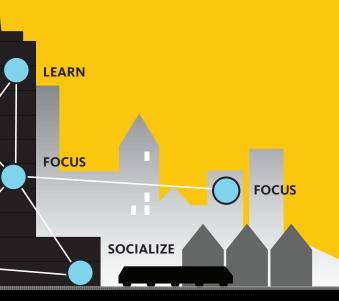
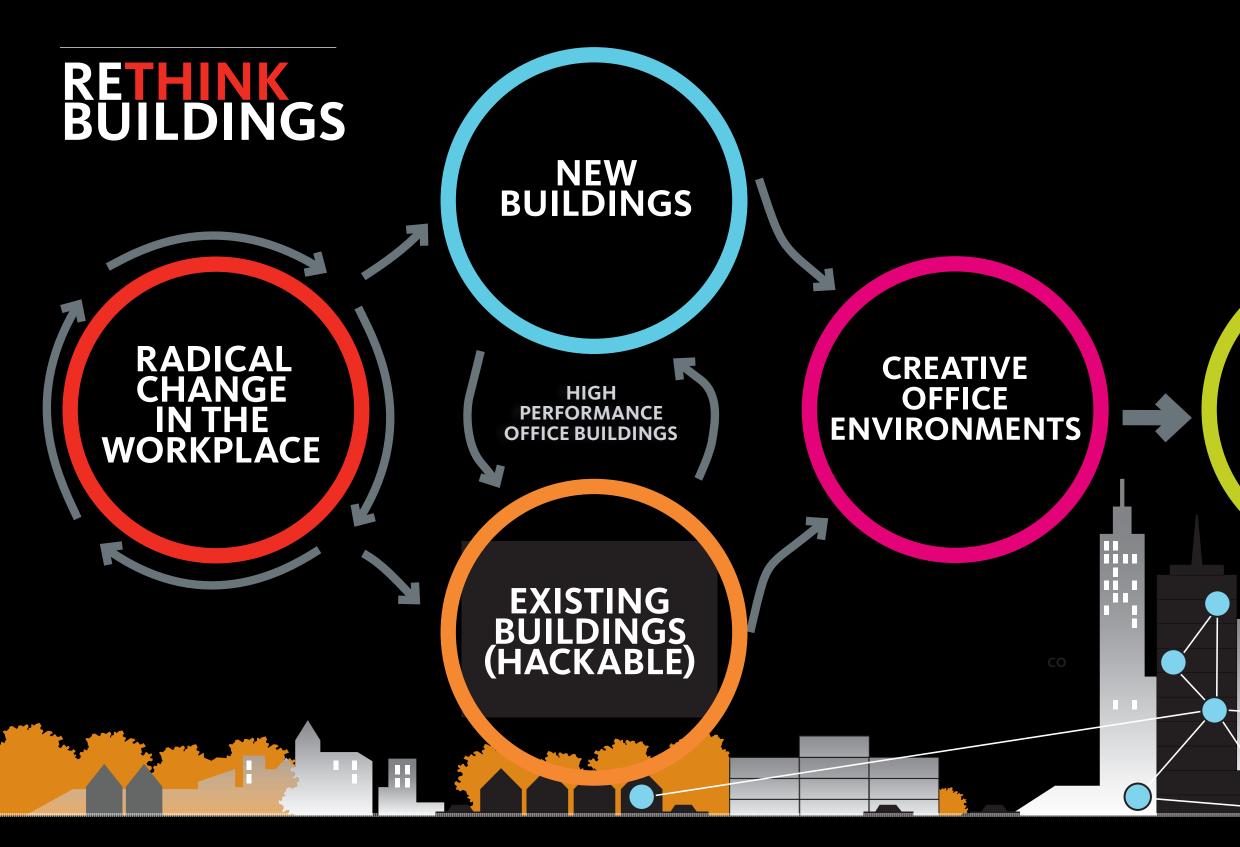
## RETHINK BUILDINGS.

