

# THINKING ABOUT THE WORKPLACE IN THREE DIMENSIONS

OCTOBER 22, 2014

LSM



DEDICATED TO THE BELIEF THAT SPACE HAS  
A PROFOUND IMPACT ON CULTURE AND  
ORGANIZATION

COMMITTED TO PRODUCING INSPIRING  
SPACES THAT DELIVER QUANTIFIABLE RESULTS

AN AUTHORITY ON TRANSFORMING  
BUSINESSES, BRANDS AND WORKSPACES



# TISHMAN SPEYER NEW YORK

ROCKEFELLER CENTER  
65,000 SF







The move of Tishman Speyer's headquarters to Rockefeller Center ushered in a new era for the global organization, while supporting the repositioning of one of the developer's most prominent New York assets.

#### **SPATIAL INTERVENTIONS**

STRATEGIC SPATIAL INTERVENTIONS WITHIN THE HISTORIC TOWER CREATE A SERIES OF GALLERY-LIKE SPACES FOR TISHMAN SPEYER'S RENOWNED COLLECTION OF POSTMODERN ART – A DEFINING SYMBOL OF THE FIRM BRAND.

#### **ARCHITECTURAL POTENTIAL**

THIS NEW HEADQUARTERS SHOWCASED THE ARCHITECTURAL POSSIBILITIES WITHIN THE HISTORIC STRUCTURE, WHICH HAS HELPED INCREASED THE ASSET'S MARKET VIABILITY.



