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Baker

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(54) **COMMERCIAL STOREFRONT SPACES
RETROFITTED FOR ALTERNATIVE USES
AND RELATED TECHNOLOGY**

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- (72) Inventor: **Theodore W. Baker**, Portland, OR (US)
- (*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

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(22) Filed: **Aug. 13, 2017**

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Related U.S. Application Data

Primary Examiner — Rodney Mintz

(60) Provisional application No. 62/375,903, filed on Aug. 17, 2016.

(57) **ABSTRACT**

- (51) **Int. Cl.**
E04H 1/12 (2006.01)
E04B 1/343 (2006.01)
E04B 1/348 (2006.01)
A47K 4/00 (2006.01)

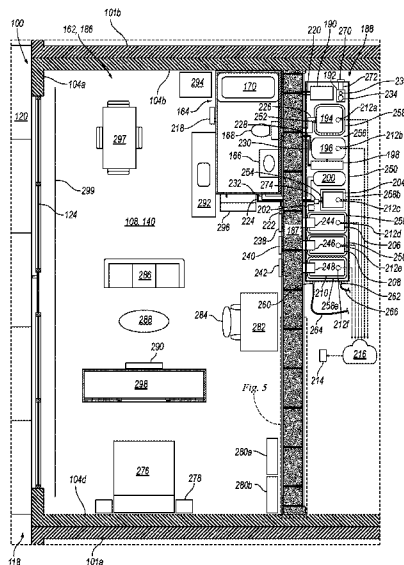
A real estate unit in accordance with a particular embodiment of the present technology includes an interior space within a commercial building, and a reusable bathroom removably disposed within the commercial building. The commercial building can include a storefront between the interior space and an outdoor area. The real estate unit can further include reusable wall components removably disposed within the commercial building. For example, the interior space can be within a compartment at least partially defined by the reusable wall components. In at least some cases, the interior space is a purpose-built retail, office, and/or restaurant space. The real estate unit can be a lodging unit, a rentable residential unit, a rentable office unit, and/or a rentable assembly unit.

- (52) **U.S. Cl.**
CPC **E04H 1/1266** (2013.01); **A47K 4/00** (2013.01); **E04B 1/34315** (2013.01); **E04B 1/34869** (2013.01); **E04H 1/1216** (2013.01)

- (58) **Field of Classification Search**
CPC E04B 1/34861; E04B 1/34869; E04B 1/34315; E04H 1/02; E04H 1/06; E04H 1/005; E04H 1/1266

See application file for complete search history.

14 Claims, 23 Drawing Sheets



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U.S. Appl. No. 15/456,523, filed Mar. 11, 2017, entitled Commercial Loading, Storage, Parking, and Vehicle-Servicing Spaces Retrofitted for Alternative Uses and Related Technology.

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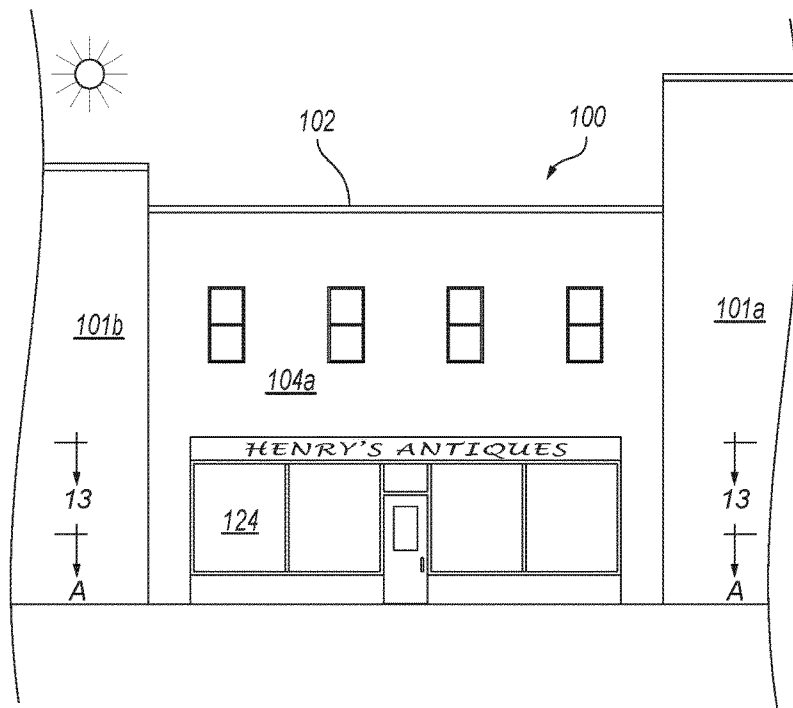


Fig. 1 (prior art)

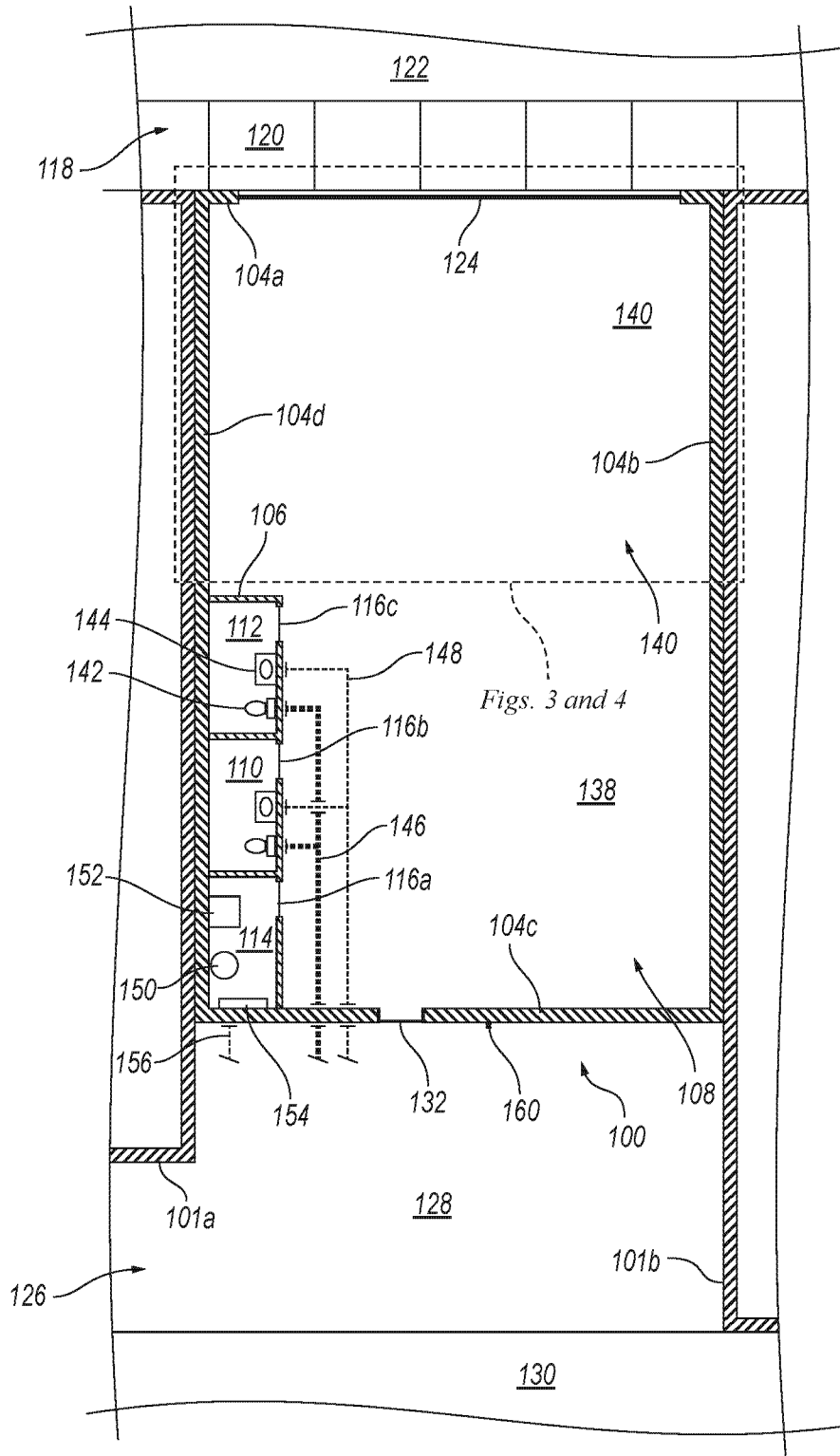


Fig. 2 (prior art)

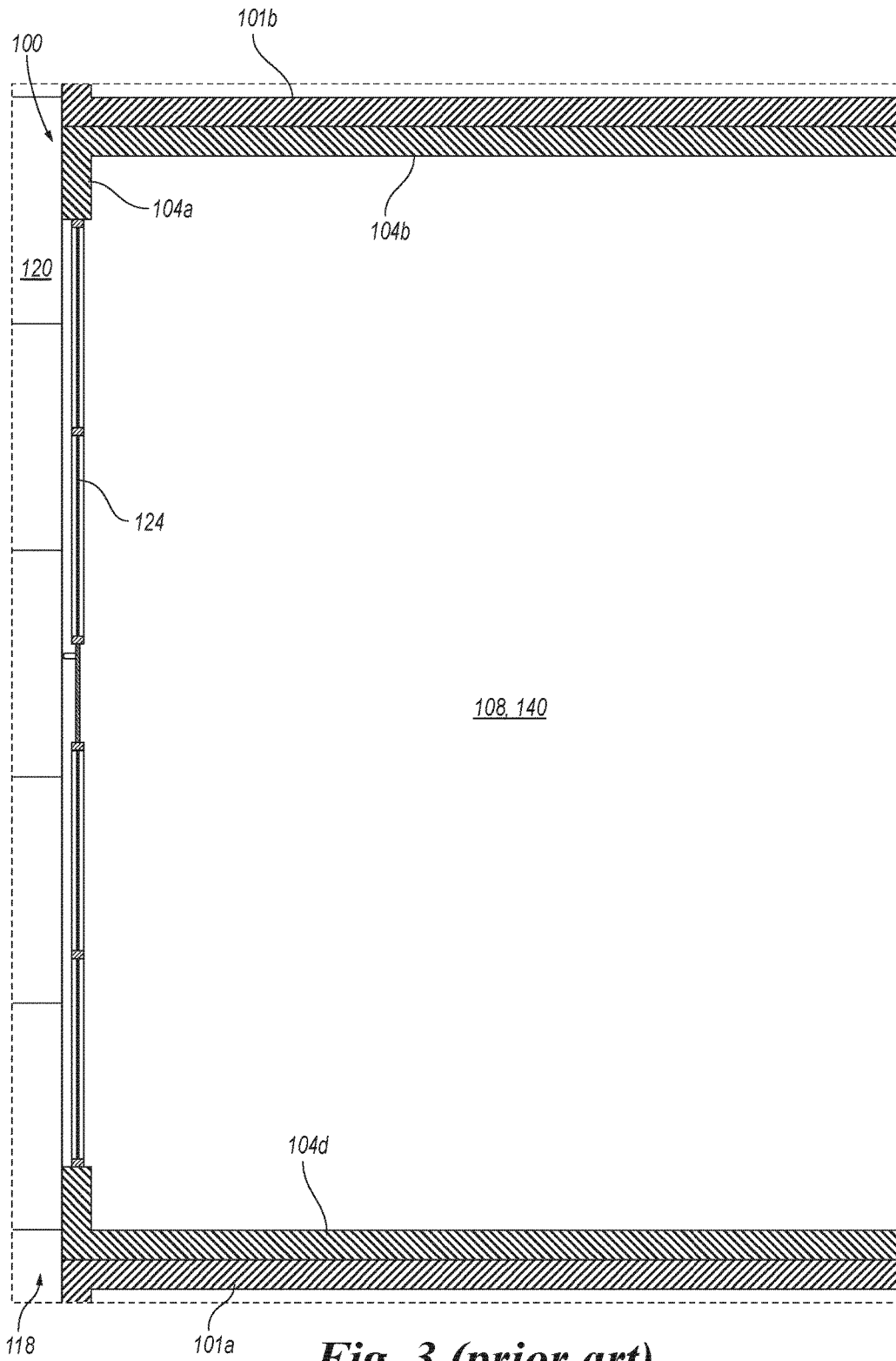


Fig. 3 (prior art)