**COLLAB**ORATE



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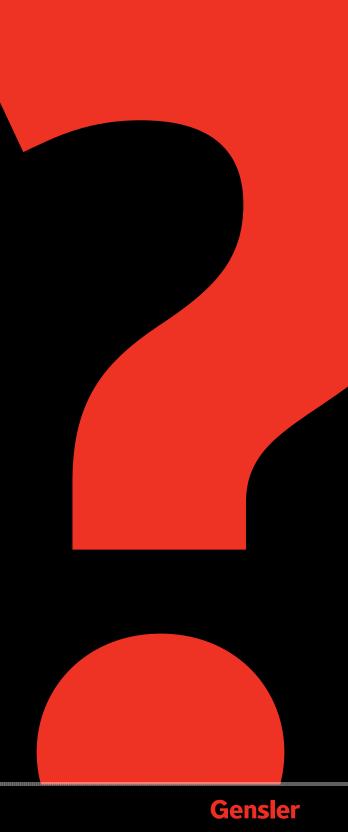




#### MIXED USE BUILDING OF THE FUTURE



## WHAT IS DRIVING THE RADICAL CHANGE IN WORKPLACE DESIGN?



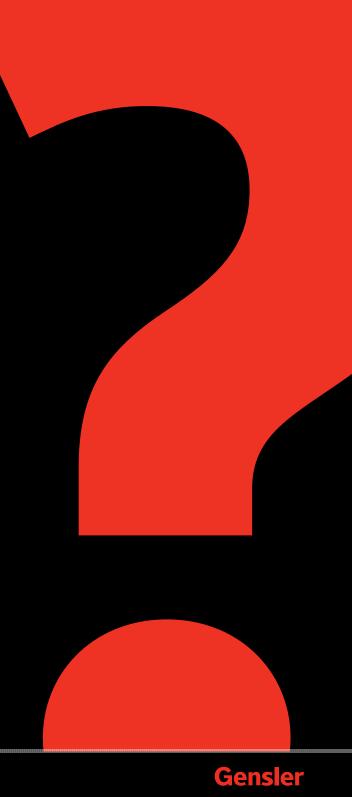
## What Is Driving Workplace Design Radical Change



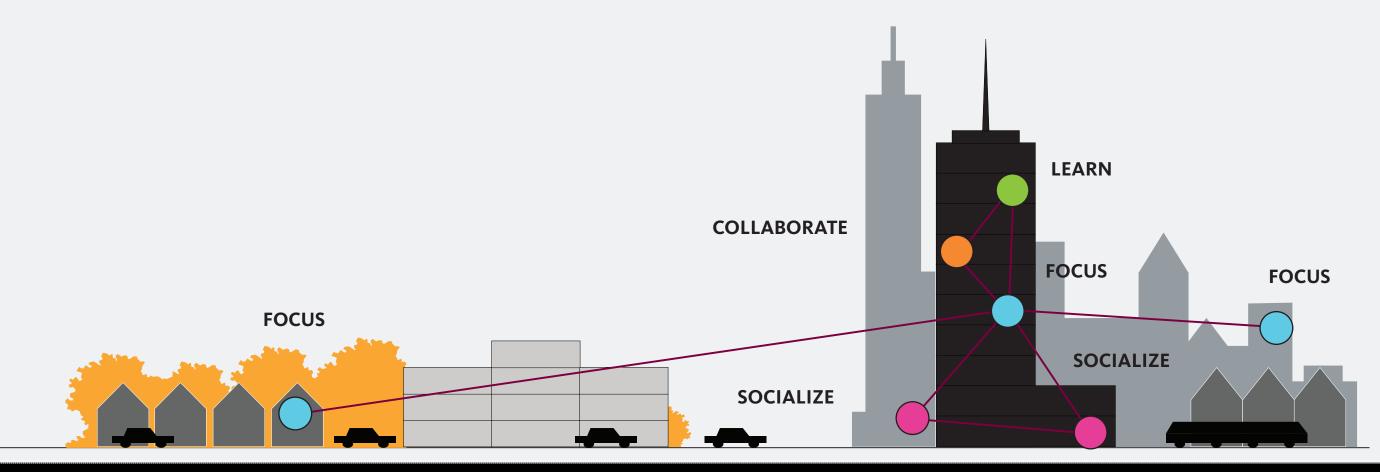




## WHAT ARE THE TRENDS N HIGH PERFORMANCE **WORKENVIRONMENTS** THAT ARE DRIVING BULDING DES GN



# Technology The Mobile Workplace Productivity Office Densification Generational Diversity Sustainability Healthy Work Environments



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## **New Paradigm in Office Buildings**

	PRE RECESSION	POST RECE
<b>FLOOR PLATE</b>	20-25 ksf	Up to 60
AMENITIES	Tenant provided and dispersed Central business districts, suburbs	More amenities in walkable Mixed-use urban distr
<b>CEILING HEIGHTS</b>	8' - 9' throughout all workspace	9' - 12' typical, varyin
SF / PERSON	250-350 sf / person Stacked office floor without openings and interconnecting stairs are the norm 10% chance of unplanned encounters Center core	150-250 sf / 1 2-3 story opening in stairs more co 90% chance of unplan Offset core in sor