3-STORY SPACES CARVED OUT OF TOWER





HIGH CEILINGS AT CORE ALLOW FOR GALLERY CONNECTION









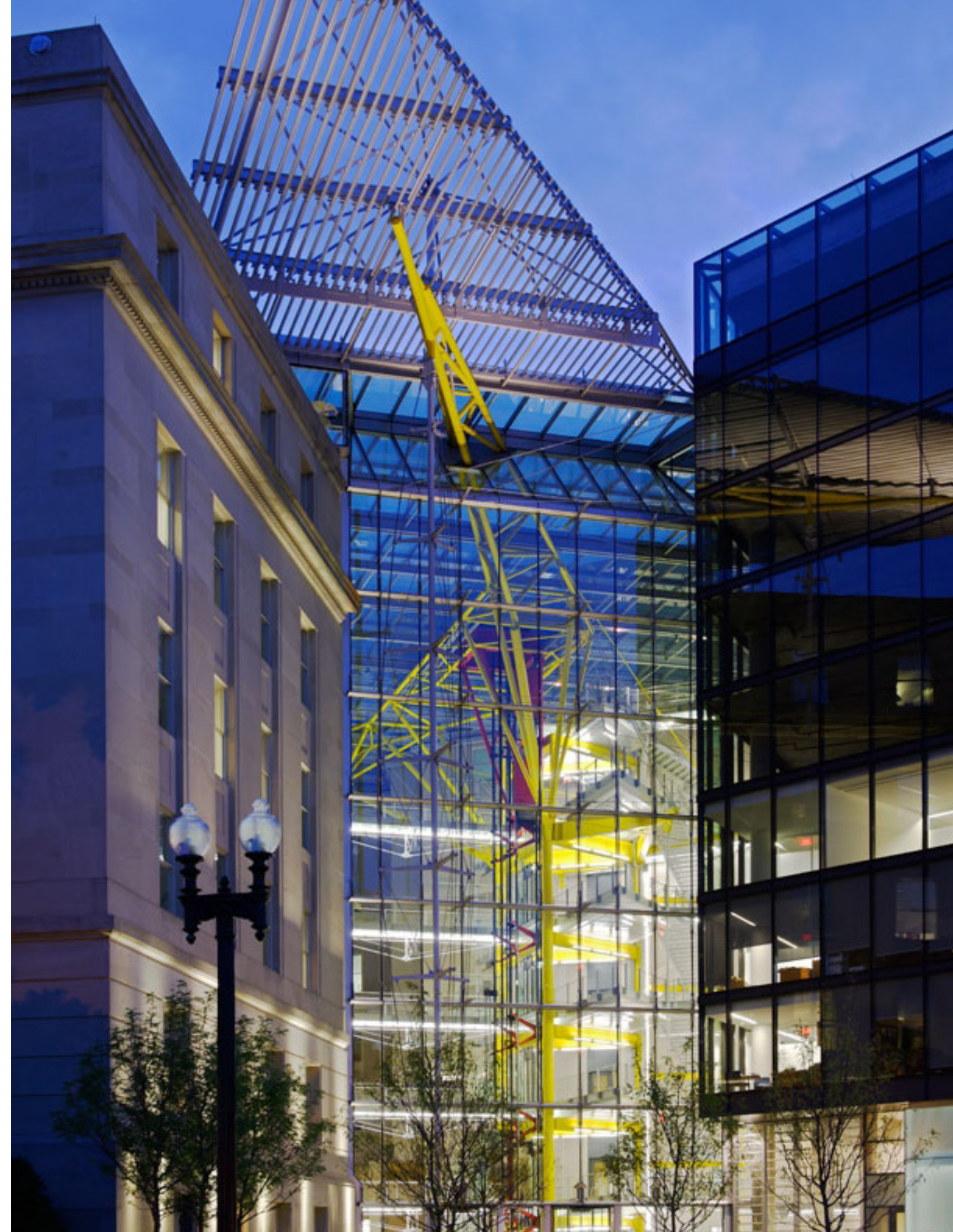
CONNECTION TO CONTEXT AT TERRACE LEVEL





# JONES DAY 300 NEW JERSEY AVENUE

WASHINGTON, DC - 370,000 SF







LSM led Jones Day's original 250,000 SF move to the historic Acacia Building adjacent to the US Capitol and subsequently collaborated with architects Rogers Stirk Harbour + Partners for a new, adjacent building project.

#### **COLLABORATIVE EXCELLENCE**

IN CONJUNCTION WITH THE DESIGN OF 120,000 SF OF OFFICE SPACE IN THE NEW BUILDING, LSM WORKED CLOSELY WITH ROGERS STIRK HARBOUR + PARTNERS OFFICE TO SHAPE THE ATRIUM THAT CONNECTS THE TWO BUILDINGS.