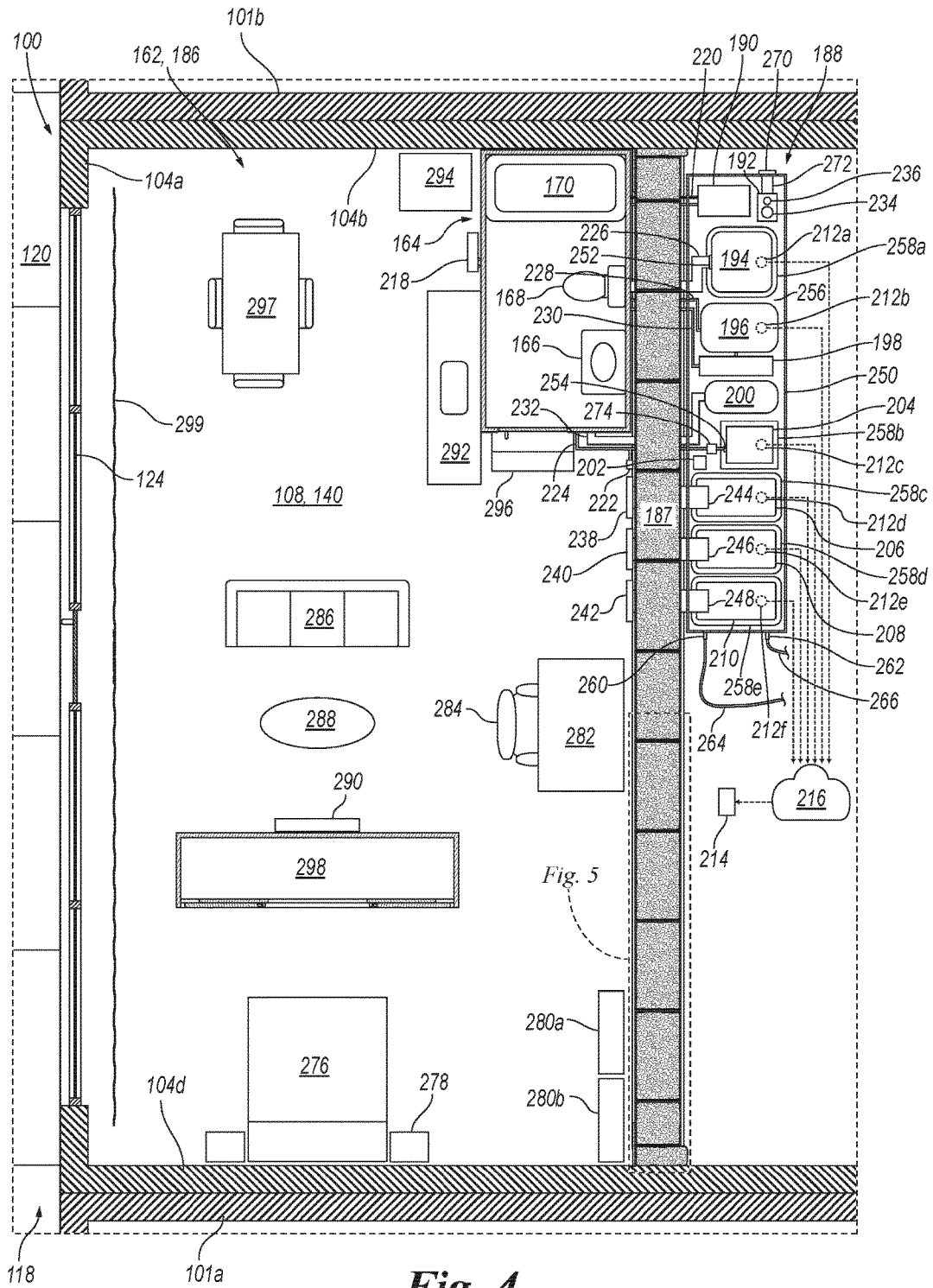


Fig. 4

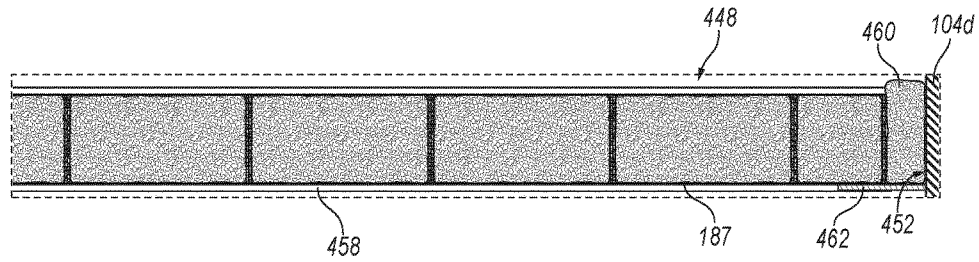


Fig. 5

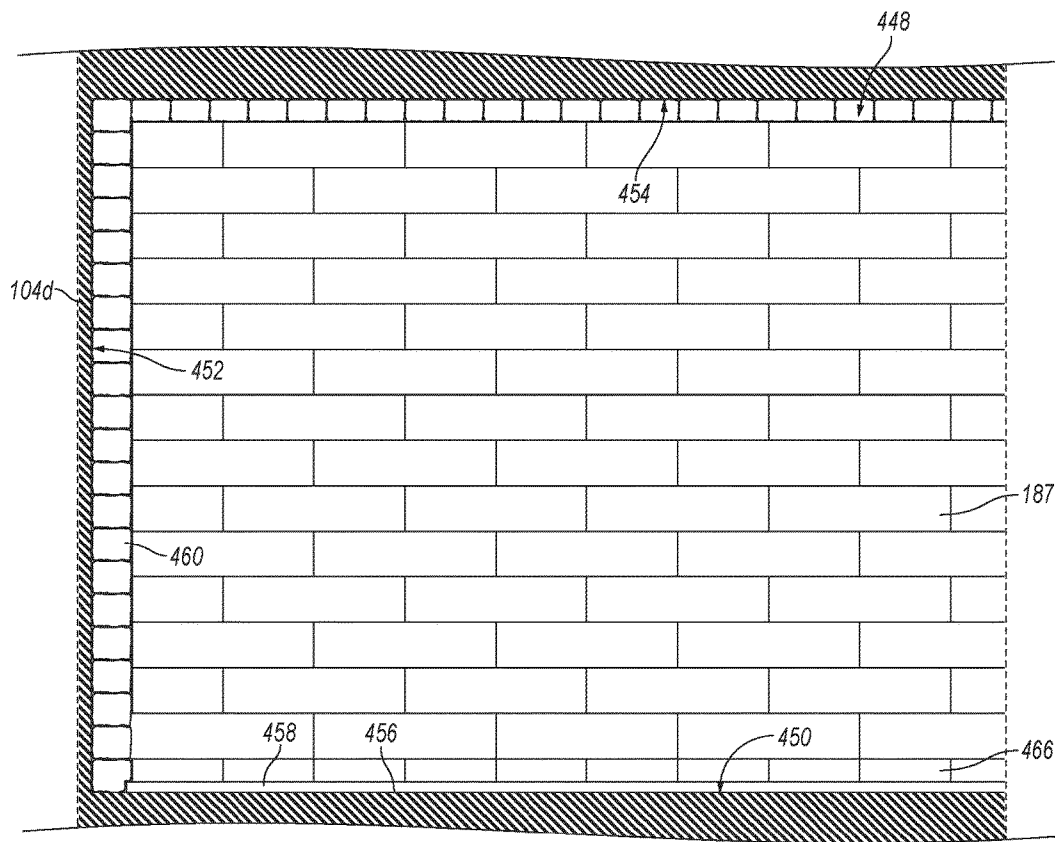


Fig. 6

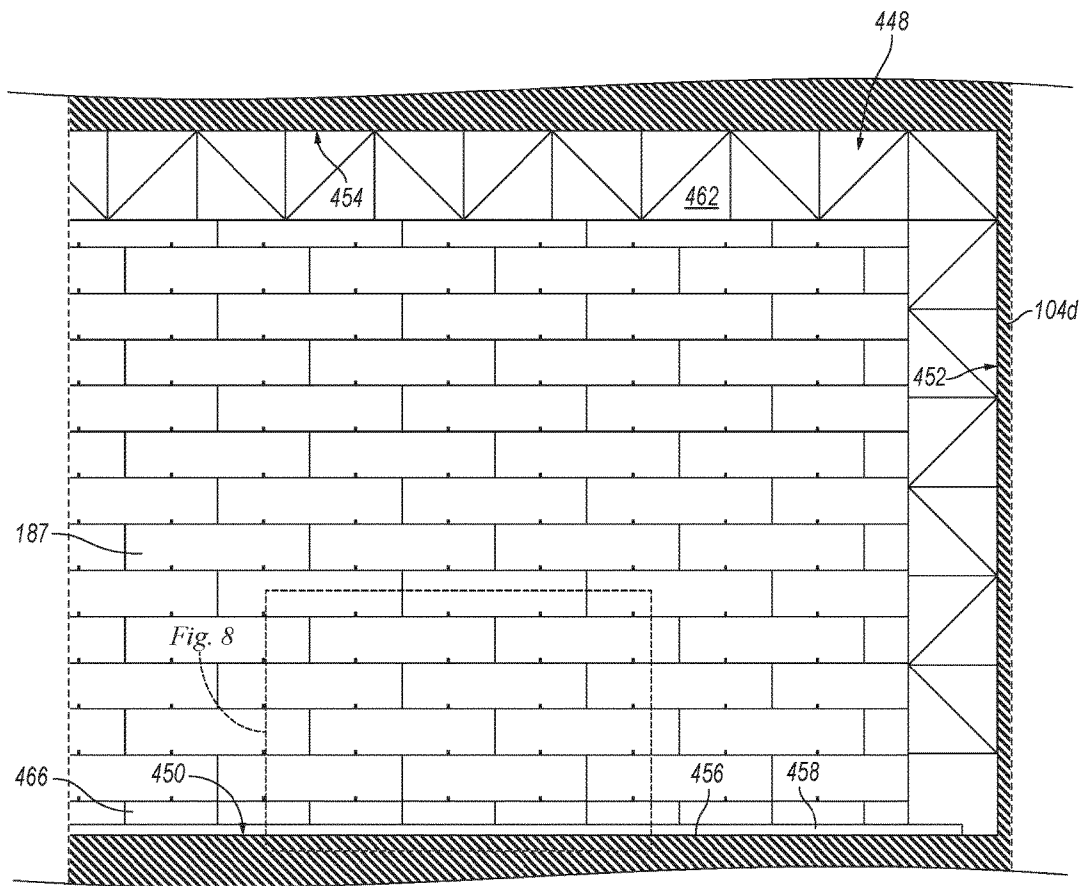


Fig. 7

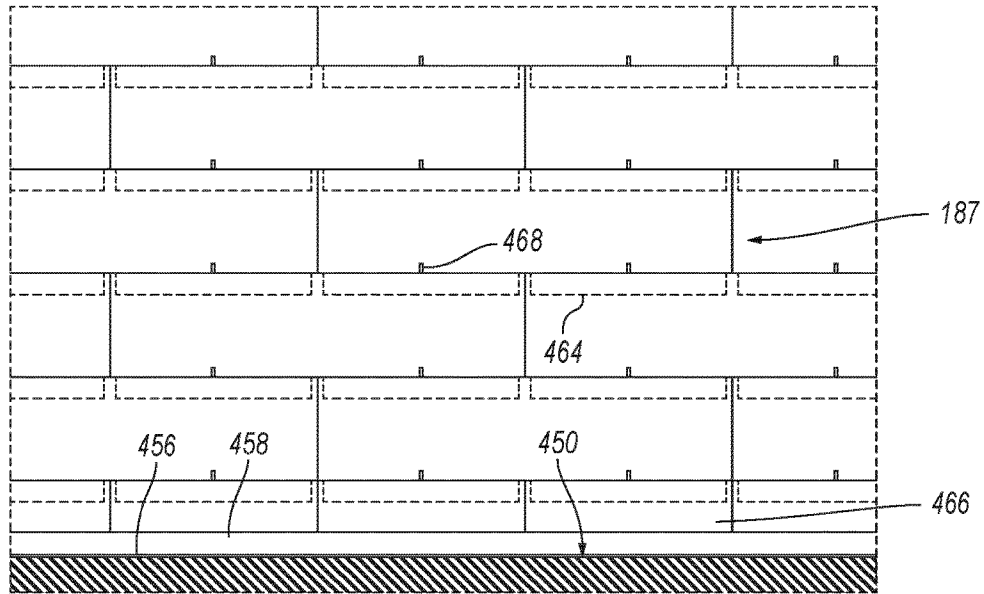


Fig. 8

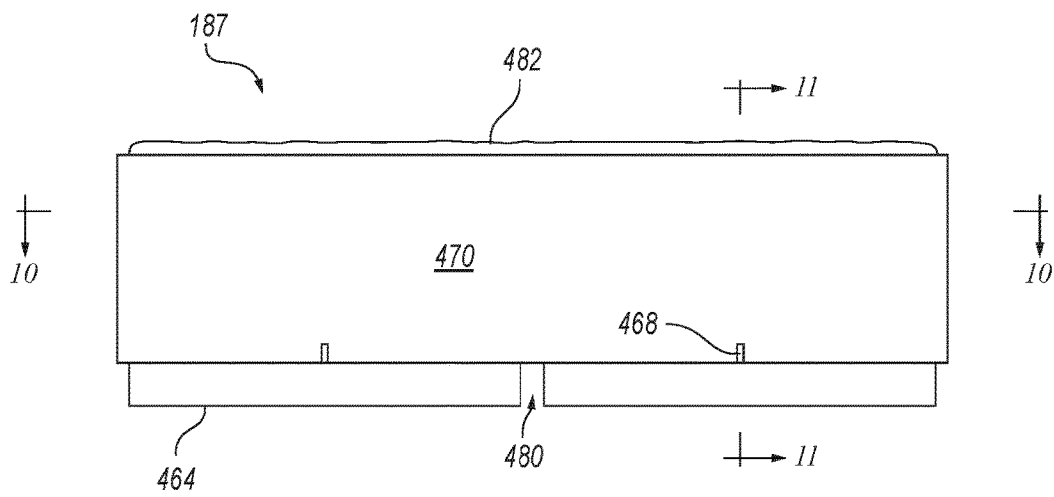


Fig. 9

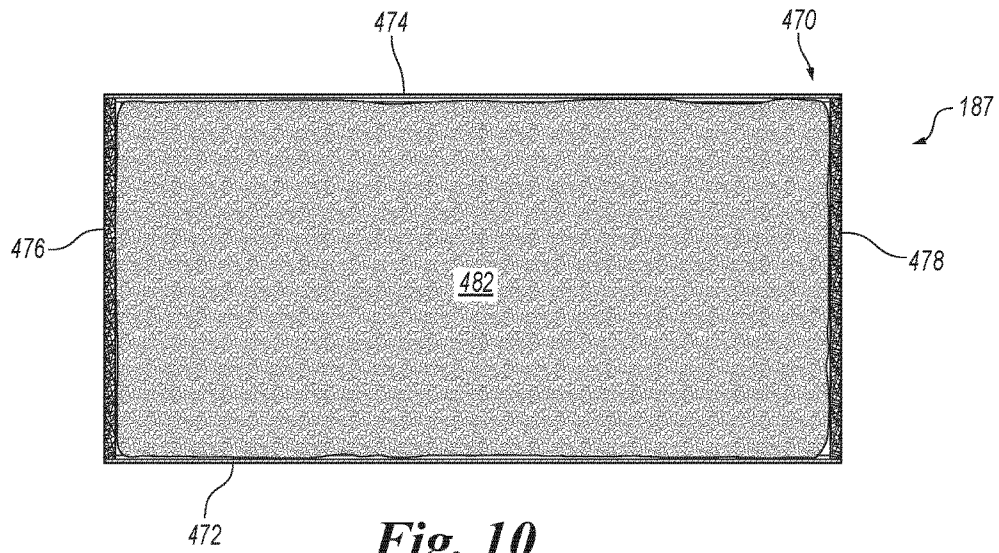


Fig. 10

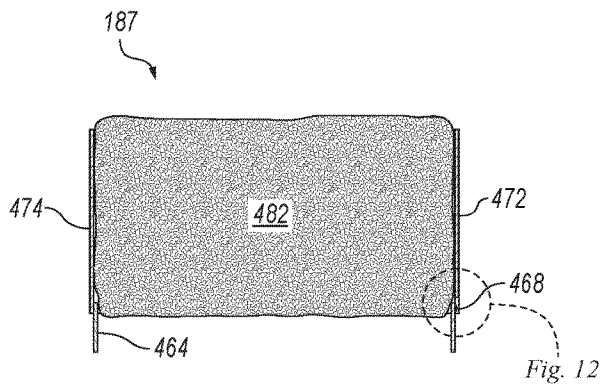


Fig. 11