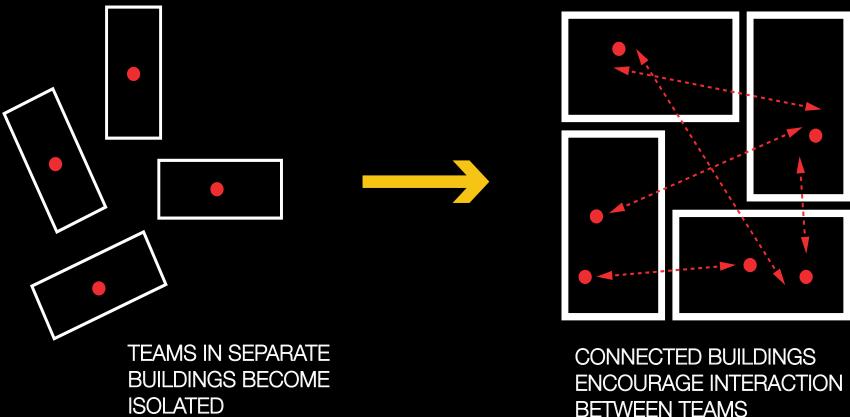
#### **ESSION**

- 0 ksf
- le amenity-rich setting
- tricts near transit
- ing based on use
- / person
- nterconnecting common
- anned encounter
- ome markets



## High Performance Office Buildings Building Configuration

Improved communication among different project groups will increase R&D effectiveness.

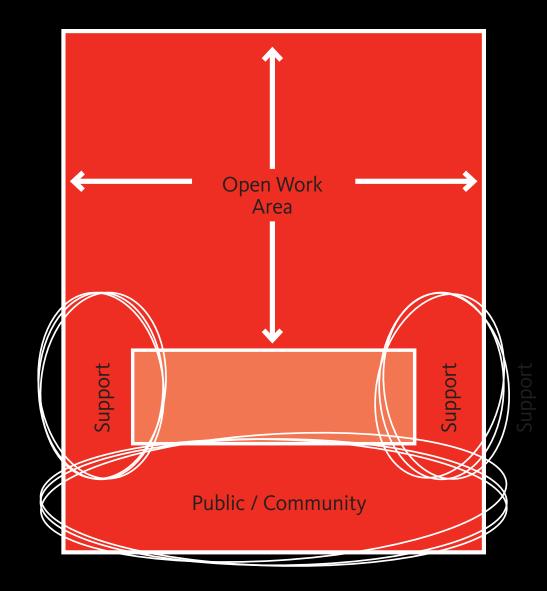




## High Performance Office Buildings Building Configuration

## Large, open floorplates allow for flexibility & community

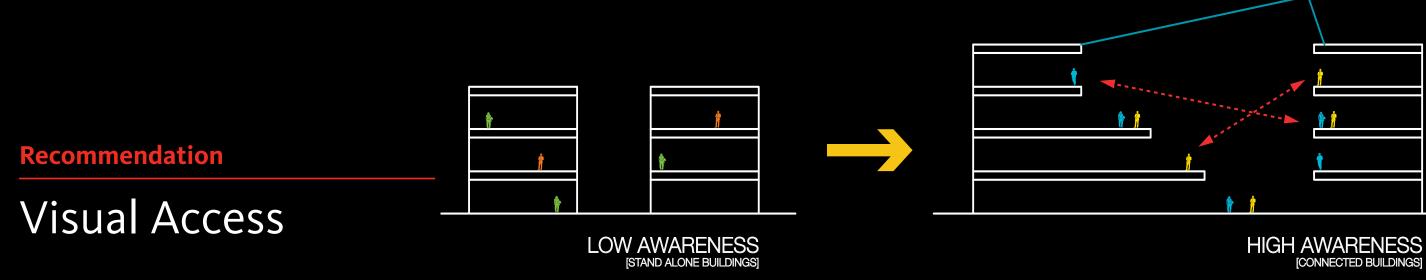
The traditional center core building is not conducive to clear sightlines and to the collaborative culture desired by today's tenants.



