



Lease or Buy a Modular Building?

Answers & Solutions for
Temporary & Permanent Buildings

Should I Buy or Lease My Modular Building?



When it comes to modular construction, there's one question that many people have which can be challenging to answer:

“How long do I need this space for?”

In fact, after 20 years in the modular building business, Triumph Modular has helped many clients who are still determining their building time frame. These folks often need clarification about other aspects of the space, such as how it may be utilized and by whom. Due to these concerns, clients often get caught between two different procurement routes: Buying and leasing.

Comparing Buying and Leasing

The act of buying a permanent modular building is a relatively easy decision. Permanent building shoppers usually have their design ideas well ironed out, and they know what they want. On the leasing side, people certain of short-term use also understand what they value and make easy judgments by comparing quotations.

Interested in learning more about modular construction?

Visit the [modular building resources section](#) of our website for information and valuable advice.



However, for those uncertain of their time frame, the determination of buying versus leasing can depend on several factors. Modular construction compares well to traditional stick-built on cost, quality, and price.

At Triumph Modular, we believe the “cut-off” for leases is between four and six years, although this isn’t always a hard and fast rule. The overall design quality is also a determining factor when making your decision.

Good common sense and business acumen are also essential factors. The modular systems we purchase to hold “on specification” vary significantly in cost. Our standard specifications are code compliant at the date of purchase but have low frills. Our BLOCS™ modular buildings provide a fast and flexible wide-open space that can be designed and configured for custom layouts. When using in-fleet or standard system layouts (e.g., a wide-open floor plan), you will pay a lower lease rate.

Many of our clients find four and five-year leases most affordable when they use basic specs and do not customize, and they also place a significant value on being able to return a building. Committing to a permanently affixed building can be risky due to uncertain life, so they mitigate risk by leasing.

However, when clients use our buildings longer term (over 18 months, for example), their use typically requires custom floor plans and systems unique to their needs. Many seek upgrades related to mimicking a permanent space.

Types of Buildings For Lease

Short-Term Temporary Rentals

Our modular buildings, such as classrooms, often serve short-term use (under three years). Situations may include renovations, enrollment surges, or the ongoing development of long-term facilities. Short-term spaces have a relatively low cost, allowing schools and businesses to try a new space while they complete a permanent facility. Because short-term modular buildings arrive in a standardized format, we can deploy them to your site faster. Temporary classrooms are sometimes called Portable Classrooms.

"Three to Five Year" - Intermediate-Term Leases

This time frame can endure well beyond the users' short-term needs when necessary. Typically, Triumph Modular uses existing inventory but works with the client on customization to meet their needs.

Permanent Buildings - Maybe Be Leased

You may have seen steel, concrete, glass, and brick "modular" trailers for lease. These facilities do not lack the custom features and high quality of a 90-year building. You can customize the finishes however you want, like in newly constructed traditional facilities.

These types of spaces differ in the speed of design, the extent of customization, and cost. Triumph Modular will work with you to find the category for which you are comfortable.



Should I Buy or Lease? 4 Questions

Whether you should lease or buy is a common concern for those looking at modular buildings. Before you decide which is right for you, here are a few questions to ask yourself:

HOW DO I PLAN TO USE MY MODULAR BUILDING?

Shorter-term leases provide a solution for a specific temporary need. Longer-term leases may present additional options and flexibility toward uses for the building. Consider the cost for the number of years you will lease versus the cost to buy. Although there are many variables, we calculate that buying may be more cost-effective if you plan to stay in your building for more than five years. Monthly lease rates tend to shrink with a longer commitment period.

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WHAT DOES MY BUDGET LOOK LIKE?

Both leasing and buying require up-front installation costs. Site work, foundation, and aesthetic modifications make installing permanent modular buildings more expensive than installing temporary modular buildings. When leasing, removal costs at the end of the lease must also be factored in. However, maintenance costs need to be considered when buying. Aside from changing HVAC filters regularly, maintenance is handled by the building owner, which can make leasing worry-free.

SHOULD I CONSIDER USING A PRE-ENGINEERED PREDESIGNED MODULAR BUILDING?

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Money and time are saved because you don't need to hire an engineer/architect. Some modular buildings, such as Triumph's Silverline, offer the best of both worlds: The high-end feel of a more permanent modular building with the flexibility of returning to Triumph Modular when the lease ends.

Triumph Modular's BLOCS™ modular buildings are also a solution for temporary or permanent use. Our BLOCS™ is built on a perimeter frame with a clear span truss and does not require any columns or supporting walls, allowing for increased versatility for furniture, cubicles, and meeting spaces. Silverline and BLOCS™ modular buildings have various uses - offices, classrooms, retail, and more.

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DO I NEED A CUSTOMIZED MODULAR BUILDING?