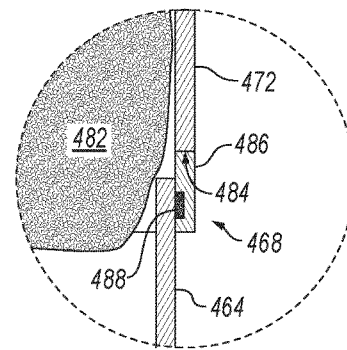


Fig. 12

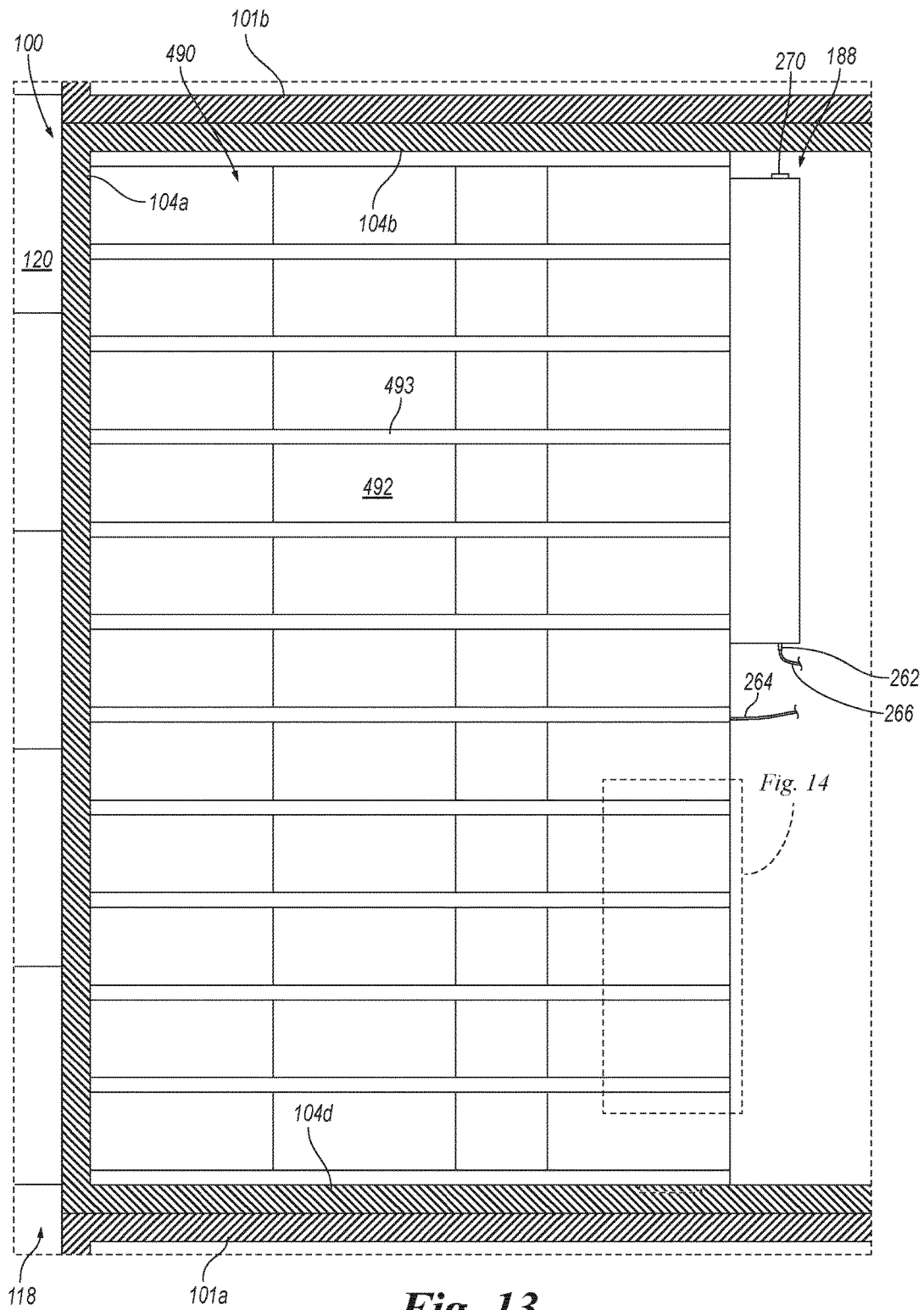


Fig. 13

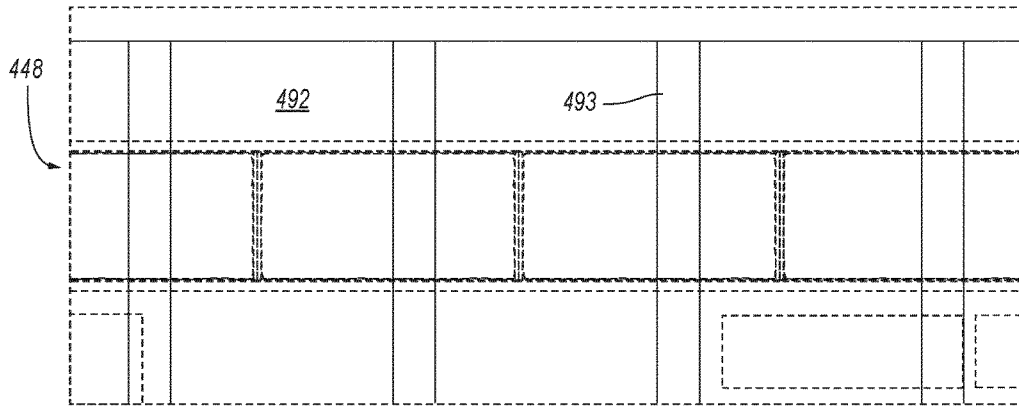


Fig. 14

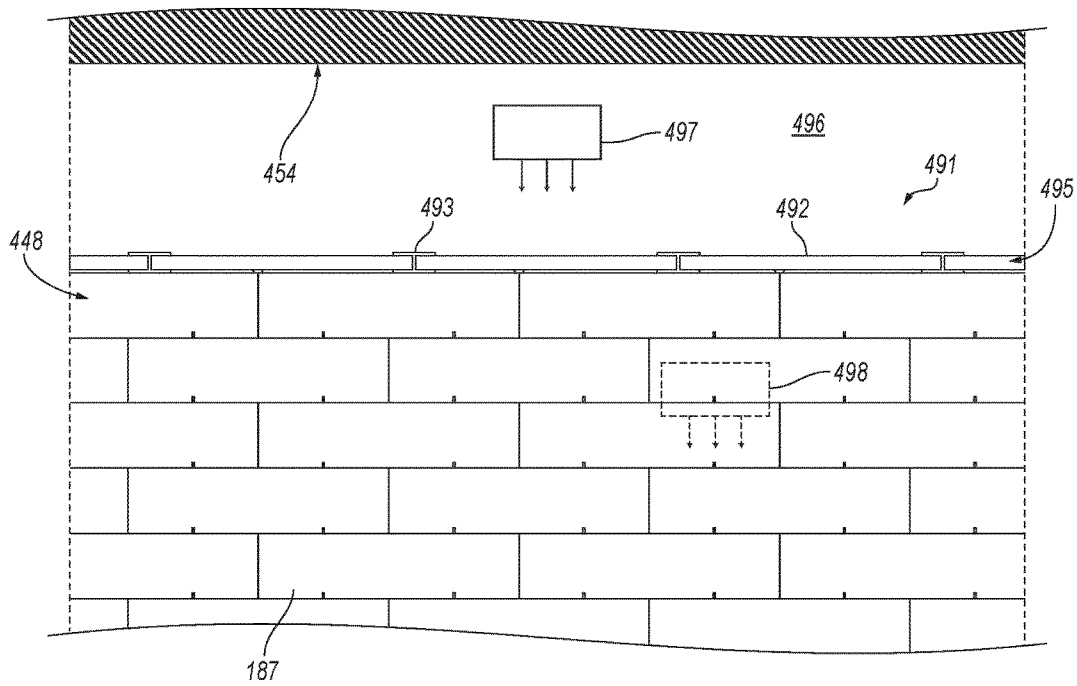


Fig. 15

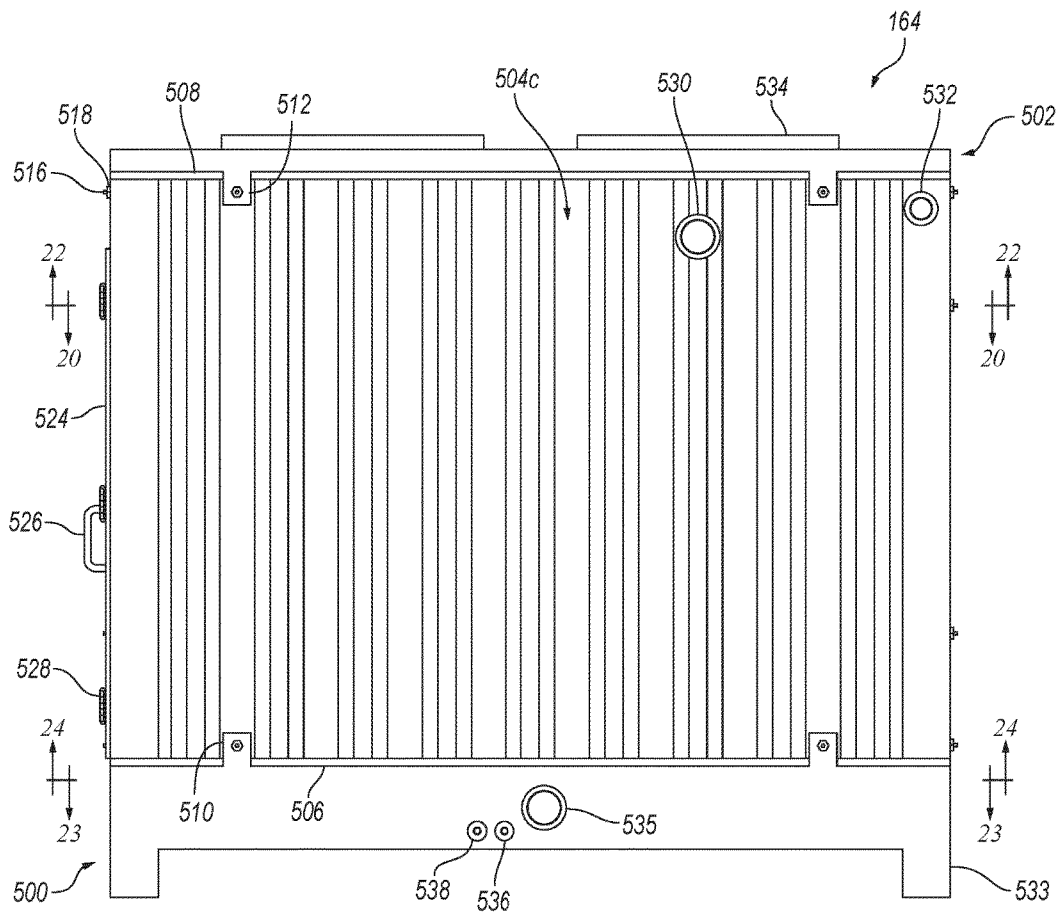


Fig. 16

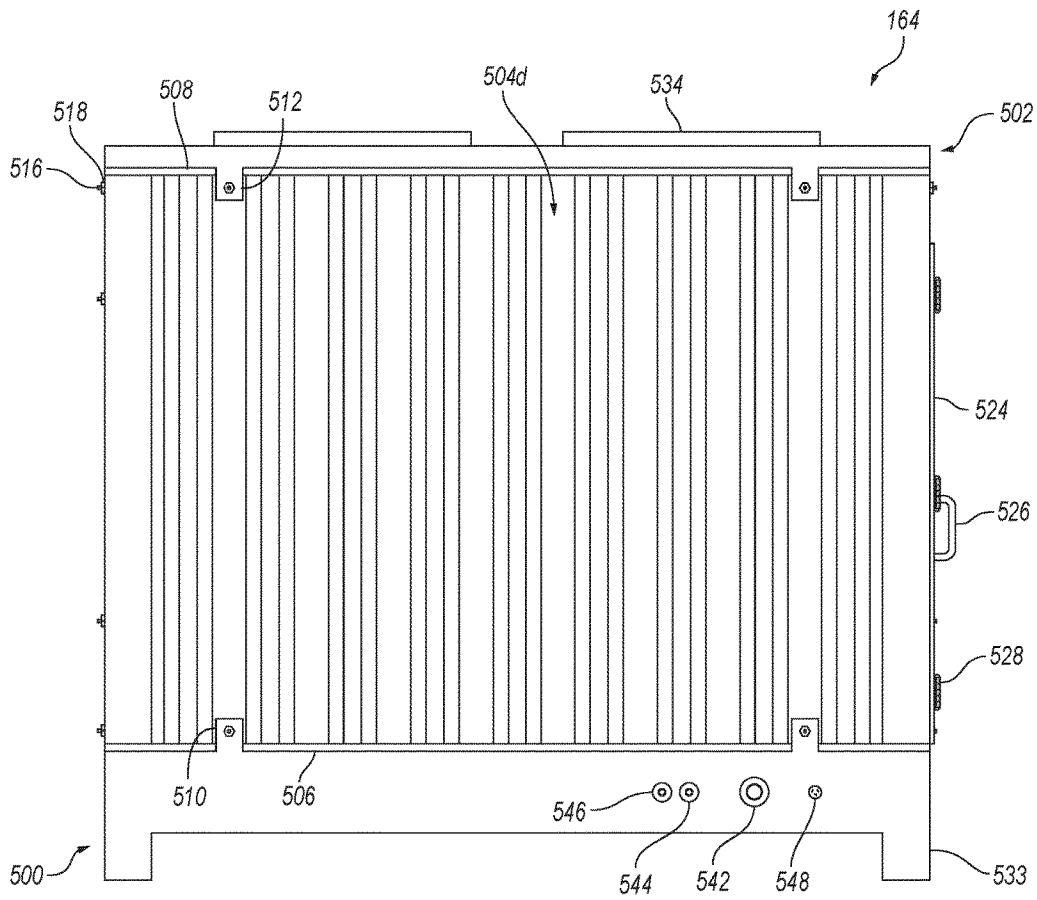


Fig. 17

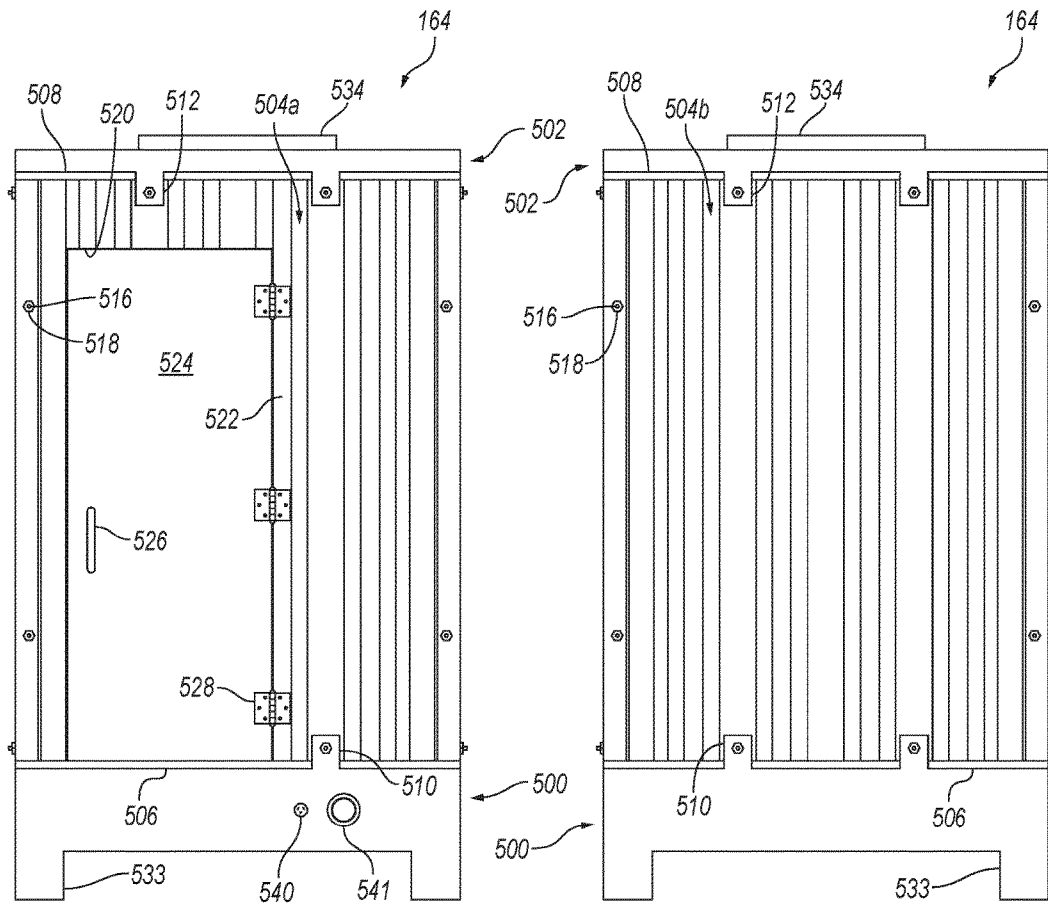
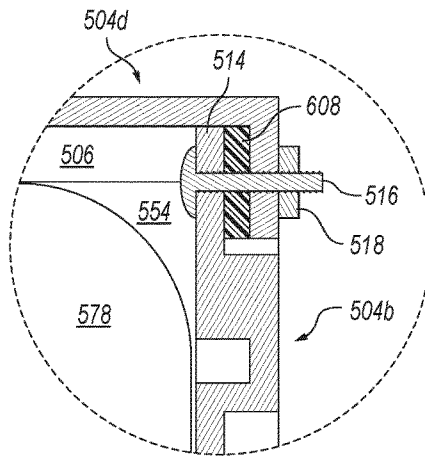
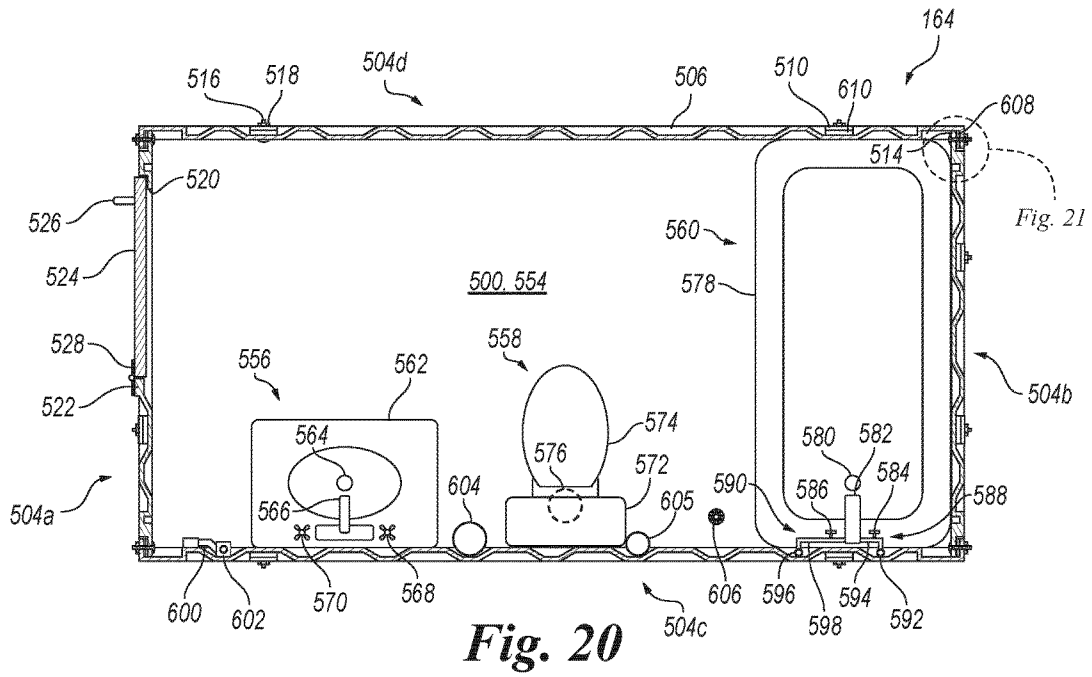