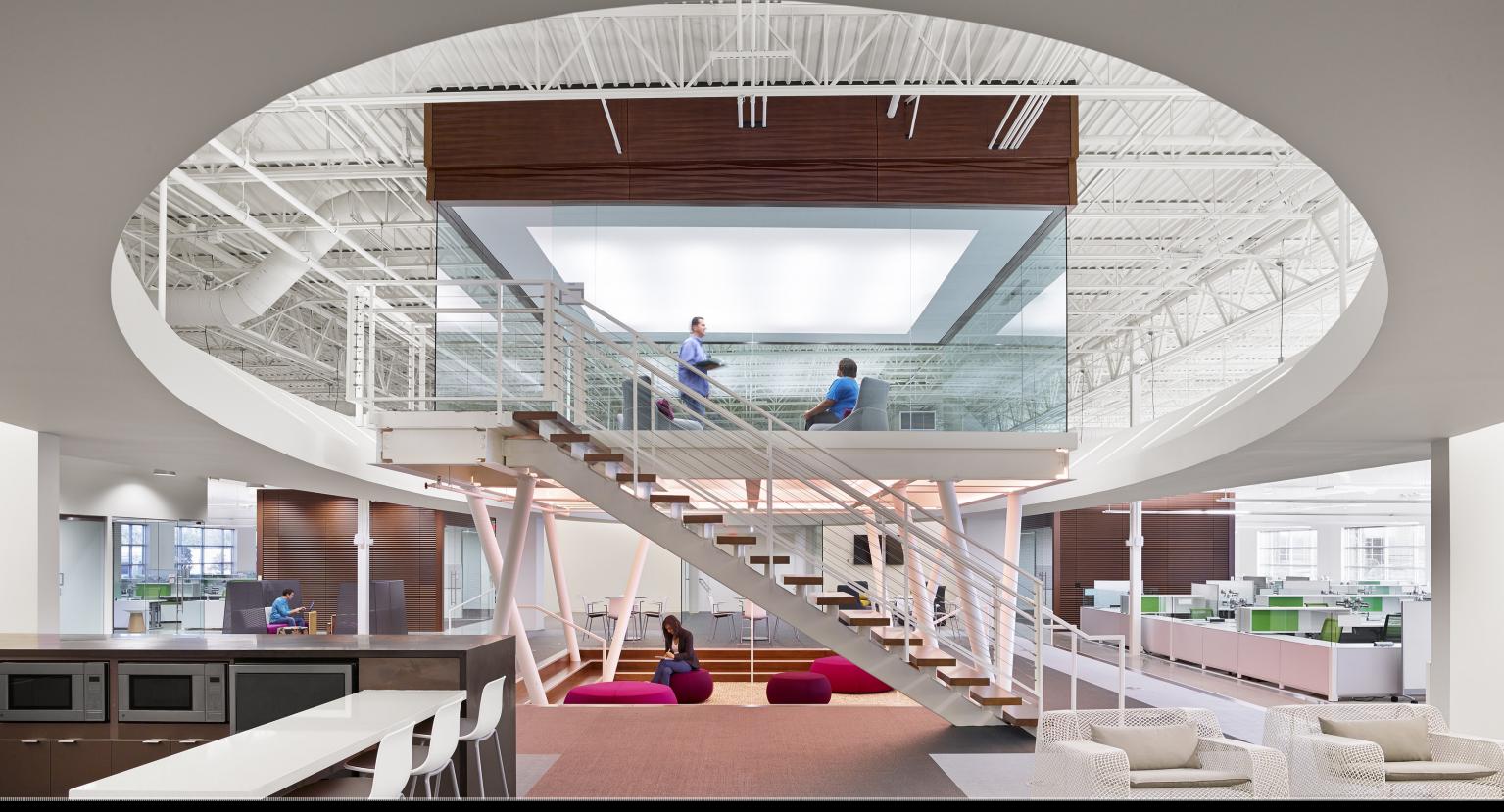


## High Performance Office Buildings Building Configuration

## **Organizational and visual** awareness are critical in creating planning and unplanned encounters that support innovation.



