

Space Planning Worksheet

Plan your square footage by area, and track lease/buildout must-haves.

Rule of thumb: 1,000–1,500 sq ft per full-time vet. Use the ranges below as a starting point, then fill in your own target and actual square footage as your floor plan develops.

Space	Typical range	Notes	Your target	Actual
Reception / waiting	150–300 sq ft	Seating for 4–5 clients per vet		
Exam rooms (per vet)	200–300 sq ft total	~2 rooms per vet at 100–150 sq ft each		
Treatment / prep area	300–600 sq ft			
Surgical suite	250–400 sq ft			
Diagnostic / lab space	100–200 sq ft			
Kennels / recovery	150–400 sq ft	Scales with boarding/hospitalization volume		
Pharmacy / storage	100–200 sq ft			
Staff / admin space	150–300 sq ft			

Lease & Buildout Checklist

- Tenant improvement (buildout) allowances negotiated
- Plumbing, ventilation, and electrical capacity confirmed for medical/surgical use
- Exclusivity clause requested (no competing practice nearby)
- Renewal terms and rent escalation caps reviewed
- Signage rights confirmed
- Vet-specific design-build firm consulted before finalizing floor plan