Fig. 18

Fig. 19



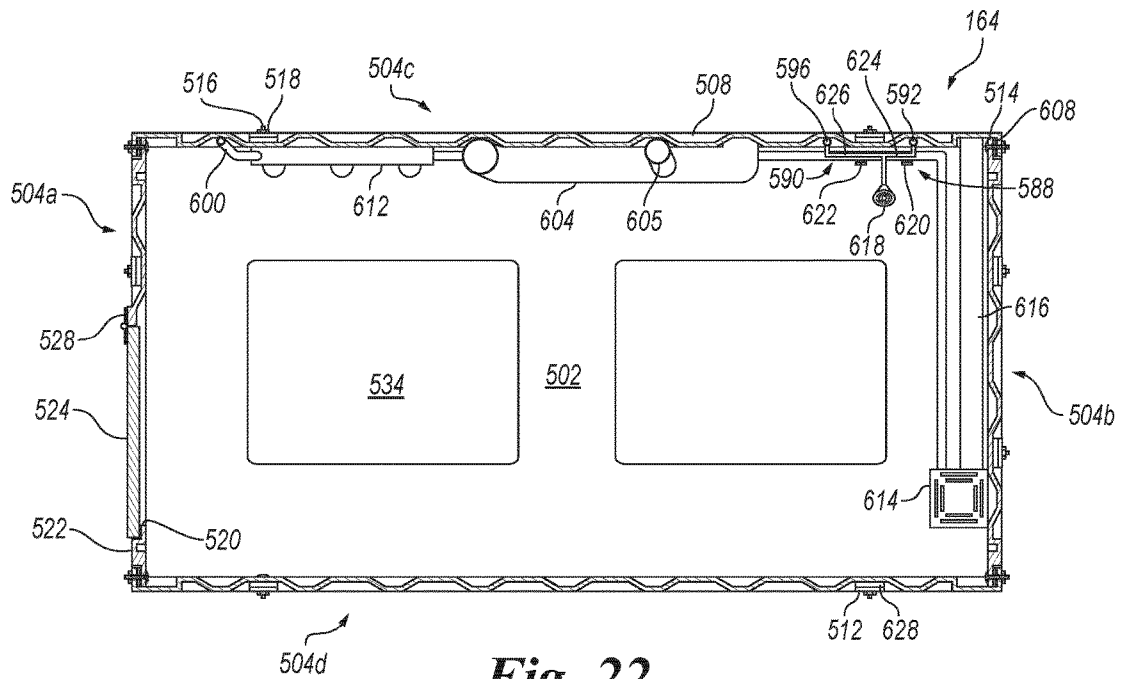


Fig. 22

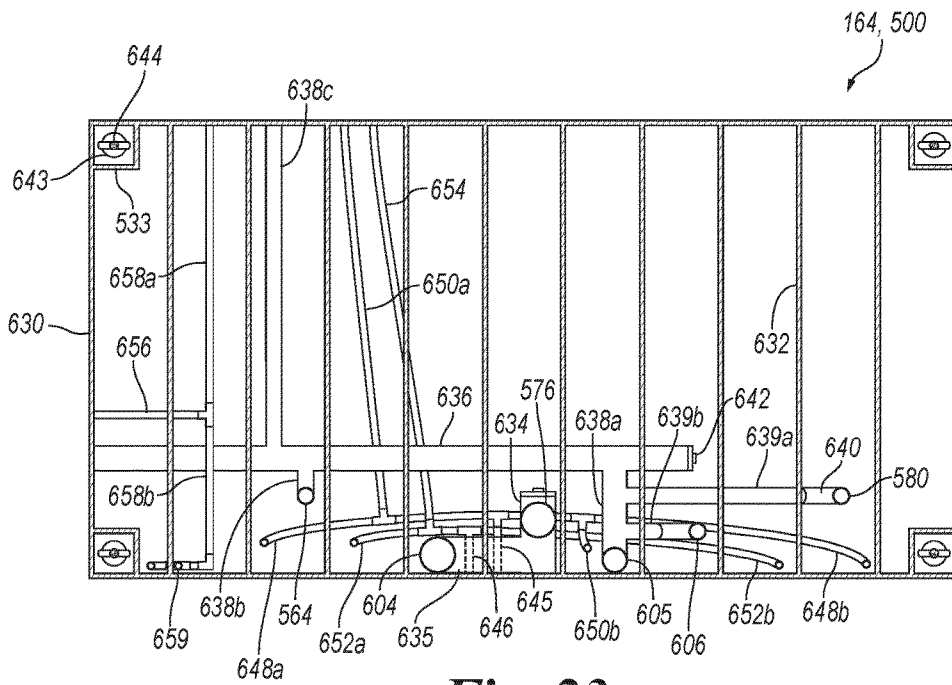


Fig. 23

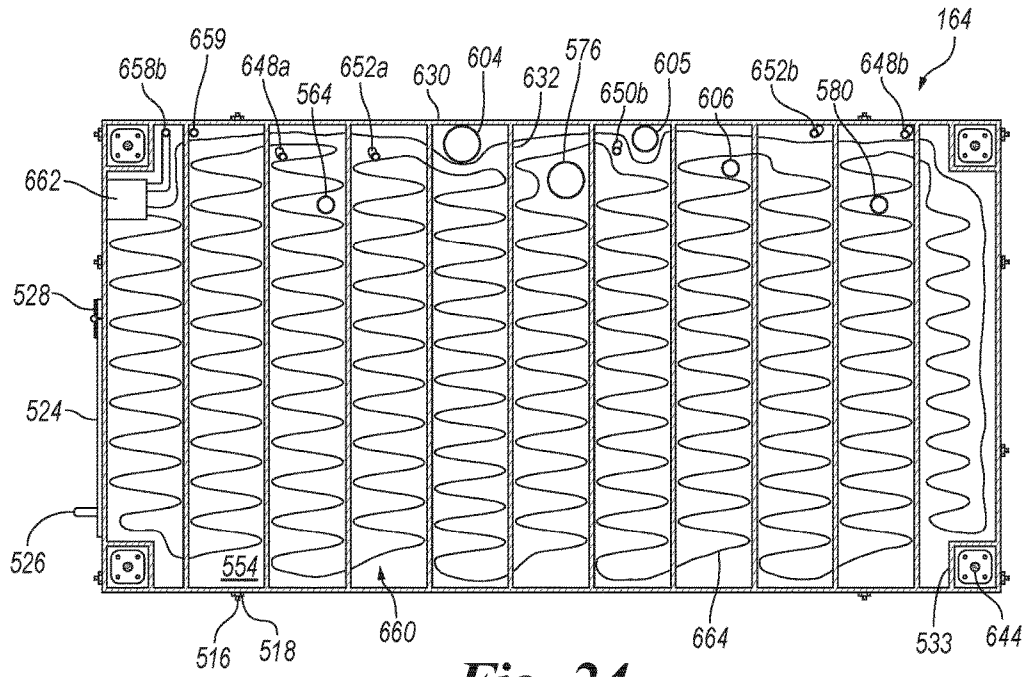


Fig. 24

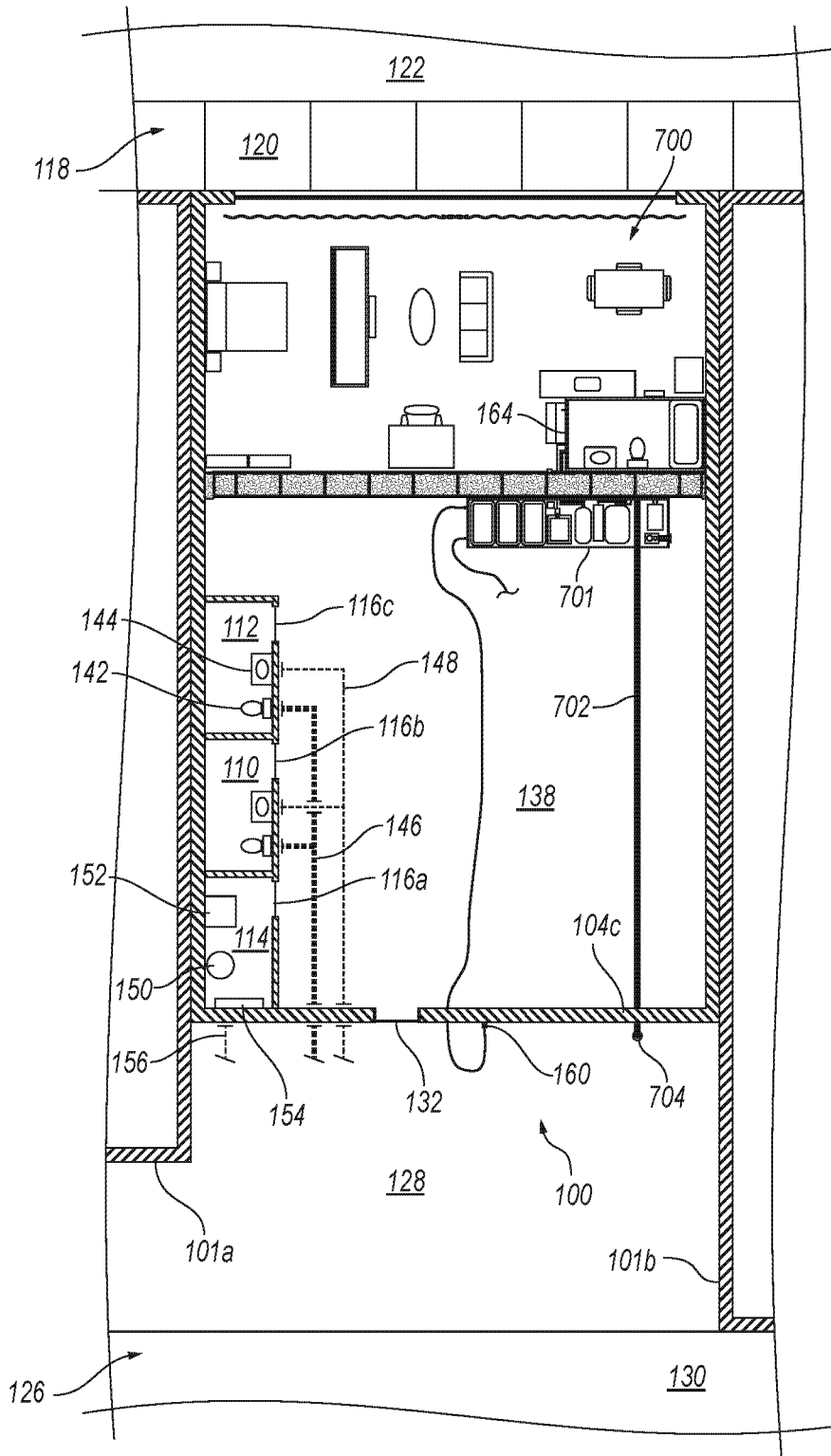


Fig. 25

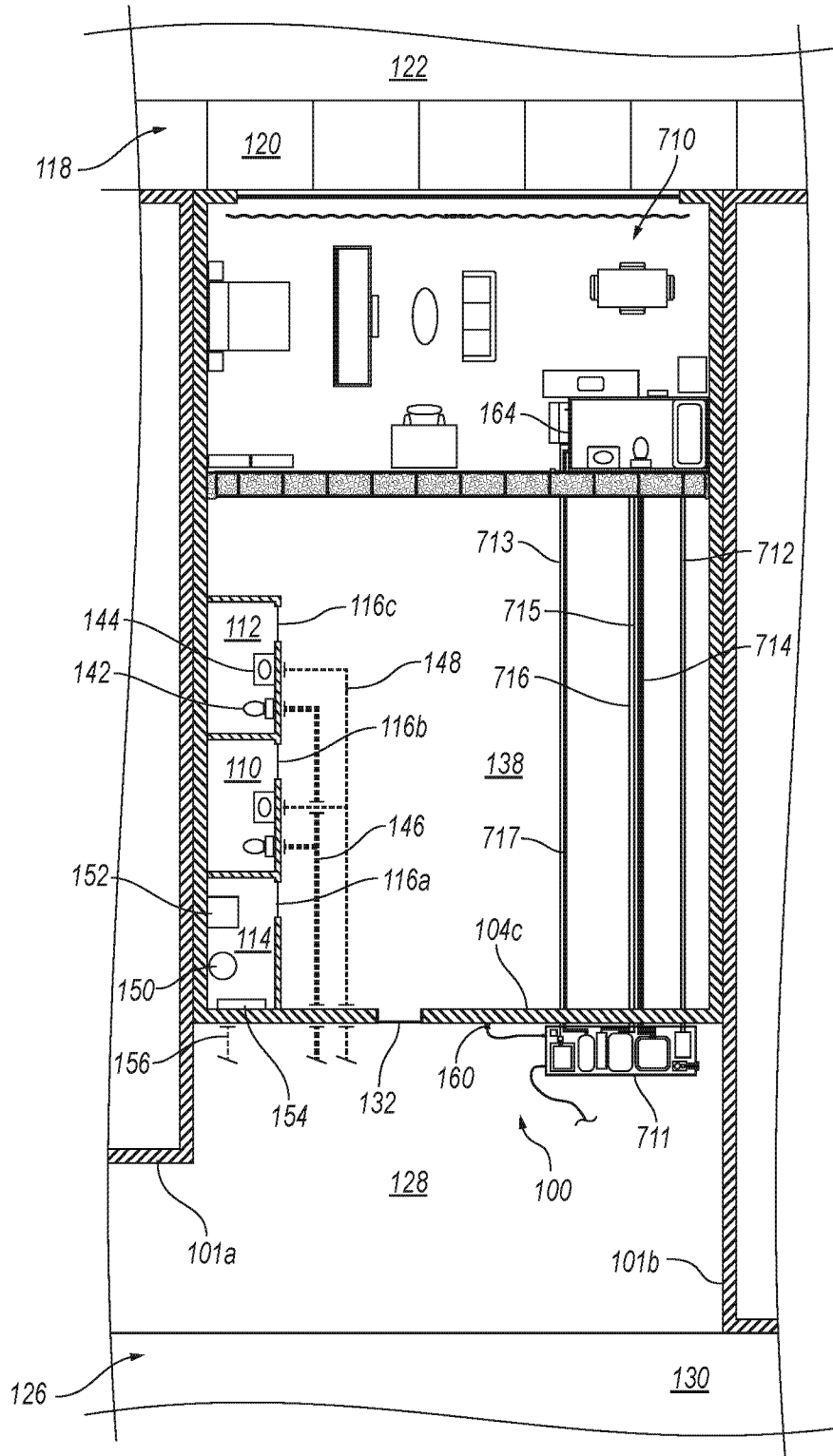


Fig. 26

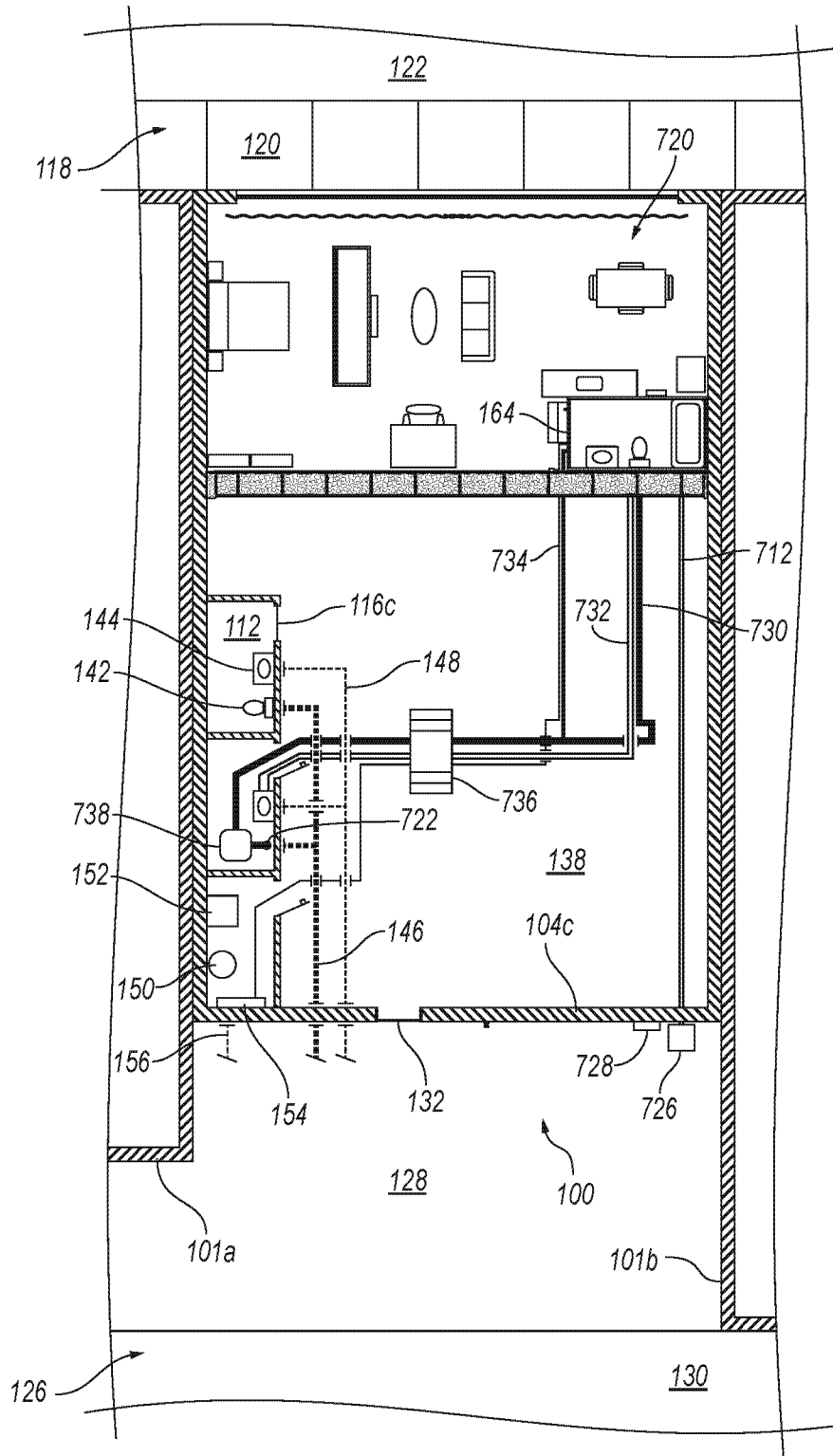


Fig. 27

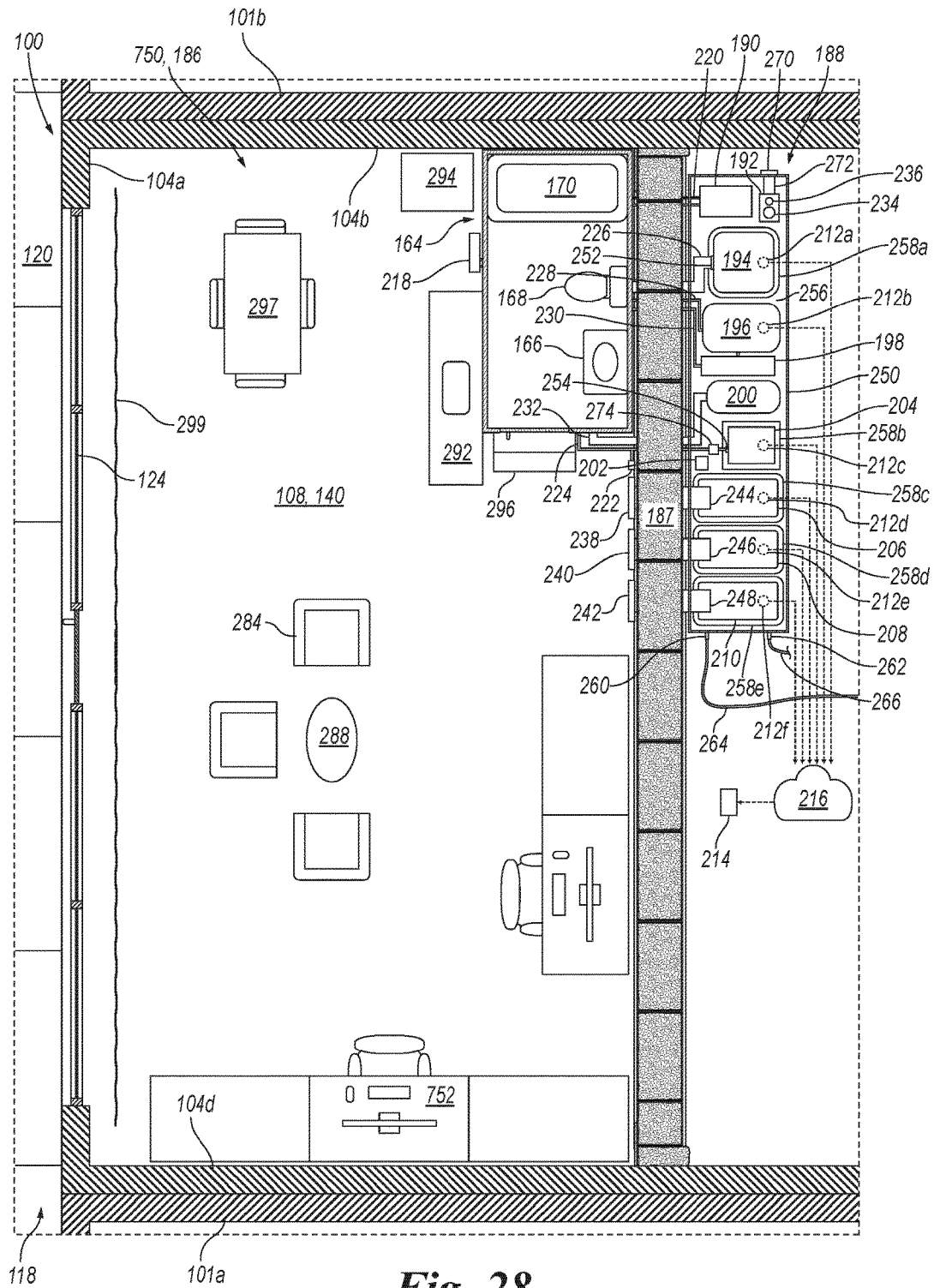


Fig. 28

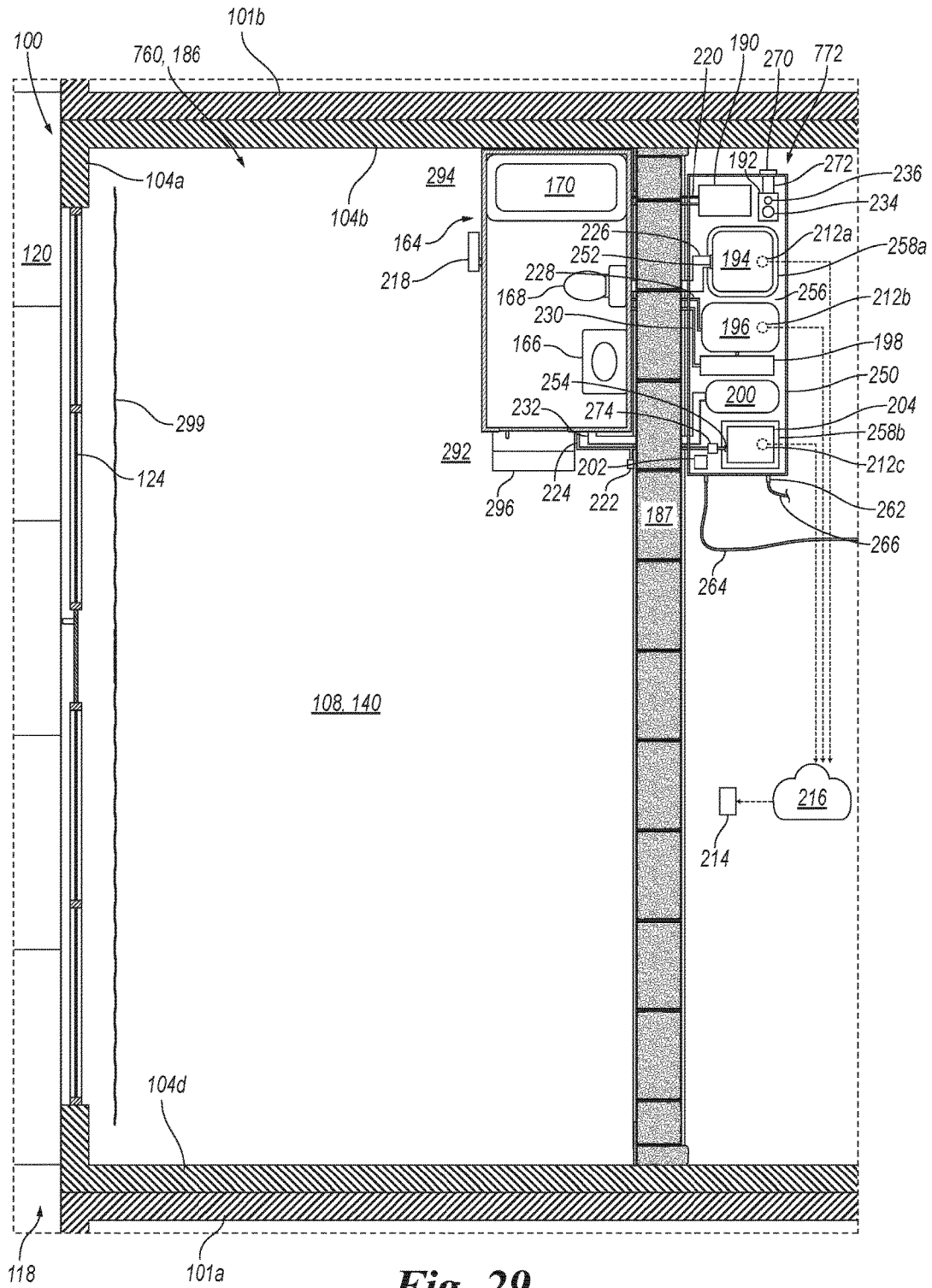


Fig. 29

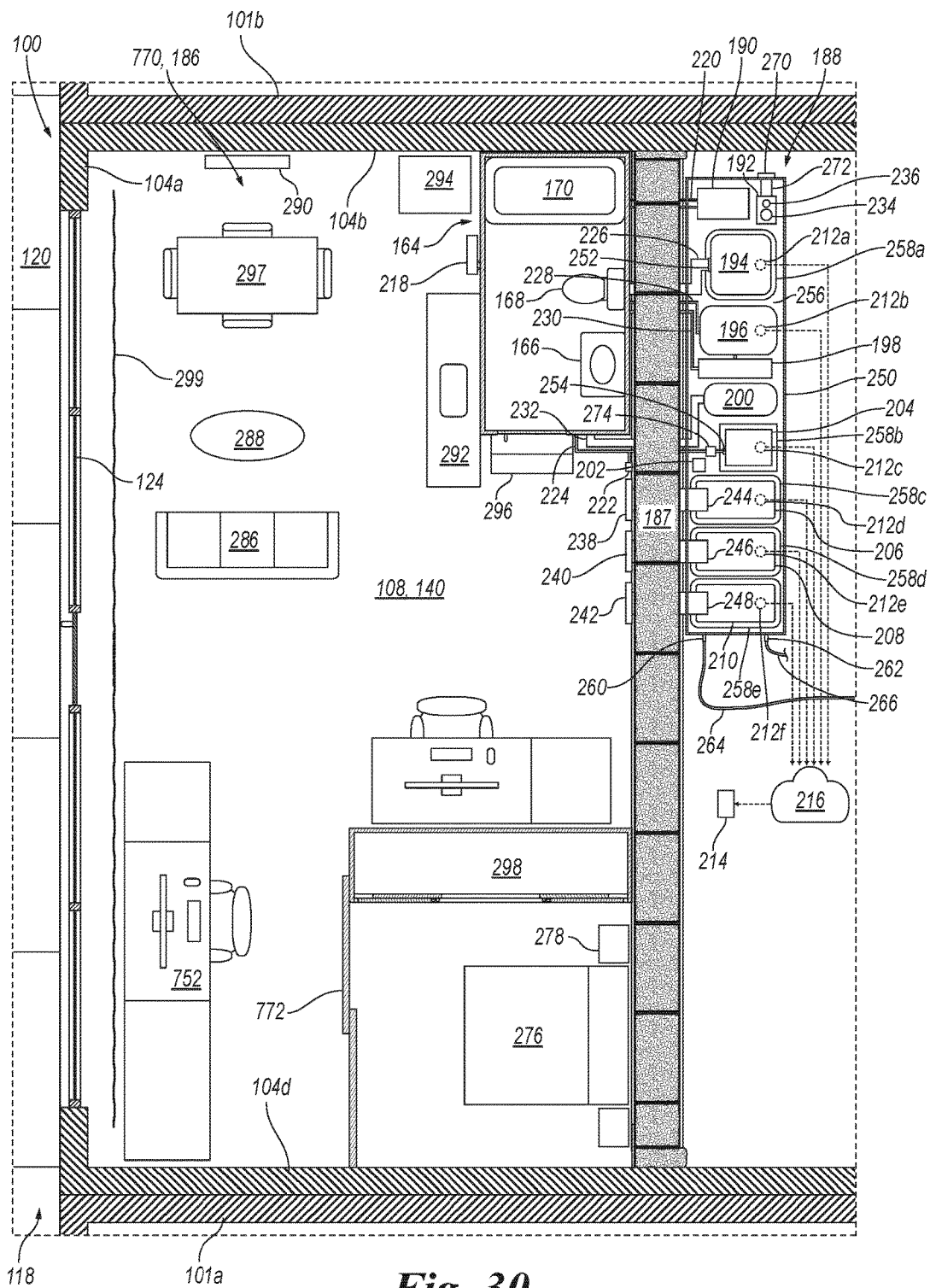


Fig. 30

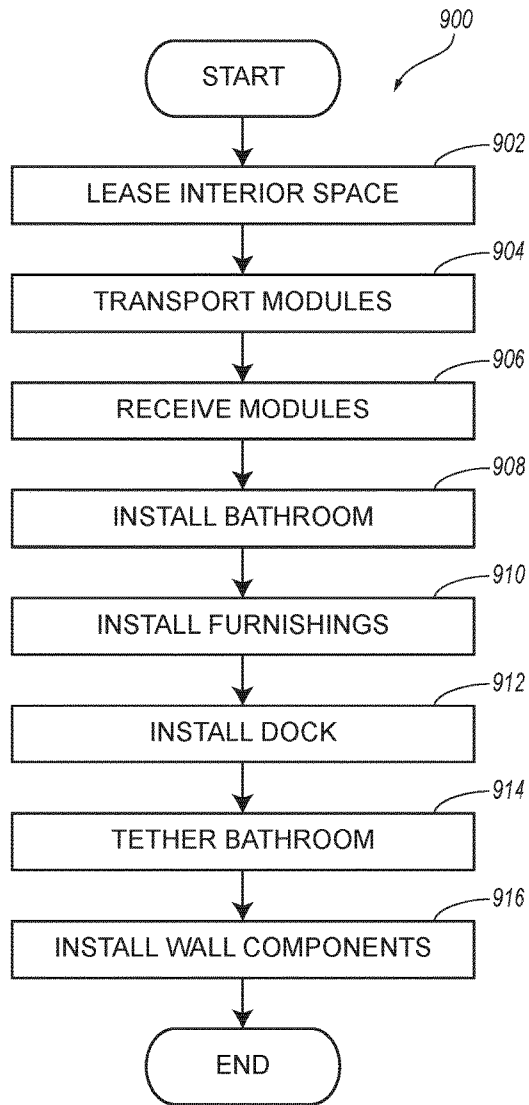


Fig. 31

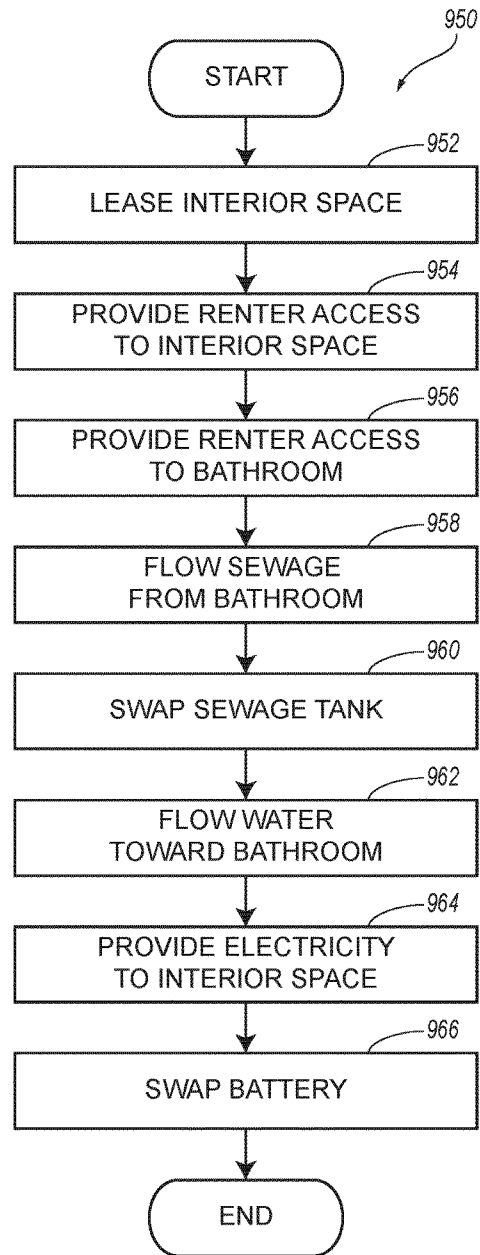


Fig. 32

**COMMERCIAL STOREFRONT SPACES
RETROFITTED FOR ALTERNATIVE USES
AND RELATED TECHNOLOGY**

CROSS-REFERENCE TO RELATED
APPLICATION AND LIST OF OTHER
APPLICATIONS INCORPORATED BY
REFERENCE

This claims the benefit of prior U.S. Patent Application No. 62/375,903, filed Aug. 17, 2016, which is incorporated herein by reference in its entirety.