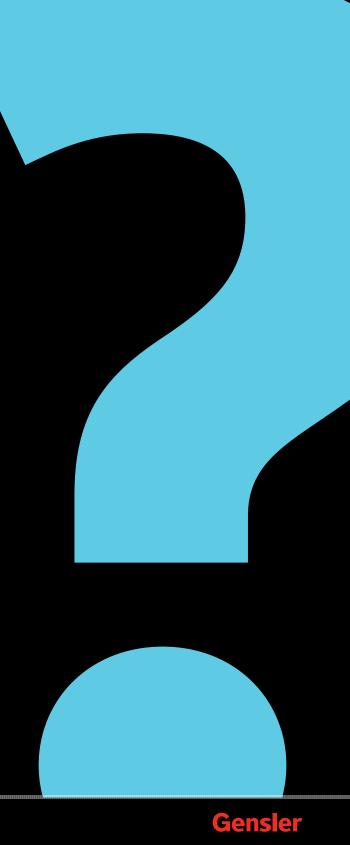




CONFIDENTIAL TECHNOLOGY CLIENT AUSTIN, TX

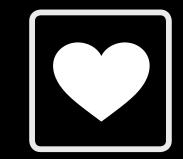


## HOW MUST **BUILDINGS** BE DESIGNED TO ADDRESS THESE RADICAL WORKPLACE **CHANGES?**



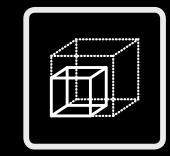
## **Office Building of the Future**





• ENVIRONMENTS THAT INSPIRE

• BUILDING WITH A HEART & SOUL



• VOLUME • VERTICAL CONNECTIVITY



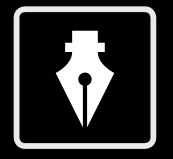
 PERSONAL ENTRY
FRONT DOOR



• CONNECTED TO THE COMMUNITY



• EXPANDABLE • FLEXIBLE • ADAPTABLE



• BUILDING & TENANT BRAND IDENTITY



• SUSTAINABILITY • CORPORATE SOCIAL RESPONSIBILITY



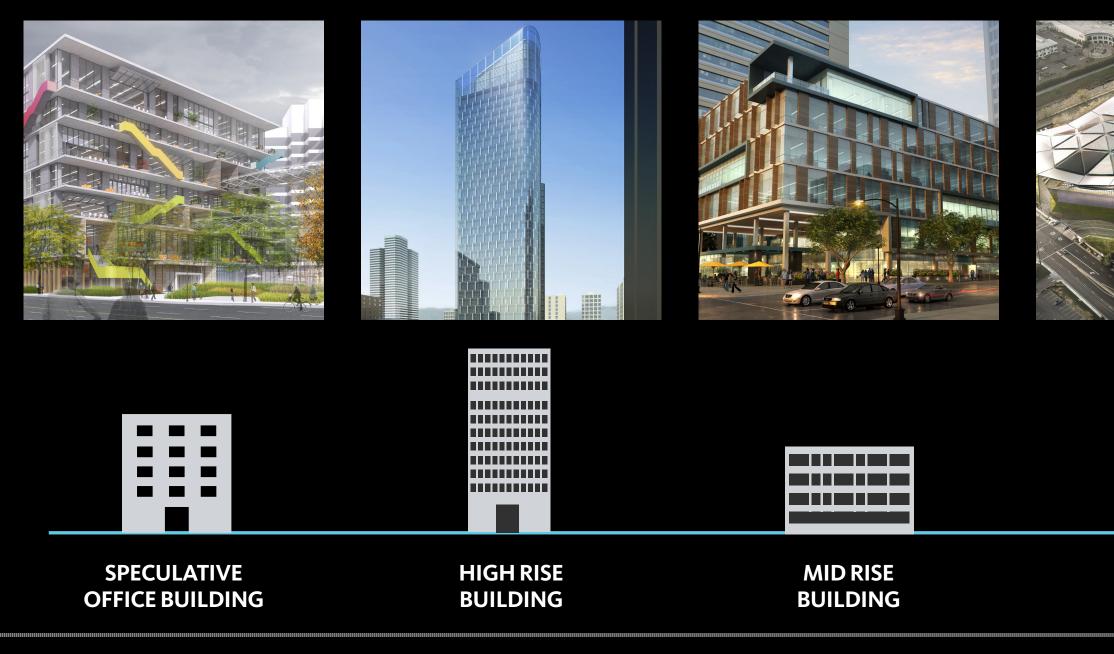
 PERSONAL AMENITIES FOOD SERVICE.
PATIOS / ROOF DECK.
OUTDOOR MEETING AREAS
COURTYARDS
TOUCHDOWN ZONES



• LARGER, VARIED FLOOR PLATES



## Building Types — High Performance Office Buildings



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#### LOW RISE BUILDING







## Building Types — High Performance Office Buildings



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Base Building + Tenant A + Tenant B + Tenant C

