HOW SMART UPGRADES TO YOUR PROPERTY BENEFIT TENANTS

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As a commercial building owner, you always want to be attracting tenants to your property. One way to do that is to keep your structure updated with the latest smart technologies. You'll want to make these 10 upgrades for you and your tenants.

1. Tenant Portals

A tenant portal is a property technology application that allows renters to control their needs in one location. They can access the portal on their smartphone, tablet or computer, customized with a login so they cannot see other renter's information. There, they can make payments, submit requests and send messages.

From the management side, you can access your renter's accounts, track your income and prioritize work orders. This prop-tech for your commercial building eliminates the phone and missed emails plaguing owner-tenant communications. It will save time and frustration for all businesses involved.

2. Cloud Documentation

A significant advantage of the Internet of Things is the cloud. You can use cloud documentation technologies to virtually send, receive, store and access edited documents from any device. Customize contracts and leases for tenants to sign virtually. They can then send it back with signatures and any notes without physical papers. You can secure any sensitive documents with a password. Modern cloud-sharing services like Google Docs and Dropbox provide templates to organize your tenant's information.

3. Air Quality Control

Pollution, dirt and pesticides enter commercial buildings as different businesses open doors and windows. These contaminants can have adverse health impacts, making it harder for tenants to concentrate and providing a poor experience overall. While air filters are nothing new, smart sensors make it easier to control air quality while saving the energy and noise that can come with overactive air purification systems.

The sensors detect particles in the air and turn the system on to clean it. When the air has low levels of contaminants, it will stay off. Using air quality sensors can provide a better atmosphere for your tenants while saving electricity, which keeps your utility fees down.

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4. Moisture Sensors

Moisture sensors are similar to air quality sensors but detect when water is somewhere it shouldn't be. When the sensor detects moisture, it can turn off an associated plumbing system, keeping your structure from flooding.

Water leaks from roofs and pipes can cause significant damage to your building. Not only do you have to address the repairs, but your tenants' stores and offices may also have to shut down until they're complete. Everyone loses. The sensors save the day, allowing you to address the issue before enough water arrives to cause severe damage.

5. Fingerprint Locks

Your tenants want to know their businesses are secure – give them peace of mind with smart fingerprint locks. They're a step up from physical keys and code entries, using biometric technology only to let in those with pre-registered fingerprints.

You and your business owners can place your fingerprints into the system, which logs who enters and when. This helps everyone stay on the same page if there are questions about the space. They also allow tenants to access their businesses at any time of the day or night, regardless of whether their entryways are in the property's interior or exterior.

The locks are automatic, keeping those who enter at night safe from potential intruders. During business hours, you or your tenants can open the locks so customers and clients can freely roam.

6. Smart Cameras

Smart security and doorbell cameras are other measures that can provide safety for you and your tenants. Modern cameras can record in 4K definition, making it easier to identify intruders. They also alert you and tenants when they sense motion on off-hours so you can contact authorities the second you believe a burglary is happening.

Using phone applications, anyone with access can turn on lights and set off sirens to scare off any intruders. The cameras also record footage, so you can solve disputes and find answers when a problem arises.

They protect your tenants' consumers by monitoring their cars in the parking lot and ruling out suspects if a crime occurs during business hours. This helps your tenants provide fast customer service, earning them positive reviews if these issues happen.

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7. Hot Desking

Hot desking is a management technology that allows tenants to manage access to shared spaces without your involvement. This makes reserving shared meeting rooms, lounges and other common areas in your structure easy, letting other businesses know when they are in use.

Tenants can use an online portal to reserve a time and location. It makes gaining access to these areas quicker and eliminates reservation misunderstandings.

You can view the reservation history at any time if any problems arise. It also lets you know when you can send maintenance to an area and when to give your tenants the privacy they want.

8. Automated Lights

Automated lights are energy-saving, enhance safety and add convenience for all tenants. You can set sensors to turn the lights on when they detect motion, helping everyone see their environment. After a while without movement, the lights will turn off automatically. These sensors save as much energy as possible and prevent anyone from needing to search for a light switch or forgetting to turn the lights off.

9. Touch Screens

Integrating screens around your building can make it easy for tenants' employees to clock in and out, record information and share advertisements without wasting paper. A touchscreen map interface is an excellent tool for visitors to large complexes or structures with multiple businesses.

Touchable digital maps let them zoom in and out on their intended destination, helping everyone make their appointments and get the products they're after. You can set different screens to display extra information to keep your property secure.

10. Integrated Wi-Fi

Integrated wireless internet provides user and guest networks for tenants and their customers. This ensures everyone can access the internet quickly and efficiently to gather and share information.

You can set sensors around the structure that amplify your primary wireless signals, giving fast and secure access to all devices. As the owner, you can see what devices were using the internet when any criminal activity was to occur on them, virtually eliminating your liability.

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## Using Smart Building Updates to Benefit Your Tenants

Smart building upgrades help your tenants stay safe and healthy throughout their time in your structure. Consider these 10 technologies to improve your tenants' experiences and streamline your business.

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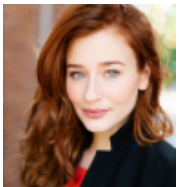
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