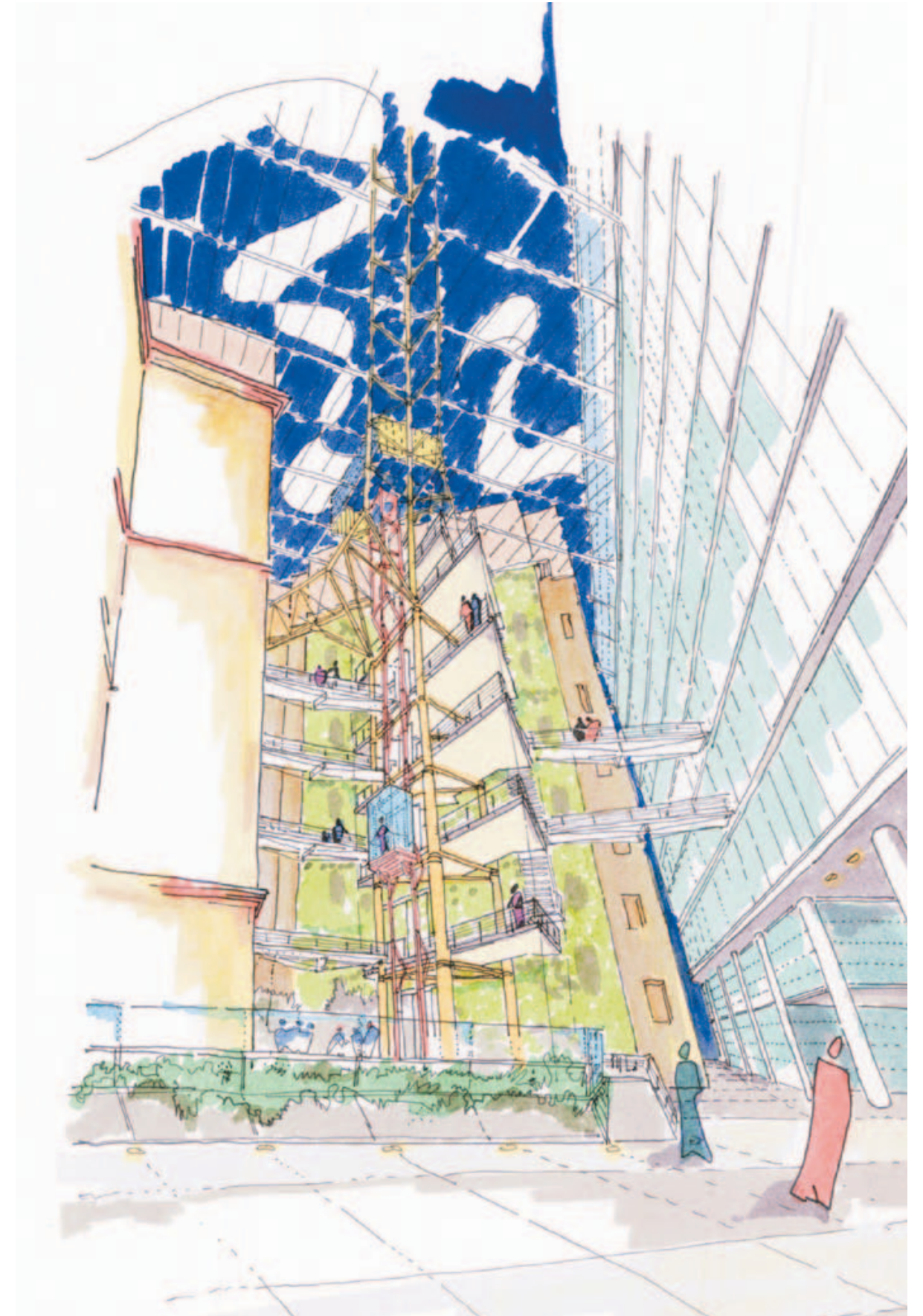
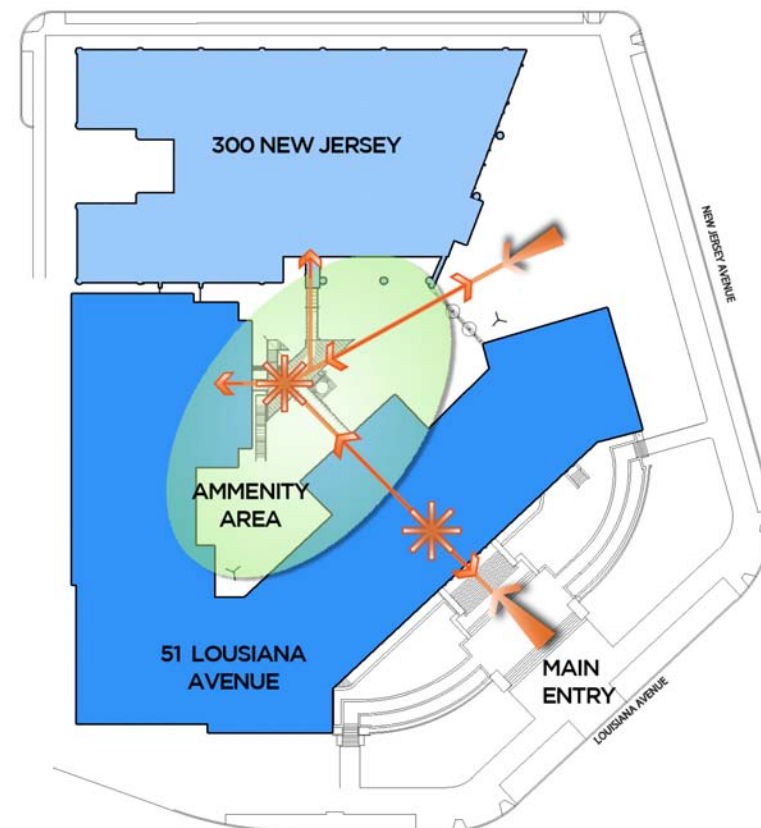
#### **HUB OF ACTIVITY**

THE RESULT IS AN ACTIVE AND VIBRANT HUB THAT UNIFIES THE CENTRAL ATRIUM AND OFFICE SPACES WITHIN BOTH OLD AND NEW BUILDINGS.



## INTERCONNECTION OF BUILDING AMENITIES

- EXPANSION OF CONFERENCE AND OFFICE SPACE IN THE NEW BUILDING
- INTEGRATION OF A CAFE INTO THE ATRIUM
- RENOVATION OF THE MULTI-PURPOSE ROOM TO CONNECT TO THE ROOF TOP TERRACE, PROVIDING STUNNING VIEWS OF THE US CAPITOL.





CAFE INTEGRATED INTO ATRIUM





# COVINGTON WASHINGTON

CITYCENTER DC  
425,000 SF







After 30 years in their existing facility, the law firm of Covington & Burling sought the opportunity to redefine their corporate culture through their upcoming real estate transaction.