**C3** CULVER CITY, CA

#### SPECULATIVE OFFICE BUILDING

A A A











THE TOWER AT PNC PLAZA PITTSBURGH, PA

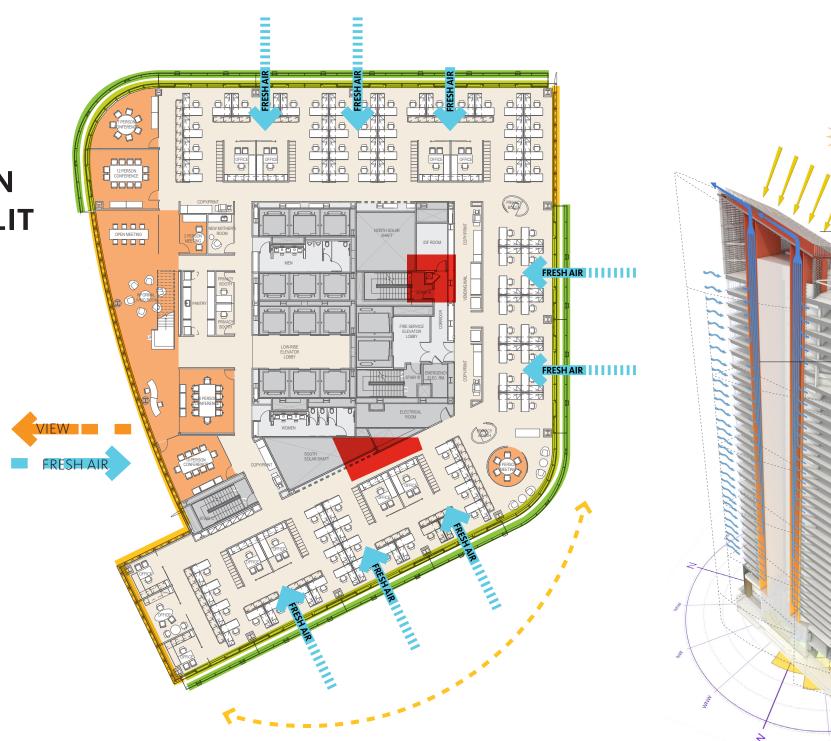
#### HIGH RISE HIGH PERFORMANCE OFFICE BUILDING

## WHAT IF A BUILDING COULD BREATHE?



### 91% ÷ OF FLOORPLATE CAN BE NATURALLY DAYLIT

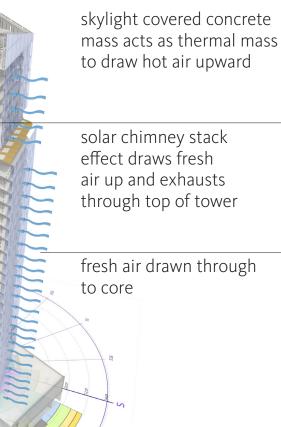
IF ILLUMINANCE LEVELS ARE EXPANDED TO 150 LUX

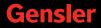




#### HIGH RISE HIGH PERFORMANCE OFFICE BUILDING







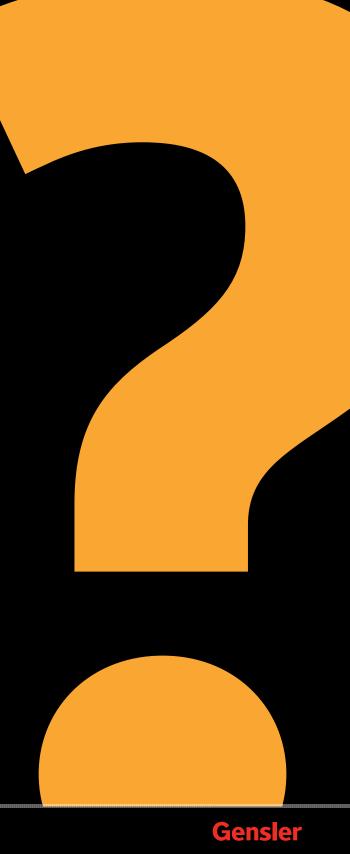


THE TOWER AT PNC PLAZA PITTSBURGH, PA





## HOW MUST EXISTING **BUILDINGS BE DESIGNED TO ADDRESS THESE** RADICAL WORKPLACE CHANGES?



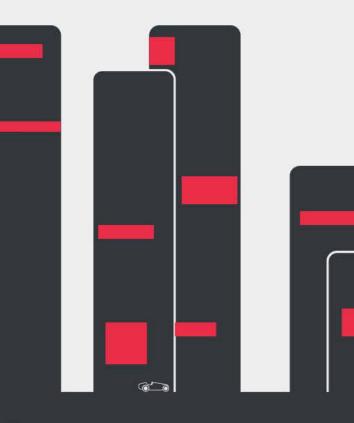
### WHAT HAPPENS TO THE SINGLE PURPOSE EXISTING OFFICE BUILDING?

