



Suhas Bhairav

# AI Real Estate Office Space Cost Optimization

**Practical AI-driven approach to trim leases by analyzing remote work and desk utilization.**

Enable data-driven lease optimization through AI-augmented scheduling and space usage insights.

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[suhasbhairav.com](https://suhasbhairav.com)

# Assessing AI-Driven Space Needs

This page explains how AI can help executives evaluate remote work patterns and in-office desk usage to inform lease decisions. It outlines automation, human review, and data requirements.

**Key move** Pilot with a single building and measure six weeks.

## PRACTICAL CHECKLIST

- 01** Define a 6–12 month window to observe stable remote and in-office patterns.
- 02** Automate data ingestion from calendars, HRIS, badge readers, and desk sensors.
- 03** Normalize data by team, location, and day to enable fair comparisons.
- 04** Model lease-down scenarios using occupancy thresholds and conservative space factors.
- 05** Flag data gaps, policy exceptions, or unusual events for human review.
- 06** Provide a simple executive dashboard showing utilization trends and potential lease impact.
- 07** Establish governance: approvals, privacy, retention, and ownership of each data stream.

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# What to Automate vs Review

Identify repeatable data tasks to automate and keep human oversight for judgment calls. Document data sources, owners, and update cadence.

**Key move** Define data owners and approval gates before modeling scenarios.

## PRACTICAL CHECKLIST

- 01** Automate ingestion of employee schedules from calendars and badge systems.
- 02** Automate desk occupancy measurements from sensors and booking systems.
- 03** Automate aggregation into lease-implication metrics (occupancy hours, underutilized desks).
- 04** Human review: validate data quality, adjust for holidays and data gaps.
- 05** Human review: interpret nuanced implications by department and strategic shift.
- 06** Automate scenario modeling with defined thresholds and conservative occupancy factors.
- 07** Automate weekly leadership reports with a clear sign-off on policy changes.

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# Weekly Growth Steps & Metrics

Provide a staged, 4-6 week plan to pilot AI-enabled space optimization. Include metrics, governance, and ownership.

**Key move** Secure executive sponsorship and assigned data owners.

## PRACTICAL CHECKLIST

- 01** Week 1: Map data sources, secure access, and confirm privacy controls.
- 02** Week 2: Ingest schedules and desk data; validate quality and baseline utilization.
- 03** Week 3: Build initial dashboards; compute utilization and underutilization metrics.
- 04** Week 4: Model lease-down scenarios; quantify cost and space impact.
- 05** Week 5: Run a pilot in one floor; compare savings to model.
- 06** Week 6: Establish governance, ownership, and ongoing review cadence.

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## ABOUT THE CREATOR

# Suhas Bhairav

I build AI systems that combine distributed architecture, retrieval, knowledge graphs, security, and practical workflow design. My focus is AI that can be used repeatedly by real teams: understandable, reliable, and grounded in the work people already do.

## EXPERTISE

- Principal systems architecture and applied AI engineering
- Production-grade AI systems, agentic workflows, RAG, and knowledge graphs
- Full-stack workflow applications across AWS, Google Cloud, Azure, on-premise, and hybrid environments
- Practical AI implementation patterns for automotive, manufacturing, finance, logistics, cybersecurity, sales, and customer operations
- Security, governance, observability, approvals, and failure-mode thinking for operational AI systems

### WEBSITE

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