exceptional results through the creative application of modular technology.

Unrivaled customer service

Consistently reliable service is invaluable when it comes to getting the job done right, on time and within your budget. We aim to deliver just that, without exception.

Industry expertise

Each ModSpace project team is comprised of industry professionals who understand the special requirements of successfully executing modular construction projects.

Superior manufacturing standards

From the initial manufacturing process to the final installation, ModSpace carefully screens every modular manufacturer we partner with to ensure they meet the high standards your project deserves.

EHS compliance

ModSpace makes EHS analysis, planning and execution an integral component of every customer project. Our strategic approach to EHS has been developed from years of experience. Our goal is to help you prevent unexpected and, often, avoidable losses and delays.

Call your local Modspace representative today for more information on custom modular buildings.