# There are **5.6 million** existing commercial buildings in the U.S. comprising of **87.4 billion** square feet of floorspace.

 U.S. ENERGY INFORMATION ADMINISTRATION, COMMERCIAL BUILDINGS ENERGY CONSUMPTION SURVEY (CBECS) 2012, JUNE 25, 2014









A





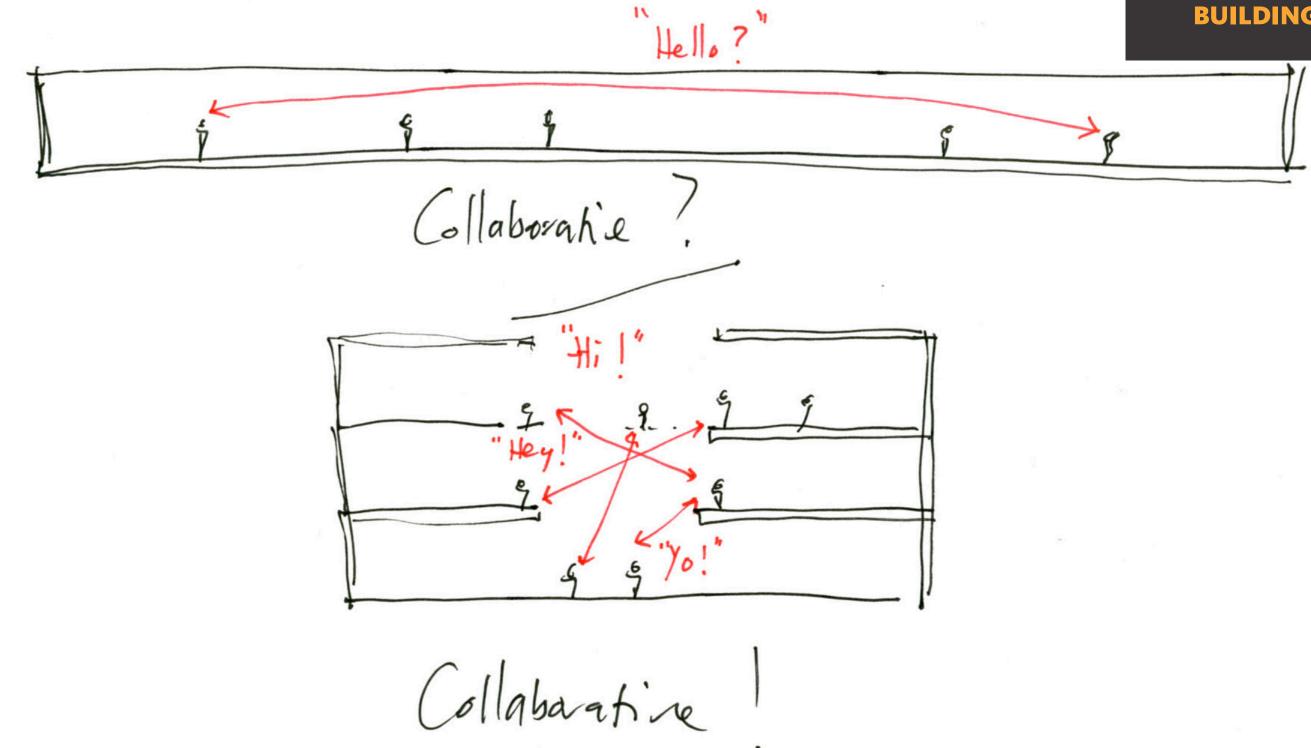
## HACKABLE EXISTING BUILDINGS BUILDINGS



Hackable Buildings — A culture, not a technology. It represents the most dynamic, pragmatic and sustainable vision for the future of office buildings and work.





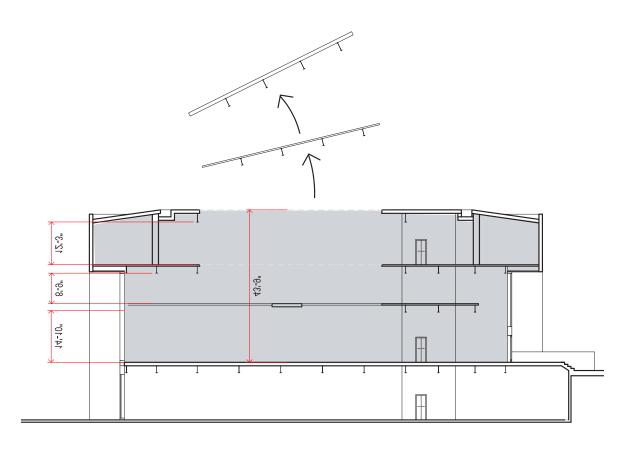












#### **IDEA**

Convert a vacant 2-story bank empty for ten years into a 3-story collaborative atrium office.