When buying a permanent or leasing a temporary building, you can design and finish to best suit your needs and budget. Leased temporary buildings are predesigned, pre-engineered building systems with standard floorplans. These standard buildings are pulled from existing inventory for temporary construction projects. Customizations increase the lease rate.

More questions? Contact TriumphModular.

Our Solution



The Silverline Modular Building System

For situations where it takes time to decide between buying and leasing, we designed our Silverline Building System. Silverline has features and upgrades more akin to permanent space but with an option to lease. This design makes it the best of both worlds, satisfying many of the considerations for permanent space but with the flexibility of being returned to Triumph Modular. We have created high value in leasing Silverline, but leasing costs will go up when investments are made into imitating permanent space. Triumph Modular's clients often purchase this flexible building system when they know they will use it for over 60 months. Due to rising cost expenditures, clients' appetite for "renting" long-term does tend to dissipate.

Other factors in the Buy or Lease "calculus" to consider:

1. Triumph Modular allows our customers to purchase our buildings but then have us store them. We also offer the option of repurchasing the buildings under favorable contract terms. Our goal is to provide maximum flexibility.
2. The BLOCS™ Modular Wall System helps to create customized interior spaces. These panelized, insulated walls are installed on a track system and can be used to build private offices, conference rooms, and separate classrooms.

Designing a Triumph building with BLOCS™ Modular Walls may lend itself to a sale from the outset of the design and planning process. Our movable wall system's overall quality, advanced technology, and modern design characteristics increase longer-term value. Which may be the highest value to any client who decides on a lease versus a purchase.

Buying Versus Leasing Can Be a Difficult Question to Answer

The question “lease versus buy” would seem straightforward, but it is not. It can be quite a difficulty – not only for our clients but also for us.

Both parties are caught between two clear value propositions. Ultimately, each client’s needs are distinct, and people value different things. For now, Triumph Modular is happy to “meet you in the middle,” we will figure it out together.



Silverline buildings grow with your needs

FEATURES

Near infinite configuration options from single wide to multiplex

Large, operable ENERGY STAR® rated Marvin Essential™ windows

Bard® wall-mounted HVAC units compatible with MERV 13 air filters

Fresh air ventilation that replaces the air in the room every 15 minutes

Heavy-Duty steel doors with 2 large glass panels to maximize natural light

Nighttime Friendly™ exterior lighting consistent with goals of USGBC LEED®

LED lighting with motion sensors

Wood composite plank flooring

Keyless entry locks

Coded for business, educational, and residential use

Custom build-outs are also available

MEASUREMENTS

720 sq ft (12'x 60')

12 COMMON USES FOR SILVERLINE BUILDINGS:

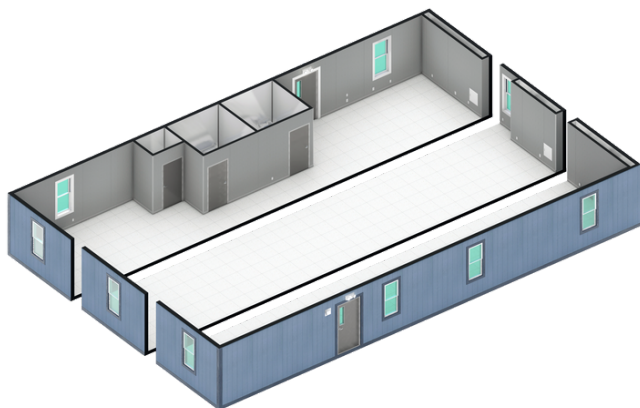
- Offices
- School Classrooms
- Health Clinic
- STEM Space
- Retail Store
- Child Development Center
- Food Concession
- Art Gallery
- Cafe
- Pop-up Security
- Emergency Shelter
- Waiting Space for Warming/Cooling



Take your open concept mobile office or building and customize the space to fit your needs with our BLOCS™ Modular Walls.

Features & Benefits

- ☑ 8-foot-tall Modular Walls
- ☑ Installed using a track system
- ☑ Electrical raceways between wall panels
- ☑ Honeycomb wall core for added noise reduction
- ☑ Flexible configurations to assist with desired layouts



BLOCS™ buildings grow with your needs

Features

- No columns or supporting walls are required, creating an open concept space
- An open floor plan that gives flexibility to add potential offices or furniture, like The Solutions
- Fast and Flexible – Accommodates all sizes and configurations
- BLOCS Modular Walls™ can be added to create offices, conference rooms, and breakrooms
- Two restrooms and a closet
- Less bounce in the building due to the use of a perimeter frame
- An acoustical ceiling that provides convenient access to data lines and additional electrical wires
- LED Lighting



Resources



See more resources linked below.



Video

See the full potential of The Silverline Building System in this [video](#).

Blog

See our blog series on
The Silverline Building System

[Part 1: Overview](#)

[Part 2: Healthy Building Design](#)

[Part 3: Using Mobile Offices as
Testing Labs](#)

[Part 4: Rethink Modular](#)

