

Program Summary:

The newly relocated local headquarters for this national consulting company represents a radical departure from their existing office space both functionally and aesthetically.

Program Statement:

Its new design concept was inspired by the company's vibrant colorful logo, and its linear design features. Materials such as wood panels, carpeting, fabric, and furniture were also inspired by the logo design. The design concept incorporates a vibrant open environment to reinforce the company open door policies and enhance internal communication. The open concept was accomplished by creating full height glass fronted office clusters along the window wall to maximize large open work areas. Furniture, lighting, and murals support a visually vibrant, fun, professional, and inspirational workplace.

The existing building footprint presented space planning challenges by subdividing the 10th floor into two fire compartments to provide adequate exiting for the amount of people in the conference center. Provide a smooth flow and accommodate the need of private offices and open work areas.

Space planning promotes an open feeling to the entire office while accommodating the need for private office space. The lighting supports the client's need for an open, airy, and energetic spaces. Storage spaces were organized linearly against the building core to maximize the open areas for workstations.

IA-210.01

Building Area: (sf)
33,829

Cost per Square Foot:
Withheld by Client
Request

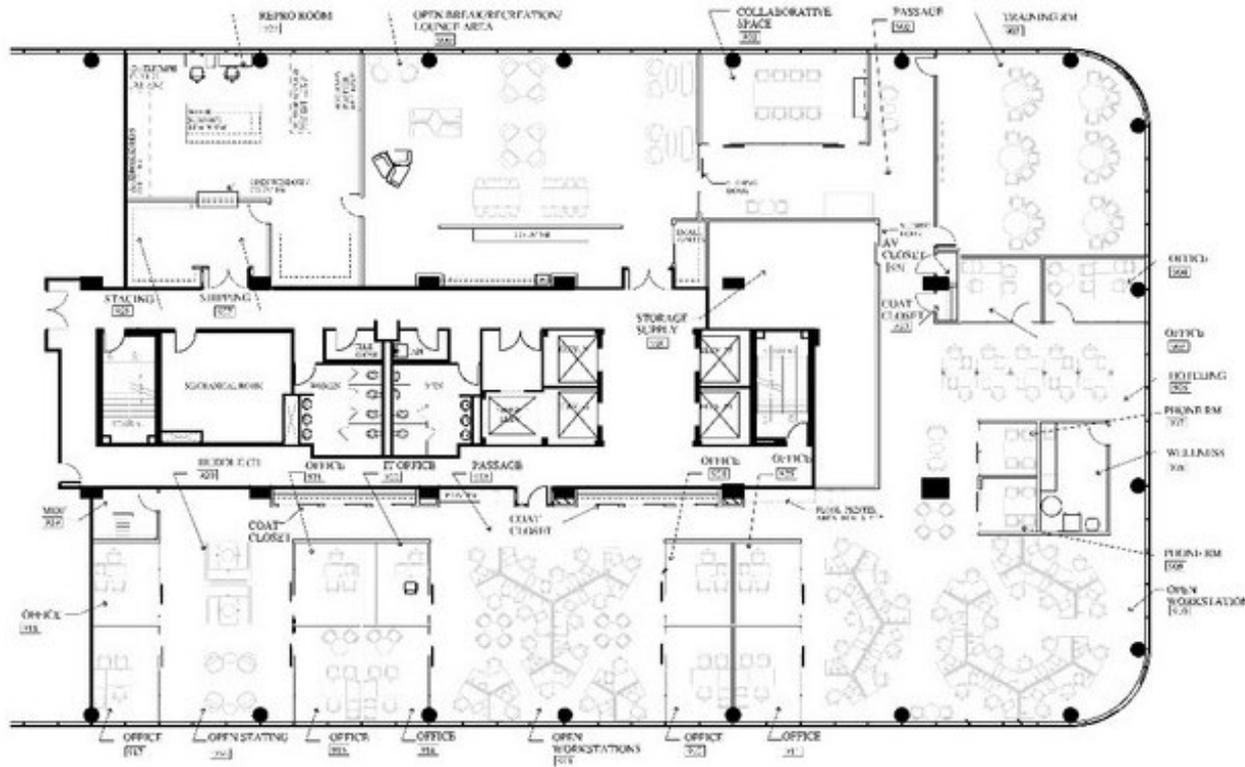
Construction Cost
Withheld by Client
Request