#### HACKABLE BUILDINGS





#### HACKABLE BUILDINGS



s C. S. S. Name P. P.

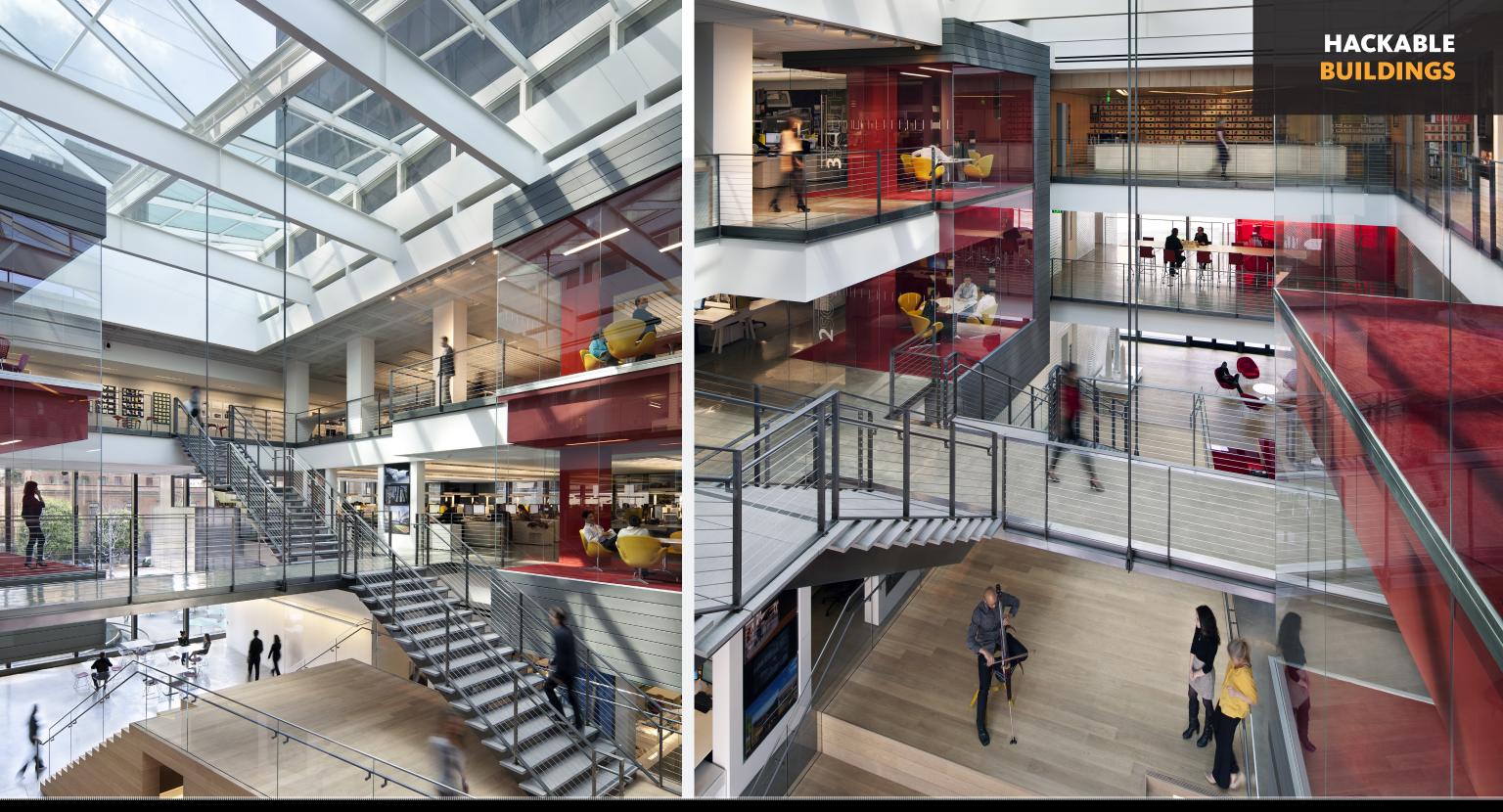


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DRAGO CENTRO



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## RETHINK BUILDINGS.

**COLLAB**ORATE



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