The following applications are also incorporated herein by reference in their entireties:

U.S. Patent Application No. 62/154,209, filed Apr. 29, 2015, entitled "Dynamic Interstitial Hotels and Related Technology,"

U.S. Patent Application No. 62/222,750, filed Sep. 23, 2015, entitled "School Spaces Retrofitted for Alternative Uses and Related Technology,"

U.S. Patent Application No. 62/273,700, filed Dec. 31, 2015, entitled "Garages Retrofitted for Alternative Uses and Related Technology,"

U.S. Patent Application No. 62/310,045, filed Mar. 18, 2016, entitled "Commercial Loading, Storage, Parking, and Vehicle-Servicing Spaces Retrofitted for Alternative Uses and Related Technology,"

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U.S. patent application Ser. No. 15/263,527, filed Sep. 13, 2016, entitled "School Spaces Retrofitted for Alternative Uses and Related Technology,"

U.S. patent application Ser. No. 15/390,731, filed Dec. 27, 2016, entitled "Garages Retrofitted for Alternative Uses and Related Technology," and

U.S. patent application Ser. No. 15/456,523, filed Mar. 11, 2017, entitled "Commercial Loading, Storage, Parking, and Vehicle-Servicing Spaces Retrofitted for Alternative Uses and Related Technology."

To the extent the foregoing applications or any other material incorporated herein by reference conflicts with the present disclosure, the present disclosure controls.

TECHNICAL FIELD

This disclosure is related to real estate technology.

BACKGROUND

Building conventional real estate is capital intensive and slow. Accordingly, short-term changes in demand for real estate do not conventionally lead to rapid changes in real estate capacity. For example, markets with high demand for real estate often suffer from insufficient real estate capacity for years before new conventional real estate projects are approved and completed. Peer-to-peer real estate networks mitigate this problem to some degree, but have other significant disadvantages, such as high transaction costs, inconsistent quality, and regulatory issues. Independent of these problems, valuable real estate in major urban areas is often unutilized or under utilized. These and other aspects of conventional real estate represent inefficiencies with the potential to be at least partially addressed by innovation.

BRIEF DESCRIPTION OF THE DRAWINGS

Many aspects of the present technology can be better understood with reference to the following drawings. The

relative dimensions in the drawings may be to scale with respect to some embodiments of the present technology. With respect to other embodiments, the drawings may not be to scale. For clarity of illustration, reference-number labels for analogous components or features may be omitted when the appropriate reference-number labels for such analogous components or features are clear in the context of the specification and all of the drawings considered together. Furthermore, the same reference numbers may be used to identify analogous components or features in multiple described embodiments.

FIG. 1 is a front profile view of a commercial building.

FIG. 2 is a cross-sectional top plan view of the commercial building shown in FIG. 1 taken along the line A-A in FIG. 1 with an interior space within the commercial building in a first state.

FIG. 3 is an enlarged view of a portion of FIG. 2.

FIG. 4 is a cross-sectional top plan view of a portion of the commercial building shown in FIG. 1 corresponding to the portion of FIG. 2 shown in FIG. 3 and showing a real estate unit in accordance with an embodiment of the present technology including the interior space within the commercial building in a second state.

FIG. 5 is an enlarged view of a portion of FIG. 4.

FIGS. 6 and 7 are, respectively, a cross-sectional exterior side profile view and a cross-sectional interior side profile view of a portion of the real estate unit shown in FIG. 4 corresponding to the portion of FIG. 4 shown in FIG. 5.

FIG. 8 is an enlarged view of a portion of FIG. 7.

FIG. 9 is side profile view of a wall component of the real estate unit shown in FIG. 4.

FIG. 10 is a cross-sectional top plan view of the wall component of the real estate unit shown in FIG. 4 taken along the line 10-10 in FIG. 9.

FIG. 11 is a cross-sectional end profile view of the wall component of the real estate unit shown in FIG. 4 taken along the line 11-11 in FIG. 9.

FIG. 12 is an enlarged view of a portion of FIG. 11.

FIG. 13 is a cross-sectional top plan view of a real estate unit in accordance with another embodiment of the present technology including the interior space within the commercial building shown in FIG. 1 taken along the line 13-13 in FIG. 1 with the interior space in the second state.

FIG. 14 is an enlarged view of a portion of FIG. 13.

FIG. 15 is a cross-sectional exterior side profile view of a portion of the real estate unit shown in FIG. 13 corresponding to the portion of FIG. 13 shown in FIG. 14.

FIGS. 16, 17, 18 and 19 are, respectively, a first side profile view, an opposite second side profile view, a first end profile view, and an opposite second end profile view of a bathroom of the real estate unit shown in FIG. 4.

FIG. 20 is a cross-sectional top plan view of the bathroom of the real estate unit shown in FIG. 4 taken along the line 20-20 in FIG. 16.

FIG. 21 is an enlarged view of a portion of FIG. 20.

FIG. 22 is a cross-sectional bottom plan view of the bathroom of the real estate unit shown in FIG. 4 taken along the line 22-22 in FIG. 16.

FIG. 23 is a cross-sectional top plan view of the bathroom of the real estate unit shown in FIG. 4 taken along the line 23-23 in FIG. 16.

FIG. 24 is a cross-sectional bottom plan view of the bathroom of the real estate unit shown in FIG. 4 taken along the line 24-24 in FIG. 16.

FIGS. 25-27 are, respectively, cross-sectional top plan views of the commercial building shown in FIG. 1 taken along the line A-A in FIG. 1 and showing real estate units in

accordance with additional embodiment of the present technology including the interior space within the commercial building in the second state.

FIGS. 28-30 are, respectively, cross-sectional top plan views of real estate units in accordance with additional embodiments of the present technology including the interior space within the commercial building shown in FIG. 1 taken along the line A-A in FIG. 1 with the interior space in the second state.

FIG. 31 is a block diagram illustrating a method for making a real estate unit in accordance with an embodiment of the present technology.

FIG. 32 is a block diagram illustrating a method for operating a real estate unit in accordance with an embodiment of the present technology.

DETAILED DESCRIPTION

Disclosed herein are examples of real estate units including retrofitted storefront spaces within commercial buildings and related technology. In a particular embodiment of the present technology, a real estate unit includes an interior space within a commercial building, a reusable bathroom removably disposed within the commercial building, and reusable wall components also removably disposed within the commercial building. The bathroom, the wall components, and/or other suitable components of the real estate unit can be configured for low-cost deployment, removal, and redeployment. Use of these components can allow revenue from operating the real estate unit to exceed costs associated within transitioning the space within the commercial building from its purpose-built use (e.g., retail, office, and/or restaurant use) to an alternative use (e.g., lodging, residential, office, and/or assembly use) even if the real estate unit is only operated for a short period of time (e.g., one year or less). Thus, an operator of a network of real estate units may lease a space within a commercial building short-term (e.g., monthly) from an owner of the commercial building and retrofit the space for provision of rentable space to third parties with little or no risk of incurring significant economic loss. Even if the owner terminates the lease or if demand for the newly created real estate unit is lower than expected, most of the capital associated with retrofitting the space can be recoverable. Furthermore, capital embodied in the components can be readily relocatable in response to long-term and short-term (e.g., seasonal) changes in demand.

Among various types of real estate, commercial buildings having storefront spaces are particularly well suited to be retrofitted to accommodate alternative uses. For example, these types of spaces tend to be unfurnished or sparsely furnished in their purpose-built uses, which can facilitate retrofitting. As another example, these types of spaces typically have windows that provide abundant nature light and doors that provide direct access to outdoor areas. These features can facilitate convenient guest access and compliance with code requirements for egress. As yet another example, storefront spaces are often unused for periods of months or even years between tenancies. Unlike residential apartments, storefront space are typically leased for many years at a time. Leasing a storefront space is often a major commitment for both a tenant and a landlord, which leads to long periods of vacancy between tenancies while both sites search for the right match. During these periods of vacancy, the value of commercial spaces is typically wasted. Commercial buildings compatible with embodiments of the present technology can have other desirable attributes in addition

to or instead of the forgoing attributes. Furthermore, embodiments of the present technology can be implemented in suitable other types of real estate. For example, in a warehouse or other type of commercial building having a ground-floor exterior wall that does not serve as a storefront (i.e., that does not facilitate interaction with the public), an interior space adjacent to the exterior wall can be substituted for one of the storefront spaces described herein.

Specific details of several embodiments of the present technology are disclosed herein with reference to FIGS. 1-32. It should be noted, in general, that other embodiments in addition to those disclosed herein are within the scope of the present technology. For example, embodiments of the present technology can have different configurations, components, and/or operations than those disclosed herein. Moreover, a person of ordinary skill in the art will understand that embodiments of the present technology can have configurations, components, and/or operations in addition to those disclosed herein and that these and other embodiments can be without configurations, components, and/or operations disclosed herein without deviating from the present technology.

FIG. 1 is a back profile view of a commercial building 100 disposed between neighboring commercial buildings 101 (individually identified as neighboring commercial buildings 101a and 101b). FIG. 2 is a cross-sectional top plan view of the commercial building 100 taken along the line A-A in FIG. 1. With reference to FIGS. 1 and 2 together, the commercial building 100 can include a permanent roof 102, permanent exterior walls 104 (individually identified as exterior walls 104a-104d), and permanent interior walls 106. The exterior walls 104 can define an interior region 108 of the commercial building 100. Within the interior region 108, the commercial building 100 can include a first building bathroom 110 (e.g., a men's bathroom), a second building bathroom 112 (e.g., a women's bathroom), and a utility room 114. The commercial building 100 can further include interior doors 116 (individually identified as interior doors 116a-116c) opening into the first building bathroom 110, the second building bathroom 112, and the utility room 114, respectively.

The exterior wall 104a can be between the interior region 108 and a first outdoor area 118 that includes a sidewalk 120 and a street 122. At the exterior wall 104a, the commercial building 100 can include a storefront 124 between the interior region 108 and the first outdoor area 118. The exterior wall 104c can be between the interior region 108 and a second outdoor area 126 that includes a yard 128 and an alley 130. At the exterior wall 104c, the commercial building 100 can include a back door 132 between the interior region 108 and the second outdoor area 126. The yard 128 can be paved and/or otherwise configured to facilitate automobile parking. The commercial building 100 can include an interior space 140 at a portion of the interior region 108 nearest to the storefront 124. For simplicity of illustration, fixtures, and furnishings within the interior space 140 are not shown. The interior space 140 can be at a ground floor of the commercial building 100. In at least some cases, the interior space 140 is a purpose-built office, retail, and/or restaurant space. In FIG. 2, the interior space 140 is shown in a first state, which can be an original, pre-retrofit, or similar state. A primary egress path from the interior space 140 to the first outdoor area 118 can extend through the storefront 124.

As shown in FIG. 2, the first and second building bathrooms 110, 112 can include respective toilets 142 and respective sinks 144. The commercial building 100 can

include a plumbing drain trunk line **146** and a water supply trunk line **148** operably associated with the first and second building bathrooms **110**, **112**. The plumbing drain trunk line **146** can follow a drainage route from the first and second building bathrooms **110**, **112** toward a sewage destination (e.g., a municipal sewer) (not shown). Similarly, the water supply trunk line **148** can follow a supply route from a water source (e.g., a municipal water source) (not shown) toward the first and second building bathrooms **110**, **112**. The plumbing drain trunk line **146** can be below-ground, such as positioned below a ground surface outside the commercial building **100** along the drainage route. In addition or alternatively, the plumbing drain trunk line **146** can be below-floor, such as positioned below a finished floor surface of the commercial building **100** along the drainage route. Similarly, the water supply trunk line **148** can be below-ground, such as positioned below a ground surface outside the commercial building **100** along the supply route. In addition or alternatively, the water supply trunk line **148** can be below-floor, such as positioned below a finished floor surface of the commercial building **100** along the supply route.

The plumbing drain trunk line **146** and/or the water supply trunk line **148** can be buried or otherwise permanently installed within a basement, a crawlspace, a chase, a foundation, a volume of dirt, or another suitable environment directly below the first and second building bathrooms **110**, **112** and/or directly below an area around the first and second building bathrooms **110**, **112**. Furthermore, the plumbing drain trunk line **146** can be sloped to convey liquid waste (e.g., sewage) from the first and second building bathrooms **110**, **112** toward the sewage destination at least partially by gravity. The water supply trunk line **148** can be configured to convey potable water from the water source to the first and second building bathrooms **110**, **112** under pressure. In at least some cases, the commercial building **100** includes a building water heater **150** operably associated with the water supply trunk line **148**. In these cases, the water supply trunk line **148** can bifurcate into branches (not shown) that supply cold and hot water, respectively, to the first and second building bathrooms **110**, **112**, such as at the sinks **144**. The building water heater **150** can be operably associated with a branch of the water supply trunk line **148** that supplies hot water to the first and second building bathrooms **110**, **112**. As shown in FIG. 2, the building water heater **150** can be disposed within the utility room **114**. The commercial building **100** can include a furnace **152** and an electrical panel **154** also disposed within the utility room **114**. The commercial building **100** can further include a main electrical supply line **156** through which the electrical panel **154** is operably connected to an electrical source (e.g., a municipal power source) (not shown). Electrical lines and fixtures downstream from the electrical panel **154** are omitted for clarity of illustration. As shown in FIG. 2, the commercial building **100** can include a hose bibb **160** at an exterior side of the exterior wall **104c**.

FIG. 3 is an enlarged view of a portion of FIG. 2. FIG. 4 is a cross-sectional top plan view of a portion of the commercial building **100** corresponding to the portion of FIG. 2 shown in FIG. 3 and showing a real estate unit **162** in accordance with an embodiment of the present technology. The real estate unit **162** can include the interior space **140** retrofitted (e.g., at least substantially reversibly retrofitted) for an alternative use. In FIG. 4, the interior space **140** is shown in a second state, which can be a non-original, post-retrofit, or similar state. In the illustrated embodiment, the interior space **140** is retrofitted for lodging and/or residential use. In other embodiments, the interior space **140**

can be retrofitted for another suitable alternative use, such as office, and/or assembly use in addition to or instead of lodging and/or residential use. With reference again to FIG. 4, the retrofitting of the interior space **140** can occur well after (e.g., at least 20 years after) the commercial building **100** was originally constructed.

The real estate unit **162** can include a variety of retrofits (e.g., at least substantially reversible retrofits) to the commercial building **100** that change at least a portion of the commercial building **100** from being well suited a purpose-built use to being well suited for an alternative use. In at least some cases, reversal of all or a portion of these retrofits returns the portion of the commercial building **100** from being well suited for the alternative use to again being well suited for the purpose-built use. Examples of reversible retrofits include removing, installing, and relocating furniture and fixtures with little or no associated demolition of the exterior and interior walls **104**, **106** or other permanent fabric of the commercial building **100**. The interior space **140** and other suitable portions of the commercial building **100** can be at least substantially reversibly retrofitted to accommodate the real estate unit **162**. For example, a total cost of reversible retrofits to the commercial building **100** (e.g., a present value of at least substantially reversibly installed reusable components of the real estate unit **162**) for a given transformation of the interior space **140** from being well suited for a purpose-built use to being well suited for an alternative use can be greater (e.g., at least 50% greater or at least 100% greater) than a total cost of permanent retrofits to the commercial building **100** (e.g. modifications to the permanent fabric of the commercial building **100**) for the given transformation. Capital associated with the alternative use can be readily re-deployable after the alternative use becomes inactive. In some cases, the alternative use and the real estate unit **162** are active for one year or less (e.g., six months or less) between successive transformations. In other cases, the alternative use and the real estate unit **162** can have longer durations or even be permanent.

As shown in FIG. 4, the real estate unit **162** can include a bathroom **164** disposed (e.g., removably disposed) within the commercial building **100**. The bathroom **164** can include a sink **166**, a toilet **168**, and a bath/shower **170**. In at least some embodiments, the bathroom **164** is reusable and removably disposed within the commercial building **100**. For example, unlike a conventional bathroom that can only be installed by heavy construction and removed by heavy demolition, the bathroom **164** can be configured to be installed with little or no need for heavy construction and removed with little or no need for heavy demolition. Furthermore, the bathroom **164** can be configured to be conveniently transported and reused after its removal. In the illustrated embodiment, the bathroom **164** is an assembly of reusable bathroom modules configured for rapid deployment into and removal from the commercial building **100** in an at least partially disassembled state. For example, the bathroom **164** can be made up mostly or entirely of reusable modular components. In other embodiments, a counterpart of the bathroom **164** can be portable and configured for rapid deployment into and removal from the commercial building **100** without significant disassembly. This deployment and removal can occur by forklift, by dolly, by operation of wheels integrated into the counterpart of the bathroom **164**, or in another manner. In still other embodiments, a counterpart of the bathroom **164** can have other forms.

The interior space **140** can be within a compartment **186** at least partially defined by wall components **187** of the real estate unit **162**. In the illustrated embodiment, the real estate

unit **162** and the compartment **186** encompass no more than 60% of a total floor area of a ground floor of the commercial building **100**. In other embodiments, counterparts of the real estate unit **162** and the compartment **186** can be larger, such as encompassing 60% to 80% or encompassing 60% to 100% of a total floor area of a ground floor of a counterpart of the commercial building **100**. As shown in FIG. 4, the wall components **187** can be disposed at a perimeter portion of the compartment **186**. The wall components **187** and/or other suitable components of the compartmentalizing assembly **185** can be reusable and removably disposed within the commercial building **100**. As discussed in further detail below, the wall components **187** can be stacked and/or interlocking.

In the illustrated embodiment, the real estate unit **162** is configured to be mostly off-grid (i.e., independent of service connections to local utilities). For example, the real estate unit **162** can be configured to operate at least substantially off-grid with respect to an overall electrical supply to the interior space **140**, with respect to disposal of blackwater (e.g., wastewater from the toilet **168**), and/or in other respects. This feature of the real estate unit **162** can be useful, for example, to avoid costs and complications associated with utility hookups, to reduce the environmental impact of the real estate unit **162**, to facilitate efficient management of the real estate unit **162**, to reduce costs associated with maintaining the real estate unit **162** during periods of nonuse or low use, and/or for other reasons. In other embodiments, a counterpart of the real estate unit **162** can be mostly or entirely on-grid (i.e., dependent on service connections to local utilities).

As shown in FIG. 4, the real estate unit **162** can include a dock **188** disposed (e.g., removably disposed) outside the interior space **140**. The dock **188** can be within the interior region **108** or outside the interior region **108**. Furthermore, the dock **188** can be above-floor (as illustrated), above-ground, or below-ground (e.g., disposed within a pit). At the dock **188**, the real estate unit **162** can include a heat pump **190**, an exhaust filter **192**, a blackwater tank **194**, a water reservoir **196**, a water heater **198**, a greywater filter **200**, a wireless router **202**, a battery **204**, a trash bin **206**, a recycling bin **208**, and a laundry bin **210**. The water reservoir **196** can be operably connected to a hose bibb (not shown) and can be configured to increase a capacity of the hose bibb to supply water to the bathroom **164**, such as by attenuating spikes in demand for water from the bathroom **164**. In the illustrated embodiment, the real estate unit **162** is configured to separately manage removal and disposal of blackwater (e.g., wastewater from the toilet **168**) and greywater (e.g., wastewater from the sink **166** and the bath/shower **170**). In other embodiments, a counterpart of the real estate unit **162** can be configured to collectively manage removal and disposal of blackwater and greywater. Accordingly, the blackwater tank **194** can be more generally referred to as a sewage tank indicating that it can be configured to receive primarily blackwater, primarily greywater, or both blackwater and greywater.

With reference again to FIG. 4, the exhaust filter **192**, the blackwater tank **194**, the battery **204**, the trash bin **206**, the recycling bin **208**, and the laundry bin **210** can be removably connected to the dock **188** or otherwise removably disposed outside the interior space **140**. Furthermore, these components can be reusable. In the illustrated embodiment, the real estate unit **162** is configured to operate on-grid with respect to a water supply to the real estate unit **162** (e.g., because the water reservoir **196** is operably connected, for replenishment, to the water supply trunk line **148** via the hose bibb),

configured to be off-grid with respect to an electrical supply to the real estate unit **162**, and configured to be off-grid with respect to disposal of blackwater from the toilet **168**. In other embodiments, a counterpart of the real estate unit **162** can be off-grid with respect to its water supply (e.g., because a counterpart of the water reservoir **196** is configured to be independently refilled or swapped), on-grid with respect to its electrical supply (e.g. because a counterpart of the battery **204** is operably connected, for recharging, to a counterpart of the electrical panel **154**), and/or on-grid with respect to its sewage disposal (e.g. because a counterpart of the blackwater tank **194** is operably connected (e.g., for draining) to a counterpart of the plumbing drain trunk line **146**).