Date of Completion:
January 2020

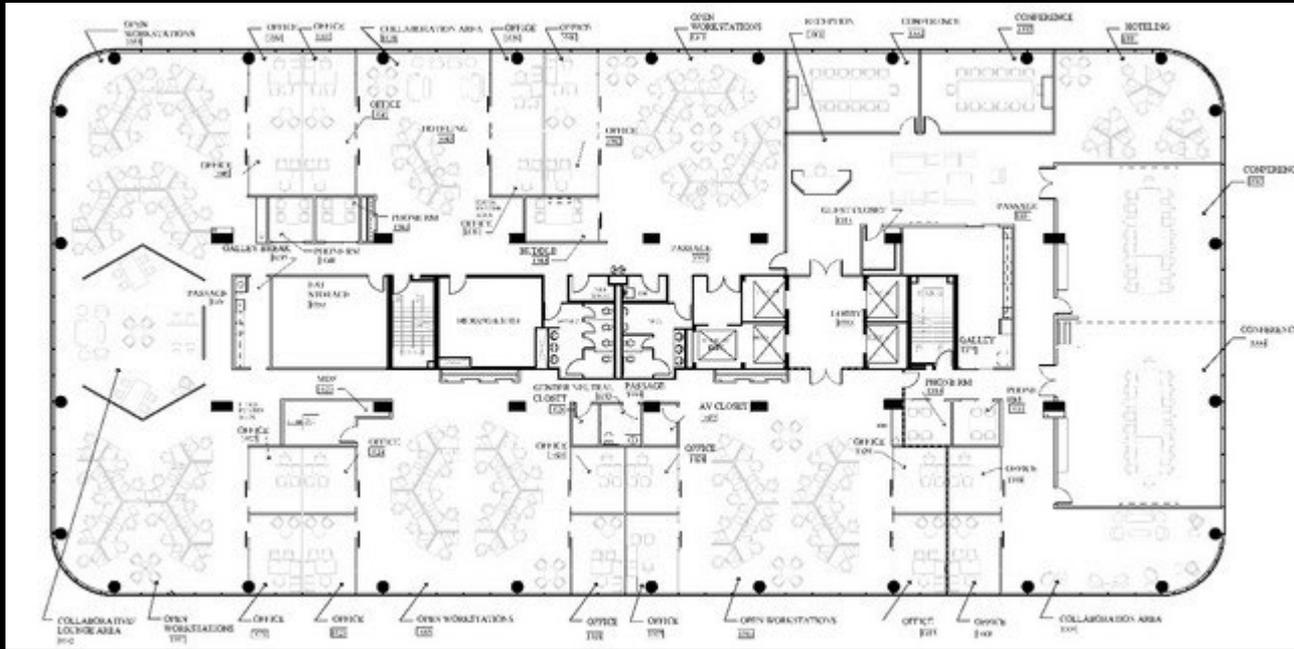
IA-210.02

The tenant utilizes more than half of the 9th floor which is only accessible by workers. The 9th floor consists of the common large open break/lounge area for workers to dine and relax for lunch. The floor also consists of a large training room, shipping/receiving area, nursery, huddle areas, various open workstations, and private offices.

The layout incorporates the use of natural light throughout the space.



IA-210.03



The tenant utilizes the entire 10th floor which is the main entryway for clients, visitors, and workers on the 10th floor. This floor contains a large Conference Room that would be used for large events or the room could be split into two by a sound proof partition divider. The 10th floor also contains two additional small conference rooms, collaboration areas, small galley break rooms, various open workstations, huddle rooms, and private offices.

The layout incorporates the use of natural light throughout the space including the collaborative and private spaces.

IA-210.04

The break area has an industrial style exposing the concrete structure above and mechanical unit within the space.

The space is balanced by adding the wood panel and colorful modern furniture. This creates a comfortable and open environment.

The lighting in the break room dining area gives a tranquil ambiance.



IA-210.05

Open Break 900 displays elegance with a composite of various neutral wood elements.

It is utilized as a serving area for the lounge area.





IA-210.06

These are typical open workstation areas creates an open door policy environment for employees to communicate effectively with one another. The shape of the furniture and file pedestal's fabric reflects the logo spark formation and color.

Open Workstation areas also includes the use of murals to increase interest and create a sense of place.

IA-210.07

Huddle Areas adjacent to the full height glass office partitions promotes interaction between small groups. The glass office partitions allow private offices to share natural light within the space.



IA-210.08

The natural wood adds texture, color, and style to the Elevator Lobby ceiling. The lighting compliments the wood feature and creates a well-lit atmosphere.

