2008
2017
Mainstream next 3 to 5 years:

- Big Data
- Automation
- The Internet of Things
- 1D, 2D, 3D, 4D...
- 3D Printing
Mainstream next 5 to 15 years:

- \(10^{16}\) Calculations/Sec (= 1 human brain) for $1,000+/-
- Unlimited ubiquitous quantum computing
- 24/7 learning via Artificial Intelligence (AI)
- IoT becomes IoE (or IoS)
- Autonomous Vehicles (AVs & ACVs); T/MaaS
- 3D printed everything
- Blockchain(s): Digital currency & transactions
- BioTech / Nanotech / CRISPR-Cas9
- Abundant low-cost Energy
Change Management - Inefficiencies systematically go away
Past results no longer a reliable predictor model
Cater to the Cloud (LiFi; WiGig; data centers)
Extreme photomapping / Virtual Reality & Augmented Reality
Reduced space allocations / utilization
Transport/Mobility as a service
Facility redesign: drone docks; cross-drive; parking; FAR; redundant infrastructure; microgrid power; cybersecurity
Inventory & delivery disruption; battle for “last mile”; 3D printing
Industrial / retail convergence
New construction materials & techniques

Decreased labor emphasis & abundant low-cost energy
Evolved facility location & site selection dynamics
Significant valuation changes
Location – Location – Location Emergence of clusters & competing super-regions
CBDs & MSAs ripe w/change opportunities (i.e. parking garages)
Digital Currency will drive transaction activity - fee compression

Competition for resources - organizational M&A
Significant services disruption
Training / re-training now
Rethink all operating budgets

Simulation & algorithms for accelerated research; outsource
Treat STEM & urban planning like rock stars!
Protect against cybersecurity
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What is the near term FUTURE of Commercial Real Estate Technology Innovation?
Integrated Technology Platform Development around CRE DATA, ANALYTICS & VISUALIZATION

Location – Location – Location:
Evolved facility location & site selection dynamics
Emergence of clusters & competing super-regions
Reduced space allocations / utilization

Decreased labor emphasis vs. Automation and related requirements (abundant low-cost energy)
Significant valuation changes
Redevelopment and Repurposing of Existing
Rethink all operating budgets
What should you be doing about it?
Past results no longer a reliable predictor model

Don’t Ignore the Change

Observe & Monitor the Change

Embrace, Manage and Adopt the Change

Training & Re-train NOW!