The real estate unit **162** can be configured to receive occasional servicing. This servicing can include collecting backwater, trash, recyclables, and laundry (e.g., for cleaning and return) from the blackwater tank **194**, the trash bin **206**, the recycling bin **208**, and the laundry bin **210**, respectively. The servicing can also include recharging the battery **204**. In at least some cases, the blackwater tank **194** is configured to be pumped out in situ and/or swapped for removal of blackwater from the real estate unit **162**. Similarly, the battery **204** can be configured to be recharged in situ and/or swapped for at least partial replenishment of an electrical supply to the real estate unit **162**. A less-full replacement for the blackwater tank **194**, a more-fully-charged replacement for the battery **204**, and/or other suitable replacements for components of the real estate unit **162** can be delivered to the real estate unit **162** by truck or in another manner. The replaced components can be collected in the same or a different manner and transported to a central location (e.g., a station or substation; not shown) where the components can be efficiently processed (e.g., emptied, cleaned, recharged, etc.) for reuse. This delivery and collection can occur on a regular schedule (e.g., daily, every-other-day, etc.), as needed, and/or on demand.

As shown in FIG. 4, the dock **188** can include sensors **212** (individually identified as sensors **212a-212f**) operably connected to the blackwater tank **194**, the water reservoir **196**, the battery **204**, the trash bin **206**, the recycling bin **208**, and the laundry bin **210**, respectively. The sensors **212** can be wirelessly connected to a remote server **214** via the router **202** and a network **216** (e.g., the Internet). The server **214** can include software that automatically processes data from the sensors **212** to determine when servicing of the real estate unit **162** is required. For example, data from the sensor **212a** may indicate that the blackwater tank **194** is at 75% of capacity and needs to be drained or swapped promptly. As another example, data from the sensor **212b** may indicate that the water reservoir **196** is being depleted faster than it can be replenished via the hose bibb **160** and, therefore, needs to be independently replenished promptly. As yet another example, data from the sensor **212c** may indicate that the battery **204** is at 25% of capacity and needs to be recharged or swapped promptly. Over time, aggregate data from the sensors **212** can be analyzed to establish default servicing intervals for the real estate unit **162**. In addition or alternatively, data from the sensors **212** can be used to calculate utility usage for the real estate unit **162** for purposes of environmental reporting and/or billing a renter of the real estate unit **162**. The sensors **212a-212f** can be of suitable respective types for monitoring the corresponding components of the real estate unit **162**. For example, the sensors **212a**, **212b**, **212d-212f** can be weight sensors, level sensors, or other types of sensors configured to measure fullness levels of the blackwater tank **194**, the water reservoir **196**, the trash bin **206**, the recycling bin **208**, and the

laundry bin 210, respectively. As another example, the sensor 212c can be a charge meter or another type of sensor configured to measure a charge of the battery 204.

The real estate unit 162 can include suitable utility lines and other connections that extend from components of the real estate unit 162 within the interior space 140 to components of the real estate unit 162 or other structures outside of the interior space 140. For example, the real estate unit 162 can include a heater/cooler 218 within the interior space 138, and the real estate unit 162 can further include refrigerant lines 220 extending between the heater/cooler 218 and the heat pump 190. Similarly, the real estate unit 162 can include an electrical outlet 222 serving the interior space 138, and the real estate unit 162 can further include an electrical line 224 extending between the electrical outlet 222 and the battery 204. The battery 204, therefore, can be configured to power an appliance (not shown) within the interior space 138 via the electrical outlet 222 and the electrical line 224. As additional examples of suitable utility lines, the real estate unit 162 can include a blackwater drain line 226 extending between the bathroom 164 and the blackwater tank 194, a cold water supply line 228 extending between the bathroom 164 and the water reservoir 196, a hot water supply line 230 extending between the bathroom 164 and the water heater 198, a greywater drain line 232 extending between the bathroom 164 and the greywater filter 200, a plumbing ventilation line 234 extending between the bathroom 164 and the exhaust filter 192, and an exhaust line 236 also extending between the bathroom 164 and the exhaust filter 192. The blackwater drain line 226 and the greywater drain line 232 can be sloped to convey liquid waste from the bathroom 164 toward the blackwater tank 194 and the greywater filter 200, respectively, at least partially by gravity. To facilitate this sloping and/or for other reasons, the bathroom 164 can have a floor level at least 0.5 meter (e.g., at least 1 meter) higher than an underlying floor level of the interior space 138. In the illustrated embodiment, the blackwater drain line 226 and the greywater drain line 232 are separate. In other embodiments, a counterpart of the real estate unit 162 can include combined blackwater and greywater lines. Accordingly, the blackwater drain line 226 and the greywater drain line 232 can be more generally referred to as plumbing drain lines indicating that they can be configured to convey primarily blackwater, primarily greywater, or both blackwater and greywater.

The real estate unit 162 can further include a trash hatch 238, a recycling hatch 240, and a laundry hatch 242 within the interior space 138. The real estate unit 162 can also include a trash chute 244 extending between the trash hatch 238 and the trash bin 206, a recycling chute 246 extending between the recycling hatch 240 and the recycling bin 208, and a laundry chute 248 extending between the laundry hatch 242 and the laundry bin 210. The refrigerant lines 220, electrical line 224, blackwater drain line 226, cold water supply line 228, hot water supply line 230, greywater drain line 232, plumbing ventilation line 234, exhaust line 236, trash chute 244, recycling chute 246, and laundry chute 248 can extend through the wall components 187. For example, some or all of these lines and chutes can extend through openings in the wall components 187. The lines and chutes can be removably disposed inside and/or outside the interior space 140. For example, the lines and chutes can be temporary and configured for reuse or disposal upon decommissioning of the real estate unit 162. In at least some embodiments, the blackwater drain line 226 and the greywater drain line 232 extend above-floor and then above-

ground from the bathroom 164 toward the blackwater tank 194 and the greywater filter 200, respectively.

The dock 188 can include additional lines, connections, and other suitable components associated with the components of the real estate unit 162 at the dock 188. For example, the dock 188 can include a housing 250 that provides security and protection from weather to components of the real estate unit 162 at the dock 188. The housing 250 can include a lid (not shown) configured to be open when the real estate unit 162 is being serviced and closed and locked when the real estate unit 162 is not being serviced. In at least some embodiments, the lid includes solar panels (also not shown) operably connected to the battery 204. The dock 188 can further include couplings along some or all of the lines and chutes described above. These couplings can separate portions of the lines and chutes within the housing 250 from portions of the lines and chutes outside the housing 250. Thus, by operation of these couplings, the dock 188 can be transportable as a unit with little or no need to modify internal portions of the dock 188 in the field. For example, the dock 188 can be pre-manufactured with the internal components shown in FIG. 4, installed at the location shown in FIG. 4, and then connected up to portions of the associated lines and chutes outside of the housing 250.

The dock 188 can further include couplings that facilitate convenient removal and replacement (e.g., swapping) of the blackwater tank 194, the battery 204, the trash bin 206, the recycling bin 208, and the laundry bin 210. For example, the dock 188 can include a blackwater drain quick-connect coupling 252 through which the blackwater tank 194 is fluidically connected to the dock 188, the blackwater drain line 226, and the bathroom 164. In at least some embodiments, the blackwater drain quick-connect coupling 252 includes a check valve. Similarly, the dock 188 can include an electrical quick-connect coupling 254 through which the battery 204 is electrically connected to the dock 188, the electrical line 224, and the electrical outlet 222. The dock 188 can also include a floor 256 having pads 258 (individually identified as pads 258a-258e) that facilitate convenient registration of the blackwater tank 194, the battery 204, the trash bin 206, the recycling bin 208, and the laundry bin 210 with the blackwater drain quick-connect coupling 252, the electrical quick-connect coupling 254, the trash chute 244, the recycling chute 246, and the laundry chute 248, respectively. For example, the pads 258a-258e can be insets in the floor 256 that snugly receive corresponding lower portions of the blackwater tank 194, the battery 204, the trash bin 206, the recycling bin 208, and the laundry bin 210, respectively.

As shown in FIG. 4, the dock 188 can include a potable water inlet 260 and a greywater outlet 262. The real estate unit 162 can include a first hose 264 extending between the hose bibb 160 and the potable water inlet 260. The real estate unit 162 can further include a second hose 266 extending between the greywater outlet 262 and a greywater drain (not shown). The dock 188 can include internal plumbing (e.g., under the floor 256; not shown) fluidically connecting the water reservoir 196 and the potable water inlet 260, and fluidically connecting the greywater filter 200 and the greywater outlet 262. In at least some embodiments, this internal plumbing includes a pump (not shown). The dock 188 can further include an exhaust output fan 270 and an internal duct 272 extending between the exhaust output fan 270 and the exhaust filter 192. The dock 188 can also include an inverter 274 operably connected to the electrical line 224.

The real estate unit **162** can be furnished or otherwise outfitted with suitable furnishings, fixtures, accessories, etc. to accommodate its alternative use. In the illustrated embodiment, the real estate unit **162** is a lodging and/or residential unit with suitable furnishings, fixtures, accessories, etc. within the interior space **140** to accommodate lodging and/or residential use of the interior space **140**. These furnishings, fixtures, accessories, etc. can include a bed **276**, a side table **278**, shelving units **280** (individually identified as shelving units **280a**, **280b**), a writing table **282**, a chair **284**, a sofa **286**, a coffee table **288**, a television **290**, a kitchenette **292**, a refrigerator **294**, a set of step stairs **296**, and a dining table **297**. The kitchenette **292** and the set of step stairs **296** can be operably associated with the bathroom **164**. The real estate unit **162** can further include a closet **298** disposed (e.g., removably disposed) within the interior space **140**. The real estate unit **162** can also include a curtain **299** at an interior side of the storefront **124**. The curtain **299** can be movable for privacy and to control an amount of natural light entering the interior space **140** via the storefront **124**. In other embodiments, a counterpart of the real estate unit **162** can include other suitable furnishings, fixtures, accessories, etc. As described in further detail below, real estate units in accordance with other embodiments of the present technology can be rentable office units, rentable assembly units, and/or have other suitable primary uses in addition to or instead of lodging and/or residential uses. Furthermore, rentable real estate units in accordance with embodiments of the present technology can be directly rentable, rentable via a membership system (e.g., in a member-based network of real estate units), rentable under short-term use arrangements (e.g., lodging arrangements), and/or rentable in another manner.

FIG. 5 is an enlarged view of a portion of FIG. 4 showing several of the wall components **187**. FIGS. 6 and 7 are, respectively, a cross-sectional exterior (i.e., facing outward relative to the compartment **186**) side profile view and a cross-sectional interior (i.e., facing inward relative to the compartment **186**) side profile view of a portion of the real estate unit **162** shown in FIG. 4 corresponding to the portion of FIG. 4 shown in FIG. 5. FIG. 8 is an enlarged view of a portion of FIG. 7. With reference to FIGS. 4-8 together, the wall components **187** can be arranged in staggered rows within a wall **448** at a perimeter portion of the interior space **140**. The wall components **187** closest to the exterior wall **104b** can alternate row-to-row between larger and smaller rectangular shapes. Similarly, the wall components **187** closest to the exterior wall **104d** can alternate row-to-row between larger and smaller rectangular shapes. Elsewhere within the wall **448**, the wall components **187** can have the larger rectangular shape. The overall wall **448** can be at least substantially self-supporting and/or at least substantially free-standing.

The interior space **140** can have a finished floor surface **450** over which the wall components **187** are removably disposed, a finished wall surface **452** beside which the wall components **187** are removably disposed, and a finished ceiling surface **454** below which the wall components **187** are removably disposed. The compartmentalizing assembly **185** can include a liner **456** disposed (e.g., removably or permanently disposed) on the finished floor surface **450** below the interior wall components **187**. For example, the liner **456** can be adhesively connected to the finished floor surface **450**. The liner **456** can be useful, for example, to protect the finished floor surface **450** from components of the wall **448**, to facilitate layout the wall **448**, to reduce or eliminate the possibility of shifting of the wall **448**, and/or

for other purposes. Suitable materials for the liner **456** include strips of peel-and-stick house wrap and strips of peel-and-stick roof underlayment. The liner **456** can be disposable or reusable.

In at least some embodiments, the wall **448** includes additional components that facilitate compatibility between the wall components **187** and the interior space **140** when the wall components **187** have standard dimensions and the interior space **140** has irregular dimensions. For example, the wall **448** can include a mass of self-leveling material **458** (e.g., a disposable mass of hardened self-leveling grout) under the wall components **187** and over the liner **456**. The mass of self-leveling material **458** can be molded and, in at least some cases, is integrally formed along most or all of an overall footprint of the wall **448**. During formation of the mass of self-leveling material **458**, the constituent self-leveling material can be of sufficiently low viscosity to level itself by gravity. Thus, the mass of self-leveling material **458** can automatically conform to slopes, dips, and other irregularities in the finished floor surface **450**. When at least partially cured, the mass of self-leveling material **458** can provide the wall **448** with a reliably level surface that facilitates vertical stacking of the wall components **187**.

As shown in FIGS. 4 and 5, the wall **448** can include compressible batting **460** disposed (e.g., stuffed) into a vertical gap between the wall components **187** and the finished wall surface **452** and disposed (e.g., stuffed) into a horizontal gap between the wall components **187** and the finished ceiling surface **454**. The batting **460** can be reusable. Furthermore, the batting **460** can be non-combustible. For example, the batting **460** can be reusable bundles of lined or unlined mineral wool insulation. As shown in FIG. 7, the compartmentalizing assembly **185** can include inwardly facing molding panels **462** that hide the batting **460** from inside the compartment **186**. The molding panels **462** can be attached to the wall components **187** magnetically, adhesively, mechanically, or in another manner. In at least some embodiments, the overall wall **448** has a fire rating of at least two hours. This can be useful, for example, for building-code compliance when the real estate unit **162** has a use different than another ongoing use within the commercial building **100**.

The individual interior wall components **187** can include downwardly extending flanges **464** that are received within successively lower wall components **187**. The wall **448** can further include base blocks **466** configured to receive the flanges **464** of the interior wall components **187** within a lowest row of wall components **187** within the wall **448**. When fully assembled, the wall **448** can be strong enough to support fixtures and accessories (e.g., electrical conduits, monitors, shelving, moldings, artwork, furniture supports, etc.). In at least some embodiments, exposed portions of the wall components **187** are at least partially made of ferrous metal such that fixtures and accessories can be connected to the wall **448** magnetically. In addition or alternatively, the wall components **187** can include coupling components **468** that allow fixtures and accessories to be connected to the wall **448** mechanically and/or by gravity.

FIG. 9 is side profile view of a given one of the wall components **187** separate from other portions of the wall **448**. FIG. 10 is a cross-sectional top plan view of the given wall component **187** taken along the line 10-10 in FIG. 9. FIG. 11 is a cross-sectional end profile view of the given wall component **187** taken along the line 11-11 in FIG. 9. The given wall component **187** is of the large rectangular type. In at least some embodiments, other (e.g., most or all) of the wall components **187** of the large rectangular type

within the wall **448** at least substantially match the given wall component **187**. Furthermore, wall components **187** of the small rectangular type can have the same or similar features as the features of the given wall component **187**. With reference to FIGS. **9-11** together, the given wall component **187** can include a shell **470** having a first side panel **472** and an opposite second side panel **474** parallel to and spaced apart from the first side panel **472**. Similarly, the shell **470** can include a first end panel **476** and an opposite second end panel **478** parallel to and spaced apart from the first end panel **476**. The first and second side panels **472, 474** and the first and second end panels **476, 478** can define an interior region of the given wall component **187** shaped, for example, as a rectangular solid.

The given wall component **187** can include two of the flanges **464** at the first side panel **472** and another two of the flanges **464** at the second side panel **474**. As shown in FIG. **11**, the flanges **464** can be parallel to and inset relative to the corresponding first and second side panels **472, 474**. Between the flanges **464** at the first side panel **472** and between the flanges **464** at the second side panel **474**, the given wall component **187** can include respective slots **480**. When the given wall component **187** is assembled with other wall components **187** of the large rectangular type within the wall **448**, one of the flanges **464** at the first side panel **472** and an opposing one of the flanges **464** at the second side panel **474** can be received within the interior region of a first neighboring lower wall component **187**. Similarly, the other of the flanges **464** at the first side panel **472** and the other of the flanges **464** at the second side panel **474** can be received within the interior region of a second neighboring lower wall component **187** adjacent to the first neighboring lower wall component **187**. The second end panel **478** of the first neighboring lower wall component **187** and the first end panel **476** of the second neighboring lower wall component **187** can be directly adjacent to one another and received within the slots **480** of the given wall component **187**. This interaction between the wall components **187** can facilitate convenient assembly of the wall **448** with neighboring rows of the interior wall components **187** evenly staggered.

In the illustrated embodiment, the first and second side panels **472, 474** are thinner than the first and second end panels **476, 478** and made of a different material. For example, the first and second side panels **472, 474** can be metal (e.g., iron) and the first and second end panels **476, 478** can be cementitious (e.g., fiber-reinforced cement). The metal composition of the first and second side panels **472, 474** can be useful, for example, for aesthetics, to facilitate magnetic coupling of fixtures and accessories to the wall **448**, and/or for other reasons. The cementitious composition of the first and second end panels **476, 478** can be useful, for example, to reduce noise transmission through the wall **448**, for cost savings, and/or for other reasons. In other embodiments, the first and second side panels **472, 474** and the first and second end panels **476, 478** can have other compositions.

The given wall component **187** can further include batting **482** disposed within its interior region. Similar to the batting **460** described above, the batting **482** can be reusable and/or non-combustible. For example, the batting **482** can be reusable bundles of lined or unlined mineral wool insulation. In at least some embodiments, the batting **482** is removable. Furthermore, the shell **470** can be collapsible from an expanded state to a compact (e.g., at least partially flattened) state. For example, at corners where the first and second side panels **472, 474** and the first and second end panels **476, 478** meet, the given wall component **187** can include hinges (not

shown), such as flexure bearings or piano hinges, that allow each corner to fold in a direction that causes the first and second side panels **472, 474** and the first and second end panels **476, 478** to at least partially flatten. This feature can facilitate efficient storage and transport of the shell **470** before and/or after its deployment at the real estate unit **162**. When the shell **470** is collapsible, the given wall component **187** can include a rectangular inset (not shown) removably disposed within the interior of the given wall component **187** such that it rests on upper edges of the flanges **464**. When present, the inset can help the given wall component **187** maintain its rectangular form during use. When the shell **470** is collapsed, the inset can be removed.

FIG. **12** is an enlarged view of a portion of FIG. **11**. As shown in FIG. **12**, a lowermost portion of the first side panel **472** can overlap an uppermost portion of one of the flanges **464**. FIG. **12** further illustrates a given one of the coupling components **468** at the lowermost portion of the first side panel **472**. In at least some embodiments, other (e.g., most or all) of the coupling components **468** of interior wall components **187** within the wall **448** at least substantially match the coupling component **468** illustrated in FIG. **12**. The coupling component **468** can include a notch **484** and a plug **486** removably disposed within the notch **484**. The plug **486** can include a magnet **488** that releasably connects the plug **486** to the uppermost portion of the adjacent flange **464**. The plug **486** can be disposed within the notch **484** when the coupling component **468** is not in use. Removing the plug **486** from the notch **484** can expose an opening into the interior of the given interior wall component **187**. A mechanical fastener (e.g., a hook) (not shown) can be inserted into this opening. In this way, relatively heavy fixtures and accessories can be connected to the wall **448** through a reliable mechanical connection in addition to or instead of a magnetic connection.

FIG. **13** is a cross-sectional top plan view of a real estate unit **490** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line **13-13** in FIG. **1** with the interior space **140** in the second state. FIG. **14** is an enlarged view of a portion of FIG. **13**. FIG. **15** is a cross-sectional exterior side profile view of a portion of the real estate unit **490** corresponding to the portion of FIG. **13** shown in FIG. **14**. With reference to FIGS. **13-15** together, the real estate unit **490** can include ceiling components (e.g., reusable ceiling components) removably disposed within the commercial building **100**. The ceiling components can include ceiling panels **492** and elongate ceiling beams **493** interspersed between the ceiling panels **492**. The ceiling beams **493** can support the ceiling panels **492**, and the wall components **187** can support the ceiling beams **493**. The wall components **187** can be assembled into walls, columns, or other suitable structures that extend between the ceiling beams **493** and the finished floor surface **450**. For example, the real estate unit **490** can include columns and headers (not shown) abutting an interior surface of the exterior wall **104a**. The ceiling beams **493** can extend between the wall **448** and the headers. When a distance between the wall **448** and the headers does not correspond to a multiple of the length of the ceiling panels **492**, and in other cases, the ceiling panels **492** and the ceiling beams **493** can be cantilevered over the wall **448**.

As shown in FIG. **15**, the individual ceiling beams **493** can have an I-shape transverse cross-section including two channels at opposite sides of a central web. The individual ceiling panels **492** can have side edge portions snugly received within corresponding channels of adjacent ceiling

beams 493. Together, the ceiling panels 492 and the ceiling beams 493 can form a ceiling 495 of the real estate unit 490. The ceiling 495 can be below an airspace 496 within the commercial building 100. The commercial building 100 can include a central heating system 497 (shown schematically) operable to heat the airspace 496 and thereby provide below-room-temperature baseline heating to the interior space 140 via the ceiling 495. The real estate unit 490 can include a supplemental heater 498 (shown schematically) operable to provide supplemental heating to the interior space 140.