The wood panels were elevated at maximum height to ensure that the space has a grand feeling.



IA-210.09

Reception 1001 has a feature wood wall design and reception desk that mimics the wood ceiling in the elevator lobby and the linear design in the client's logo.



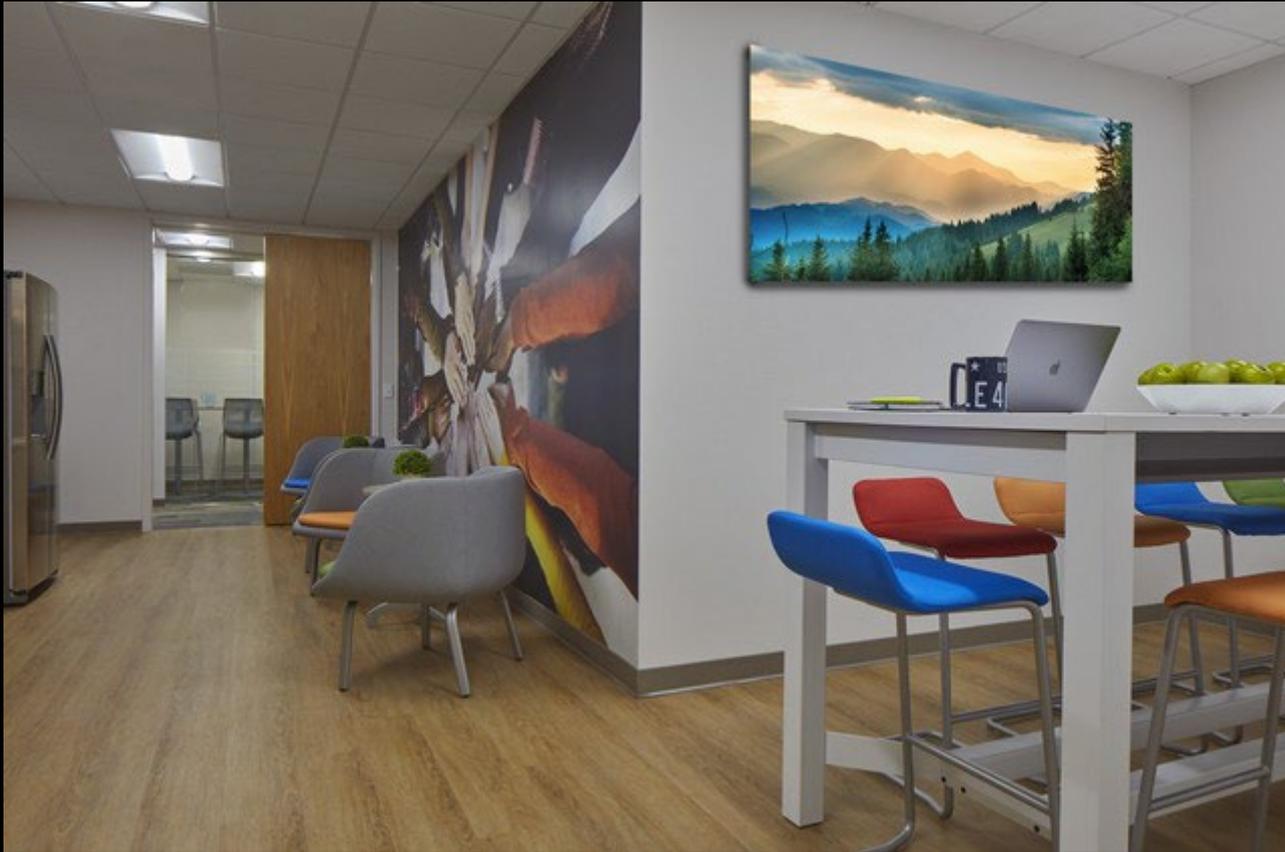
IA-210.10

The Reception Seating Area offers an executive style seating area with neutral colors complementing the full height stained wood doors.



IA-210.11

The graphic image on the wall in Galley 1012 represents the collaborative and diverse concept used throughout the design and embodies the corporate philosophy of the client.



IA-210.12

The Collaborative Area 1007 is utilized as a comfortable meeting space to encourage workspace collaboration.



IA-210.13

Collaborative Lounge 1032 is an aesthetically pleasing space to promote meaningful interaction.

The space has a wood screen wall used as a privacy barrier from surrounding open workstation areas.