With reference again to the real estate unit 162, FIGS. 16, 17, 18 and 19 are, respectively, a first side profile view, an opposite second side profile view, a first end profile view, and an opposite second end profile view of the bathroom 164. With reference to FIGS. 16-19 together, the bathroom 164 can include a rectangular floor module 500, a rectangular ceiling module 502 vertically spaced apart from the floor module 500, and a plurality of wall modules 504 (individually identified as wall modules 504a-504d) removably connected to the floor and ceiling modules 500, 502 at respective perimeter portions of the floor and ceiling modules 500, 502. The bathroom 164 can further include a lower gasket 506 disposed between the perimeter portion of the floor module 500 and the wall modules 504, and an upper gasket 508 disposed between the perimeter portion of the ceiling module 502 and the wall modules 504. The floor module 500 can include upwardly extending tabs 510 through which the floor module 500 is secured to the wall modules 504. Similarly, the ceiling module 502 can include downwardly extending tabs 512 through which the ceiling module 502 is secured to the wall modules 504. The wall modules 504c, 504d can include vertical flanges 514 at which the wall modules 504c, 504d are secured to the wall modules 504a, 504b. The bathroom 164 can include bolts 516 and associated nuts 518 at the upwardly extending tabs 510, the downwardly extending tabs 512, and the vertical flanges 514.

At the wall module 504a (FIG. 18), the bathroom 164 can include a doorway opening 520, a frame 522 extending around the doorway opening 520, and a door 524 disposed within the doorway opening 520 and hingedly connected to the frame 522. The bathroom 164 can further include a handle 526 and hinges 528 operably associated with the door 524. At the wall module 504c (FIG. 16), the bathroom 164 can include a plumbing ventilation hookup 530 and an exhaust hookup 532. The plumbing ventilation hookup 530 and the exhaust hookup 532 can be configured for convenient connection to and disconnection from the plumbing ventilation line 234 and the exhaust line 236 (FIG. 4), respectively, such as via quick-release couplings (not shown). The wall modules 504c, 504d can extend between the wall modules 504a, 504b at opposite sides of the bathroom 164. As discussed above, the bathroom 164 can be configured to be elevated above a floor surface of the interior space 140. For this purpose and/or another purpose, the floor module 500 can include feet 533. In at least some embodiments, a gap between the feet 533 is large enough to allow the bathroom 164, when fully assembled, to be conveniently moved by forklift. At the ceiling module 502, the bathroom 164 can include skylights 534 that allow ambient light within the interior space 138 to enter an interior of the bathroom 164.

At a side of the floor module 500 below the wall module 504c, the bathroom 164 can include a blackwater drain hookup 535, a main cold water supply hookup 536, and a main hot water supply hookup 538. At an end of the floor

module 500 below the wall module 504a, the bathroom 164 can include a main electrical hookup 540 and a main greywater drain hookup 541. The blackwater drain hookup 535, the main cold water supply hookup 536, the main hot water supply hookup 538, the main electrical hookup 540, and the main greywater drain hookup 541 can be configured for convenient connection to and disconnection from the blackwater drain line 226, the cold water supply line 228, the hot water supply line 230, the electrical line 224, and the greywater drain line 232, respectively, such as via quick-release couplings (not shown). At a side of the floor module 500 below the wall module 504d, the bathroom 164 can include an auxiliary greywater drain hookup 542, an auxiliary cold water supply hookup 544, an auxiliary hot water supply hookup 546, and an auxiliary electrical hookup 548. The auxiliary greywater drain hookup 542, the auxiliary cold water supply hookup 544, the auxiliary hot water supply hookup 546, and the auxiliary electrical hookup 548 can be configured for convenient connection to and disconnection from corresponding lines (not shown) of the kitchenette 292, such as via quick-release couplings (not shown).

FIG. 20 is a cross-sectional top plan view of the bathroom 164 taken along the line 20-20 in FIG. 16. As shown in FIG. 20, the floor module 500 can include a deck 554 on which the sink 166, the toilet 168, and the bath/shower 170 are disposed (e.g., removably disposed). The sink 166 can include a basin 562, a sink drain 564, a sink faucet 566, a sink hot water knob 568, and a sink cold water knob 570 operably connected to one another. The toilet 168 can include a tank 572, a bowl 574, and a toilet drain 576 operably connected to one another. The bath/shower 170 can include a tub 578, a bath/shower drain 580, a tub faucet 582, a tub cold water knob 584, a tub hot water knob 586, a cold water conduit 588, and a hot water conduit 590 operably connected to one another. The cold water conduit 588 can include a riser 592 and a first branch 594 extending between the riser 592 and the tub faucet 582. The tub cold water knob 584 can be disposed along the first branch 594 and operable to control a flow of cold water from the cold water conduit 588 to the tub faucet 582. Similarly, the hot water conduit 590 can include a riser 596 and a first branch 598 extending between the riser 596 and the tub faucet 582. The tub hot water knob 586 can be disposed along the first branch 598 and operable to control a flow of hot water from the hot water conduit 590 to the tub faucet 582.

The bathroom 164 can include an electrical conduit 600, and a junction box 602 operably connected to the electrical conduit 600. The bathroom 164 can further include a first plumbing ventilation conduit 604 disposed between the sink 166 and the toilet 168, and a second plumbing ventilation conduit 605 disposed between the sink 166 and the bath/shower 170. The first and second plumbing ventilation conduits 604, 605 can be configured to ventilate blackwater and greywater plumbing, respectively. The bathroom 164 can still further include a floor drain 606 disposed between the toilet 168 and the bath/shower 170. FIG. 21 is an enlarged view of a portion of FIG. 20. With reference to FIGS. 20 and 21 together, the bathroom 164 can include vertical gaskets 608 disposed between the respective vertical flanges 514 and corresponding portions of the wall modules 504a, 504b. Similarly, the bathroom 164 can include lower tab gaskets 610 disposed between the respective upwardly extending tabs 510 and corresponding portions of the wall modules 504.

FIG. 22 is a cross-sectional bottom plan view of the bathroom 164 taken along the line 22-22 in FIG. 16. As shown in FIG. 22, the bathroom 164 can include a light

fixture **612** attached to the wall module **504c** above the sink **166**. The bathroom **164** can further include an exhaust intake fan **614** attached to the ceiling module **502**. The electrical conduit **600** can extend from the junction box **602** (FIG. 20) to the light fixture **612**, and from the light fixture **612** to the exhaust intake fan **614**. The first and second plumbing ventilation conduits **604**, **605** can merge and extend along an inner corner between the ceiling module **502** and the wall module **504c** to the plumbing ventilation hookup **530** (FIG. 16). The bathroom **164** can include an exhaust conduit **616** extending from the exhaust intake fan **614** along an inner corner between the ceiling module **502** and the wall module **504b** to the exhaust hookup **532** (FIG. 16). Above one end of the tub **578** (FIG. 20), the bath/shower **170** (FIG. 20) can include a showerhead **618**, a shower cold water knob **620** operably connected to the cold water conduit **588**, and a shower hot water knob **622** operably connected to the hot water conduit **590**. The cold water conduit **588** can include a second branch **624** extending between the riser **592** and the showerhead **618**. The shower cold water knob **620** can be disposed along the second branch **624** and operable to control a flow of cold water from the cold water conduit **588** to the showerhead **618**. Similarly, the hot water conduit **590** can include a second branch **626** extending between the riser **596** and the showerhead **618**. The shower hot water knob **622** can be disposed along the second branch **626** and operable to control a flow of hot water from the hot water conduit **590** to the showerhead **618**. The bathroom **164** can include upper tab gaskets **628** disposed between the respective downwardly extending tabs **512** and corresponding portions of the wall modules **504**.

FIG. 23 is a cross-sectional top plan view of the bathroom **164** taken along the line 23-23 in FIG. 16. With reference to FIGS. 4 and 16-23 together, the floor module **500** can include a skirt **630** and a series of parallel spaced-apart joists **632** within the skirt **630**. The bathroom **164** can include a blackwater drain conduit **634** operably connected to the blackwater drain hookup **535** and the toilet drain **576**. Thus, the toilet **168** can be operably connected to the blackwater tank **194** via the blackwater drain conduit **634** and the blackwater drain line **226**. The blackwater drain conduit **634** can include a branch **635** operably connected to the first plumbing ventilation conduit **604**. The bathroom **164** can further include a greywater drain conduit **636** operably connected to the main greywater drain hookup **541**. The greywater drain conduit **636** can include branches **638** (individually identified as branches **638a-638c**) operably connected to the second plumbing ventilation conduit **605**, the sink drain **564**, and the auxiliary greywater drain hookup **542**, respectively. The greywater drain conduit **636** can further include sub-branches **639** (individually identified as sub-branches **639a**, **639b**) operably connected to the bath/shower drain **580** and the floor drain **606**, respectively. Thus, the bath/shower drain **580** can be operably connected to the greywater filter **200** via the greywater drain conduit **636** and the greywater drain line **232**. The sub-branches **639c**, **639b** of the greywater drain conduit **636** can include respective traps **640**. Furthermore, the blackwater drain conduit **634** and the greywater drain conduit **636** can include respective caps **642**, such as to facilitate clean-out.

The bathroom **164** can include wheels **643** (e.g., swivel casters) integrated into the floor module **500**. In the illustrated embodiment, the wheels **643** are embedded within the feet **533** and accessible via inwardly facing openings (not shown) of the feet **533**. The individual wheels **643** can be movable between a retracted state and an extended state. For example, the bathroom **164** can include posts **644** having

threads (not shown) that engage corresponding threads (not shown) of the wheels **643** such that the wheels **643** can be rotatably moved between the retracted and extended states. Moving the wheels **643** from the retracted state to the extended state can lift the bathroom **164** off a corresponding floor surface, thereby allowing the bathroom **164** to be conveniently moved along the floor surface.

The bathroom **164** can further include a main cold water conduit **645** and a main hot water conduit **646** operably connected to the main cold water supply hookup **536** and the main hot water supply hookup **538**, respectively. The main cold water conduit **645** can include branches **648** (individually identified as branches **648a**, **648b**) operably connected to the sink **166** and the bath/shower **170** (via the riser **592**), respectively. The main cold water conduit **645** can further include sub-branches **650** (individually identified as sub-branches **650a**, **650b**) operably connected to the auxiliary cold water supply hookup **544** and the toilet **168**, respectively. The main hot water conduit **646** can include branches **652** (individually identified as branches **652a**, **652b**) operably connected to the sink **166** and the bath/shower **170** (via the riser **596**), respectively. The main hot water conduit **646** can further include a sub-branch **654** operably connected to the auxiliary hot water supply hookup **546**. The bathroom **164** can still further include a main electrical conduit **656** operably connected to the main electrical hookup **540**. The main electrical conduit **656** can include branches **658** (individually identified as branches **658a**, **658b**) operably connected to the auxiliary electrical hookup **548** and a floor heating system (introduced below). The main electrical conduit **656** can further include a sub-branch **659** operably connected to the electrical conduit **600**.

FIG. 24 is a cross-sectional bottom plan view of the bathroom **164** taken along the line 24-24 in FIG. 16. As shown in FIG. 24, the bathroom **164** can include a floor heating system **660** operably associated with the deck **554**. The floor heating system **660** can include a control box **662** operably connected to the branch **658b** of the main electrical conduit **656**, and a heating cable **664** operably connected to the control box **662**. The heating cable **664** can have a serpentine configuration and be directly connected to an underside of the deck **554** between the joists **632**. With reference to FIGS. 16-24 together, the floor drain **606**, the blackwater drain conduit **634** (e.g., including its branch **635**), the greywater drain conduit **636** (e.g., including its branches **638** and sub-branches **639**), the main cold water conduit **645** (e.g., including its branches **648** and sub-branches **650**), the main hot water conduit **646** (e.g., including its branches **652** and sub-branch **654**), the main electrical conduit **656** (e.g., including its branches **658** and sub-branch **659**), the floor heating system **660**, and/or other suitable components of the bathroom **164** can be pre-installed components of the floor module **500**. Similarly, the supply plumbing for the bath/shower **170** (e.g., including the tub faucet **582**, the cold water conduit **588**, the hot water conduit **590**, and the showerhead **618**), the light fixture **612**, and/or other suitable components of the bathroom **164** can be pre-installed components of the wall module **504c**. These and/or other aspects of the bathroom **164** can facilitate rapid deployment, removal, and redeployment of the bathroom **164**.

FIG. 25 is a cross-sectional top plan view of a real estate unit **700** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line A-A in FIG. 1 with the interior space **140** in the second state. The real estate unit **700** can include a dock **701** that does not

include the blackwater tank **194** (FIG. **4**) and the blackwater drain line **226** (FIG. **4**) of the real estate unit **162** (FIG. **4**). Instead of these components, the real estate unit **700** can include a blackwater drain line **702** extending between (e.g., removably disposed between) the bathroom **164** and an outdoor sewage hookup **704**. The blackwater drain line **702** can extend through the exterior wall **104c** from the bathroom **164** toward the sewage hookup **704**. Furthermore, the blackwater drain line **702** can extend above-floor and then above-ground from the bathroom **164** toward the sewage hookup **704**. The sewage hookup **704** can be a retrofitted access point to a municipal, septic, or other permanent sewage system serving the commercial building **100**. In at least some cases, the blackwater drain line **702** connects to the sewage hookup **704** via a quick-connect coupling (not shown). In the illustrated embodiment, the real estate unit **700** (like the real estate unit **162** (FIG. **4**)) is configured to recycle greywater. In other embodiments, a counterpart of the real estate unit **700** can be configured to dispose of greywater with blackwater via the sewage hookup **704**. For example, a counterpart of the bathroom **164** can be alternatively configured so that a counterpart of the greywater drain conduit **636** (FIG. **23**) is combined with a counterpart of the blackwater drain conduit **634** (FIG. **23**).

In another embodiment, a counterpart of the real estate unit **162** (FIG. **4**) is operably associated with components that reduce or eliminate the need for frequent servicing and/or connections to permanent utilities serving the commercial building **100**. For example, the counterpart of the real estate unit **162** (FIG. **4**) can be operably associated with a high-capacity sewage detention reservoir (not shown) disposed (e.g., removably disposed) outside the interior space **138**, a high-capacity cold water reservoir (not shown) disposed (e.g., removably disposed) outside the interior space **138**, and/or a high-capacity generator (not shown) disposed (e.g., removably disposed) outside the interior space **138**. The high-capacity sewage detention reservoir can be configured for occasional evacuation into a mobile tanker (e.g., a septic system pump truck). Similarly, the high-capacity cold water reservoir can be configured for occasional replenishment from a mobile tanker (e.g., a water supply truck). In these embodiments, with reference to FIG. **4**, a counterpart of the dock **188** can be without the blackwater tank **194**, the water reservoir **196**, the greywater filter **200**, and/or the battery **204**.

FIG. **26** is a cross-sectional top plan view of a real estate unit **710** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line A-A in FIG. **1** with the interior space **140** in the second state. The real estate unit **700** can include a dock **711** disposed (e.g., removably disposed) within the yard **128**. The real estate unit **710** can include refrigerant lines **712**, an electrical line **713**, a blackwater drain line **714**, a cold water supply line **715**, a hot water supply line **716**, and a greywater drain line **717** extending above-floor at least two meters within the commercial building **100** from the bathroom **164** toward the dock **711**.

FIG. **27** is a cross-sectional top plan view of a real estate unit **720** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line A-A in FIG. **1** with the interior space **140** in the second state. As shown in FIG. **27**, the real estate unit **720** can be without a dock and can, instead, be tethered to plumbing and electrical systems of the commercial building **100**. The first building bathroom **110** can include a toilet hookup **722** that is

exposed when the toilet **142** of the first building bathroom **110** is removed. Similarly, the first building bathroom **110** can include sink hookups (e.g., hot and cold; not shown) that are exposed when the sink **144** of the first building bathroom **110** is disconnected. The toilet hookup **722** and the sink hookups can be operably connected to the plumbing drain trunk line **146** and the water supply trunk line **148**, respectively. The real estate unit **720** can include the bathroom **164**, which is operably connected to the plumbing drain trunk line **146** and the water supply trunk line **148** via the toilet hookup **722** and the sink hookups, respectively. The real estate unit **720** can further include a heat pump **726** and an exhaust filter **728** similar to the heat pump **190** and the exhaust filter **192** of the real estate unit **162**.

The real estate unit **720** can further include a plumbing drain line **730** through which the bathroom **164** is operably connected to the plumbing drain trunk line **146**. The plumbing drain line **730** can be disposed (e.g., removably disposed) between the bathroom **164** and the toilet hookup **722**. For example, the plumbing drain line **730** can extend above-floor at least two meters within the commercial building **100** from the bathroom **164** toward the toilet hookup **722**. Similarly, the real estate unit **720** can include water supply lines **732** (e.g., hot and cold) through which the bathroom **164** is operably connected to the water supply trunk line **148**. The water supply lines **732** can be disposed (e.g., removably disposed) between the bathroom **164** and the sink hookups. For example, the water supply lines **732** can extend above-floor at least two meters within the commercial building **100** from the bathroom **164** toward the sink hookups. Also similarly, the real estate unit **720** can include an electrical line **734** through which the bathroom **164** and outlets (not shown) within the real estate unit **720** are operably connected to the electrical panel **154**. The electrical line **734** can be disposed (e.g., removably disposed) between the bathroom **164** and the electrical panel **154**. The interior doors **116a**, **116b** can be propped open (as shown) or removed to allow passage of the plumbing drain line **730**, the water supply lines **732**, and the electrical line **734** between the bathroom **164** and the toilet hookup **722**, the sink hookups, and the electrical panel **154**, respectively. The real estate unit **720** can further include a bridge **736** disposed over a bundle of the plumbing drain line **730**, the water supply lines **732**, and the electrical line **734**. The bridge **736** can be reusable and removably disposed within the commercial building **100**.

The real estate unit **720** can further include a sewage detention tank **738** along the plumbing drain line **730**. Similarly, the real estate unit **720** can include a water supply tank (not shown) and a supplemental water heater (not shown) along the water supply lines **732**. The sewage detention tank **738**, the water supply tank, and the supplemental water heater can be reusable and disposed (e.g., removably disposed) within the commercial building **100**. These components can attenuate spikes in water demand and/or sewage flow from the real estate unit **720**. In the illustrated embodiment, there is only one real estate unit **720** within the commercial building **100**. In other embodiments, there can be multiple counterparts of the real estate unit **720** within a counterpart of the commercial building **100**. In these other embodiments, a plumbing fixture load of a counterpart of the first building bathroom **110** may still be sufficient to service the multiple counterparts of the real estate unit **720** due, for example, to increased capacity provided by counterparts of the sewage detention tank **738**, the water supply tank, and the supplemental water heater. In addition or alternatively, when there are two counterparts of

the real estate unit **720** within a counterpart of the commercial building **100**, the two counterparts of the real estate unit **720** can be separately tethered to the first and second building bathrooms **110**, **112**, respectively.

In the embodiments illustrated in FIGS. **4** and **25-27**, the real estate units **162**, **700**, **710**, **720** are configured at least primarily as lodging and/or residential units. In other embodiments, a counterpart of the real estate units **162**, **700**, **710**, **720** can have another primary use. For example, the counterpart of the real estate units **162**, **700**, **710**, **720** can be a rentable office unit, a rentable assembly unit, and/or a rentable unit of another type. FIG. **28** is a cross-sectional top plan view of a real estate unit **750** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line A-A in FIG. **1** with the interior space **140** in the second state. The real estate unit **750** can be configured at least primarily as a rentable office unit. The real estate unit **750** can include office furnishings, such as a workstation **752** removably disposed within the interior space **140**.

FIG. **29** is a cross-sectional top plan view of a real estate unit **760** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line A-A in FIG. **1** with the interior space **140** in the second state. The real estate unit **760** can be configured at least primarily as a rentable assembly unit. For example, the real estate unit **760** can be configured to accommodate parties, classes, etc. The real estate unit **760** can include a dock **762** that does not include the trash bin **206** (FIG. **4**), the recycling bin **208** (FIG. **4**), and the laundry bin **210** (FIG. **4**) of the real estate unit **162** (FIG. **4**), but is otherwise the same as or similar to the dock **188** (FIG. **4**). FIG. **30** is a cross-sectional top plan view of a real estate unit **770** in accordance with another embodiment of the present technology including the interior space **140** within the commercial building **100** taken along the line A-A in FIG. **1** with the interior space **140** in the second state. The real estate unit **770** can be configured at least primarily as a combined lodging and rentable office unit. For example, the real estate unit **770** can include partitions **772** that close off the bed **276** during work hours.

FIG. **31** is a block diagram illustrating a method **900** for making a given real estate unit in accordance with an embodiment of the present technology. For simplicity, aspects of the method **900** will be further described primarily in the context of certain ones of the real estate units **162**, **490**, **700**, **710**, **720**, **750**, **760**, **770** described herein. It should be understood, however, that the method **900**, when suitable, and/or portions of the method **900**, when suitable, can be practiced with respect to other ones of the real estate units **162**, **490**, **700**, **710**, **720**, **750**, **760**, **770** described herein as well as with respect to other real estate units in accordance with embodiments of the present technology.

With reference to FIGS. **4-31** together, the method **900** can include leasing the interior space **140** (block **902**) or establishing control of the interior space **140** in another manner. For example, the interior space **140** can be leased from an owner of the commercial building **100** for provision of lodging, residential space, office space, assembly space, and/or another type of space to third parties. In some cases, the interior space **140** is leased or purchased separately from other portions of the interior region **108**. In other cases, the interior region **108** can be leased or purchased as a whole. After control of the interior space **140** is established, the method **900** can include retrofitting the interior space **140** to accommodate an alternative use (e.g., a lodging use, a residential use, an office use, and/or an assembly use). The

commercial building **100** can be one that was originally constructed at least 20 years before this retrofitting occurs.

In at least some embodiments, the method **900** includes at least substantially reversibly retrofitting the interior space **140** to accommodate the alternative use. In these and other embodiments, it may be economically feasible to lease and retrofit the interior space **140** with little or no long-term commitment from an owner of the commercial building **100**. This can be due to the reusability of a significant amount of the capital associated with retrofitting the interior space **140** and/or for other reasons. Accordingly, in some embodiments, the interior space **140** is leased month-to-month. In other embodiments, the interior space **140** can be leased under terms that allow the owner of the commercial building **100** to terminate the lease with notice of less than one month. In still other embodiments, the interior space **140** can be controlled by an operator of the real estate unit **162** under other lease arrangements, under non-lease contractual arrangements (e.g., franchising), or under fee simple ownership. After direct or indirect control over the interior space **140** is established, the method **900** can include subleasing (or leasing if the commercial building **100** is owned in fee simple) the interior space **140** to a renter. When the interior space **140** is leased separately from other portions of the commercial building **100**, an owner of the commercial building **100** can occupy or otherwise use the other portions of the commercial building **100** while the interior space **140** is leased to third parties. When the interior space **140** is leased together with other portions of the commercial building **100**, an operator of the real estate unit **162** can separately lease the interior space **140** as the real estate unit **162** and some or all of the other portions of the commercial building **100** as another real estate unit.

The method **900** can further include transporting modules (e.g., the bathroom **164**, the wall components **187**, and/or the dock **188**) to the commercial building **100** (block **904**). Some or all of the modules can be transported in a compact state. For example, the bathroom **164** can be transported in its disassembled state. As another example, the wall components **187** can be transported in their disassembled states. Furthermore, the shells **470** can be transported in their collapsed state. The method **900** can further include receiving the modules at the commercial building **100** (block **906**). For example, the bathroom **164**, the wall components **187**, the dock **188**, and/or other suitable components of the real estate unit **162** can be received at the commercial building **100** in an at least substantially pre-manufactured state.

After the bathroom **164** is received at the commercial building **100**, the method **900** can include installing the bathroom **164** (block **908**), such as by disposing (e.g., removably disposing) the bathroom **164** within the commercial building **100**. In at least some embodiments, installing the bathroom **164** includes assembling (e.g., at least substantially reversibly assembling) a set of reusable bathroom modules (e.g., the floor module **500**, the ceiling module **502**, and the wall modules **504**) to form an assembly of reusable bathroom modules. For example, the method **900** can include disposing (e.g., removably disposing) the floor module **500** at a suitable location within the interior space **140**, and connecting (e.g., removably connecting) the wall modules **504** to the floor module **500** at a perimeter portion of the floor module **500**. The bathroom **164** can be disposed within the interior space **140** such that the floor level of the bathroom **164** is at least 0.5 meter higher than the underlying floor level of the interior space **140**. The method **900** can further include installing (e.g., removably installing) furnishings within the interior space **140** (block **910**). For

example, when the commercial building **100** is retrofitted for lodging and/or residential use at the interior space **138**, the method **900** can include disposing (e.g., removably disposing) lodging and/or residential furnishings within the interior space **140**. As another example, when the commercial building **100** is retrofitted for office use at the interior space **140**, the method **900** can include disposing (e.g., removably disposing) office furnishings within the interior space **140**.

The method **900** can include installing the dock **188** (block **912**). For example, the method **900** can include disposing (e.g., removably disposing) the dock **188** outside the interior space **140**. In conjunction with installing the dock **188** or separately, the method **900** can include disposing (e.g., removably disposing) the water reservoir **196**, the battery **204**, the blackwater tank **194**, and/or other suitable modules outside the interior space **140**. These modules can be connected (e.g., removably connected) to the dock **188** and/or to other suitable components of the real estate unit **162**. For example, the method **900** can include electrically connecting the battery **204** and the electrical outlet **222**. This can include operating the electrical quick-connect coupling **254**. As another example, the method **900** can include connecting (e.g., removably connecting) the water reservoir **196** and the hose bibb **160**. In at least some embodiments, the commercial building **100** is retrofitted for off-grid operation with respect to an electrical supply to the interior space **140** and/or retrofitted for off-grid operation with respect to disposal of blackwater from the toilet **168**.

The method **900** can further include tethering the bathroom **164** to the dock **188**, the sewage hookup **704**, the plumbing drain trunk line **146**, and/or the water supply trunk line **148** (block **914**). For example, the method **900** can include operably connecting the bathroom **164** (e.g., the sink **166**, the toilet **168**, and the bath/shower **170**) and the water reservoir **196** via the cold water supply line **228**. Alternatively or in addition, the method **900** can include operably connecting the bathroom **724** (e.g., the sink **166**, the toilet **168**, and the bath/shower **170**) and the water supply trunk line **148** via the water supply lines **732** (e.g., also via the sink hookup). As another example, the method **900** can include operably connecting the bathroom **164** (e.g., the toilet **168**) and the blackwater tank **194** via the blackwater drain line **226**. Alternatively or in addition, the method **900** can include operably connecting the bathroom **724** (e.g., the sink **166**, the toilet **168**, and the bath/shower **170**) and the plumbing drain trunk line **146** via the plumbing drain line **730** (e.g., also via the toilet hookup **722**). Furthermore, the method **900** can include operably connecting the bathroom **164** (e.g., the toilet **168**) and the sewage hookup **704** via the blackwater drain line **702**. As yet another example, the method **900** can include operably connecting the bathroom **164** (e.g., the bath/shower drain **580**) and the greywater filter **200** via the greywater drain line **232**.

Operably connecting the bathroom **164** and the blackwater tank **194** can include operating the blackwater drain quick-connect coupling **252** to fluidically connect the bathroom **164** and the blackwater tank **194**. In addition or alternatively, operably connecting the bathroom **164** and the blackwater tank **194** can include disposing (e.g., removably disposing) the blackwater drain line **226** between the bathroom **164** and the blackwater tank **194**. This can include extending the blackwater drain line **226** above-floor between the bathroom **164** and the blackwater tank **194**, such as disposing a first portion of the blackwater drain line **226** above-floor within the commercial building **100** and disposing a second portion of the blackwater drain line **226** above-ground outside the commercial building **100**. Simi-

larly, operably connecting the bathroom **724** and the plumbing drain trunk line **146** can include disposing (e.g., removably disposing) the plumbing drain line **730** between the bathroom **724** and the toilet hookup **722**. This can include extending the plumbing drain line **730** above-floor within the commercial building **100** between the bathroom **724** and the toilet hookup **722**, such as extending the plumbing drain line **730** above-floor at least two meters within the commercial building **100** between the bathroom **724** and the toilet hookup **722**. Also similarly, operably connecting the bathroom **164** and the sewage hookup **704** can include disposing (e.g., removably disposing) the blackwater drain line **702** between the bathroom **164** and the sewage hookup **704**. This can include extending the blackwater drain line **702** above-floor between the bathroom **164** and the sewage hookup **704**, such as disposing a first portion of the blackwater drain line **702** above-floor within the commercial building **100** and disposing a second portion of the blackwater drain line **702** above-ground outside the commercial building **100**.

As shown in FIG. **31**, the method **900** can include installing the wall components **187** within the commercial building **100** (block **916**). Installing the wall components **187** can include disposing (e.g., removably disposing) the liner **456** within the commercial building **100**, such as over the finished floor surface **450**. Disposing the liner **456** can include adhesively disposing the liner **456** or disposing the liner **456** in another manner. Installing the wall components **187** can further include forming the mass of self-leveling material **458** over the liner **456**, such as integrally along most or all of an overall footprint of the wall **448**. After the mass of self-leveling material **458** is formed, installing the wall components **187** can include disposing (e.g., removably disposing) the wall components **187** over the mass of self-leveling material **458**. Disposing the wall components **187** can include stacking and/or interlocking the wall components **187**. This can be done, for example, while the shells **470** are in an expanded state. Installing the wall components **187** can further include assembling the wall components **187**, such as by removably disposing the batting **460** within the shells **470** while the shells **470** are in the expanded state. In at least some embodiments, the method **900** further includes disposing (e.g., removably disposing) the ceiling panels **492**, the ceiling beams **493**, and/or other suitable ceiling components within the commercial building **100**. For example, the ceiling panels **492** and the ceiling beams **493** can be disposed such that the ceiling beams **493** support the ceiling panels **492**.

FIG. **32** is a block diagram illustrating a method **950** for operating a given real estate unit in accordance with an embodiment of the present technology. As with the method **900**, aspects of the method **950** will be further described primarily in the context of certain ones of the real estate units **162**, **490**, **700**, **710**, **720**, **750**, **760**, **770** described herein. It should be understood, however, that the method **950**, when suitable, and/or portions of the method **950**, when suitable, can be practiced with respect to other ones of the real estate units **162**, **490**, **700**, **710**, **720**, **750**, **760**, **770** described herein as well as with respect to other real estate units in accordance with embodiments of the present technology.

With reference to FIGS. **4-32** together, the method **950** can be practiced in connection with providing lodging, rentable residential space, rentable office space, rentable assembly space, and/or another type of space at the interior space **140**. The method **950** can include leasing the interior space **140** (block **952**) or maintaining control of the interior space **140** in another manner, such as one of the manners

described above in connection with establishing control of the interior space **140** in the method **900**. The method **950** can further include providing renter access to the interior space **140** (block **954**), such as through the storefront **124**. In this way, the method **950** can include providing renter access to furnishings at the interior space **140** corresponding to the use type. For example, the method **950** can include providing renter access to lodging and/or residential furnishings (e.g., the bed **276**) within the interior space **140** when the real estate unit **162** is operated as a lodging and/or residential unit. As another example, the method **950** can include providing renter access to office furnishings (e.g., the workstation **752**) within the interior space **140** when the real estate unit **162** is operated as an office unit. Providing renter access to the interior space **140** can occur by leasing the interior space **140** to the renter, subleasing the interior space **140** to the renter, providing renter access to the interior space **140** through a membership agreement, providing renter access to the interior space **140** through a short-term use arrangement (e.g., a lodging arrangement), and/or providing renter access to the interior space **140** in another manner. Similarly, the method **950** can include providing renter access to the bathroom **164** (block **956**).

The method **950** can further include flowing sewage from the bathroom **164** (block **958**), such as toward the blackwater tank **194**, toward the sewage hookup **704**, and/or toward the plumbing drain trunk line **146**. For example, the method **950** can include flowing backwater above-floor and then above-ground from the toilet **168** toward the blackwater tank **194** via the blackwater drain line **226**. As another example, the method **950** can include flowing sewage (e.g., blackwater) above-floor and then above-ground from the bathroom **164** toward the sewage hookup **704** via the blackwater drain line **702** or a combined blackwater/greywater drain line. As another example, the method **950** can include flowing sewage (e.g., blackwater) above-floor at least two meters within the commercial building **100** from the bathroom **724** toward the plumbing drain trunk line **146** via the plumbing drain line **730** and via the toilet hookup **722**. As yet another example, the method **950** can include flowing greywater from the bath/shower drain **580** toward the greywater filter **200** via the greywater drain line **232**. Using the greywater or in another manner, the method **950** can include growing the vegetation **184** in the exterior wall components **182**, such as in the planning medium **306**.

The method **950** can also include swapping the blackwater tank **194** with a less full counterpart of the blackwater tank **194** to remove sewage from the real estate unit **162** (block **960**). This can include operating the blackwater drain quick-connect coupling **252** to disconnect the blackwater tank **194** from fluidic connection with the bathroom **164** and removing the blackwater tank **194** from the dock **188**. Swapping the blackwater tank **194** can be at least partially in response to receiving an indication of a fullness of the blackwater tank **194** from the sensor **212a**. The method **950** can include weighing the blackwater tank **194** and/or determining a level of sewage within the blackwater tank **194** to determine the fullness. In addition to or instead of swapping the blackwater tank **194**, the method **950** can include operating a mobile pump to at least partially pump out the blackwater tank **194** and thereby remove sewage from the real estate unit **162**. In at least some embodiments, the method **950** includes operating the real estate unit **162** at least substantially off-grid with respect to disposal of blackwater from the toilet **168**.

The method **950** can further include flowing water toward the bathroom **164** (block **962**). For example, the method **950**

can include flowing water from the water reservoir **196** toward the bathroom **164** via the cold water supply line **228**. Furthermore, the method **950** can include flowing water from the hose bibb **160** toward the water reservoir **196** to at least partially replenish a water supply to the real estate unit **162**. In addition or alternatively, the method **950** can include flowing water from the water supply trunk line **148** toward the bathroom **724**, such as via the water supply lines **732** and via the sink hookup. The method **950** can also include operating the heating system **497** to heat the airspace **496** and thereby provide below-room-temperature baseline heating to the interior space **138** via the ceiling **495**. The method **950** can further include operating the supplemental heater **498** to provide supplemental heating to the interior space **140**.

The method **950** can include providing electricity to the interior space **140** (block **964**). For example, the method **950** can include using the battery **204** to power an appliance within the interior space **140** via the electrical outlet **222**. The method **950** can further include swapping the battery **204** with a less depleted counterpart of the battery **204** to at least partially replenish an electrical supply to the real estate unit **162** (block **966**). This can include operating the electrical quick-connect coupling **254** to disconnect the battery **204** from electrical connection with the electrical outlet **222** and removing the battery **204** from the dock **188**. Swapping the battery **204** can be at least partially in response to receiving an indication of a depleted state of the battery **204** from the sensor **212c**. In addition to or instead of swapping the battery **204**, the method **950** can include operating a mobile recharging station to at least partially recharge the battery **204** and thereby at least partially replenish an electrical supply to the real estate unit **162**. In at least some embodiments, the method **950** includes operating the real estate unit **162** at least substantially off-grid with respect to an overall electrical supply to the interior space **140**. Furthermore, the method **950** can include decommissioning the real estate unit **162** after a period of operating the real estate unit **162**. Decommissioning the real estate unit **162** can include suitable operations of the method **900** in reverse. For example, decommissioning the real estate unit **162** can include disassembling the wall **448** and collapsing the shells **408**.

This disclosure is not intended to be exhaustive or to limit the present technology to the precise forms disclosed herein. Although specific embodiments are disclosed herein for illustrative purposes, various equivalent modifications are possible without deviating from the present technology, as those of ordinary skill in the relevant art will recognize. In some cases, well-known structures and functions have not been shown or described in detail to avoid unnecessarily obscuring the description of the embodiments of the present technology. Although steps of methods may be presented herein in a particular order, in alternative embodiments the steps may have another suitable order. Similarly, certain aspects of the present technology disclosed in the context of particular embodiments can be combined or eliminated in other embodiments. Furthermore, while advantages associated with certain embodiments may be disclosed herein in the context of those embodiments, other embodiments may also exhibit such advantages, and not all embodiments need necessarily exhibit such advantages or other advantages disclosed herein to fall within the scope of the present technology. This disclosure and the associated technology can encompass other embodiments not expressly shown or described herein.

Certain aspects of the present technology may take the form of computer-executable instructions, including routines executed by a controller or other data processor. In some embodiments, a controller or other data processor is specifically programmed, configured, or constructed to perform one or more of these computer-executable instructions. Furthermore, some aspects of the present technology may take the form of data (e.g., non-transitory data) stored or distributed on computer-readable media, including magnetic or optically readable or removable computer discs as well as media distributed electronically over networks. Accordingly, data structures and transmissions of data particular to aspects of the present technology are encompassed within the scope of the present technology. The present technology also encompasses methods of both programming computer-readable media to perform particular steps and executing the steps.

The methods disclosed herein include and encompass, in addition to methods of practicing the present technology (e.g., methods of making and operating physical embodiments of the present technology), methods of instructing others to practice the present technology. For example, a method in accordance with a particular embodiment includes providing renter access to an interior space within a compartment at least partially defined by reusable wall components removably disposed within a commercial building, and providing renter access to a reusable bathroom removably disposed within the commercial building. A method in accordance with another embodiment includes instructing such a method.

Throughout this disclosure, the singular terms “a,” “an,” and “the” include plural referents unless the context clearly indicates otherwise. Similarly, unless the word “or” is expressly limited to mean only a single item exclusive from the other items in reference to a list of two or more items, then the use of “or” in such a list is to be interpreted as including (a) any single item in the list, (b) all of the items in the list, or (c) any combination of the items in the list. Additionally, the terms “comprising,” “including,” and the like are used throughout this disclosure to mean including at least the recited feature(s) such that any greater number of the same feature(s) and/or one or more additional types of features are not precluded. Directional terms, such as “upper,” “lower,” “front,” “back,” “vertical,” and “horizontal,” may be used herein to express and clarify the relationship between various structures. It should be understood that such terms do not denote absolute orientation. Furthermore, reference herein to “one embodiment,” “an embodiment,” or similar phrases means that a particular feature, structure, operation, or characteristic described in connection with such phrases can be included in at least one embodiment of the present technology. Thus, such phrases as used herein are not necessarily all referring to the same embodiment. Finally, it should be noted that various particular features, structures, operations, and characteristics of the embodiments described herein may be combined in any suitable manner in additional embodiments in accordance with the present technology.

I claim:

1. A real estate unit, comprising:
an interior space located at a ground floor of a commercial building, the ground floor of the commercial building having a building floor level, wherein the commercial building includes a storefront positioned between the interior space and an outdoor area, wherein the interior space is at least one of a purpose-built retail, office, or restaurant space retrofitted for lodging use, and wherein

the real estate unit encompasses no more than 30% of a total floor area of the ground floor;
lodging furnishings located within the interior space, wherein the lodging furnishings include a bed;
a reusable bathroom removably disposed within the commercial building, wherein the reusable bathroom is operably connected to the interior space, the reusable bathroom is one of portable or an assembly of reusable bathroom modules, and the reusable bathroom having a floor level that is located higher than the building floor level; and
reusable wall components removably disposed within the commercial building, wherein the interior space is located within a compartment at least partially defined by the reusable wall components.

2. The real estate unit of claim 1 wherein the interior space is at least substantially reversibly retrofitted for said lodging use.

3. The real estate unit of claim 1 wherein the reusable wall components are stacked.

4. The real estate unit of claim 1 wherein the reusable wall components are interlocking.

5. The real estate unit of claim 1, wherein:
the commercial building includes a water supply trunk line; and
the real estate unit further comprises a water supply line through which the reusable bathroom is operably connected to the water supply trunk line.

6. The real estate unit of claim 5, wherein:
the commercial building includes a building bathroom fixedly connected thereto, the building bathroom having a sink hookup operably connected to the water supply trunk line; and
the reusable bathroom is operably connected to the water supply trunk line via the sink hookup.

7. The real estate unit of claim 1 wherein:
the reusable wall components individually include a rigid shell and a package removably disposed within the shell; and
the package includes insulation.

8. The real estate unit of claim 7 wherein the shell is collapsible.

9. The real estate unit of claim 1, further comprising reusable ceiling components removably disposed within the commercial building, wherein the compartment is at least partially defined by the reusable wall components and the reusable ceiling components.

10. The real estate unit of claim 9 wherein the reusable ceiling components include rigid ceiling panels and elongate ceiling beams supporting the rigid ceiling panels.

11. The real estate unit of claim 1, wherein:
the commercial building includes a below-floor plumbing drain trunk line; and
the real estate unit further comprises an above-floor plumbing drain line through which the reusable bathroom is operably connected to the below-floor plumbing drain trunk line.

12. The real estate unit of claim 11, wherein:
the commercial building includes a building bathroom fixedly connected thereto, the building bathroom having a toilet hookup operably connected to the below-floor plumbing drain trunk line; and
the reusable bathroom is operably connected to the below-floor plumbing drain trunk line via the toilet hookup.

13. The real estate unit of claim 12 wherein the above-floor plumbing drain line is removably disposed between the reusable bathroom and the toilet hookup.

14. The real estate unit of claim 12 wherein the above-floor plumbing drain line extends above-floor at least two meters (6.56 feet) from the reusable bathroom toward the toilet hookup.

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