#### **REAL ESTATE STRATEGY**

AN EXTENSIVE ANALYSIS PROCESS – INCLUDING AN EVALUATION OF WORK PROCESS - RESULTED IN THE SELECTION OF CITYCENTER DC.

#### **SHAPING THE BUILDING**

WORKING CLOSELY WITH DEVELOPER HINES, LSM SHAPED THE SPACE TO ALLOW COVINGTON TO MAKE CHANGES IN BUSINESS PRACTICE.

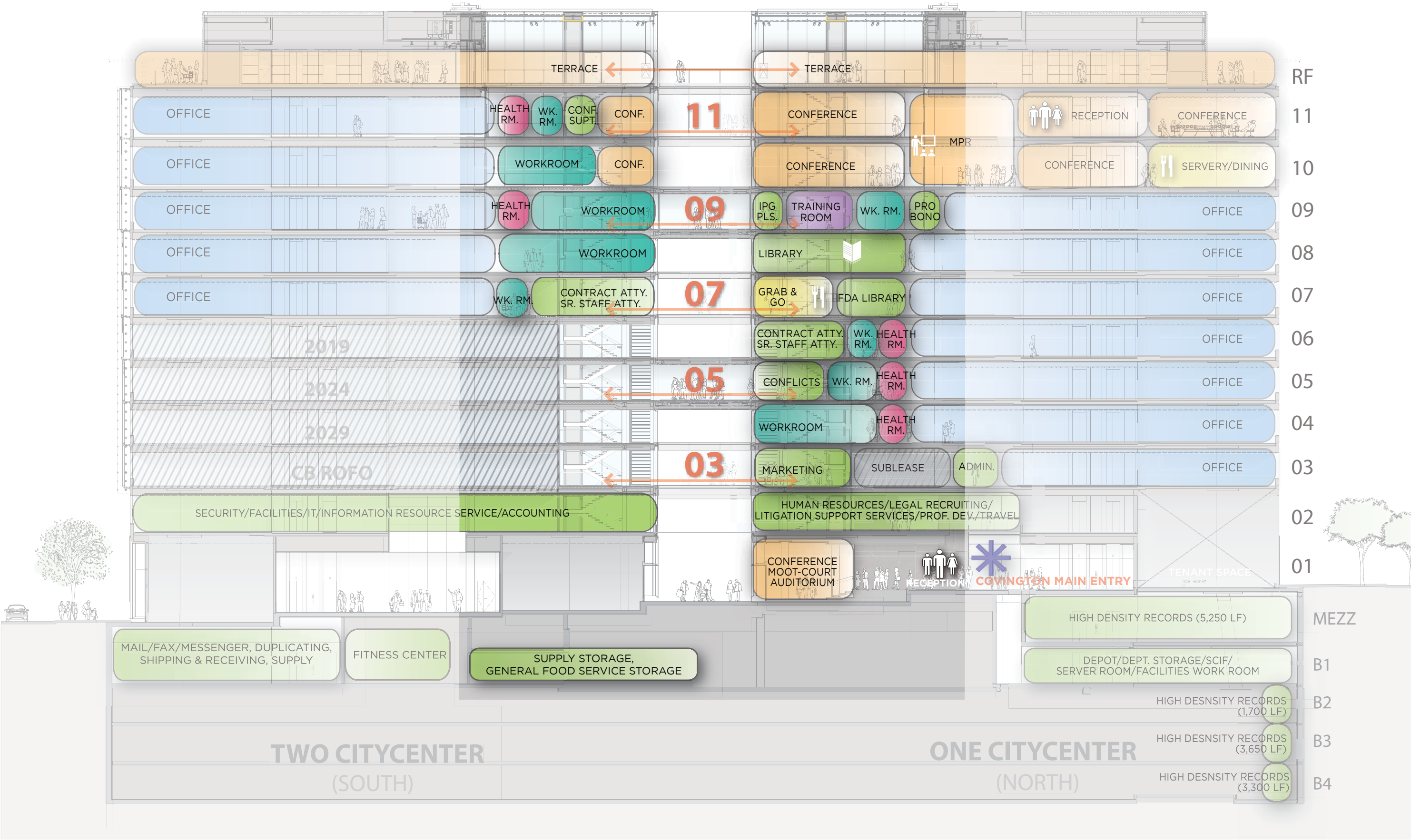


BRIDGES CONNECT THE OFFICE BUILDINGS AND SPAN AN ACTIVE PEDESTRIAN WALK

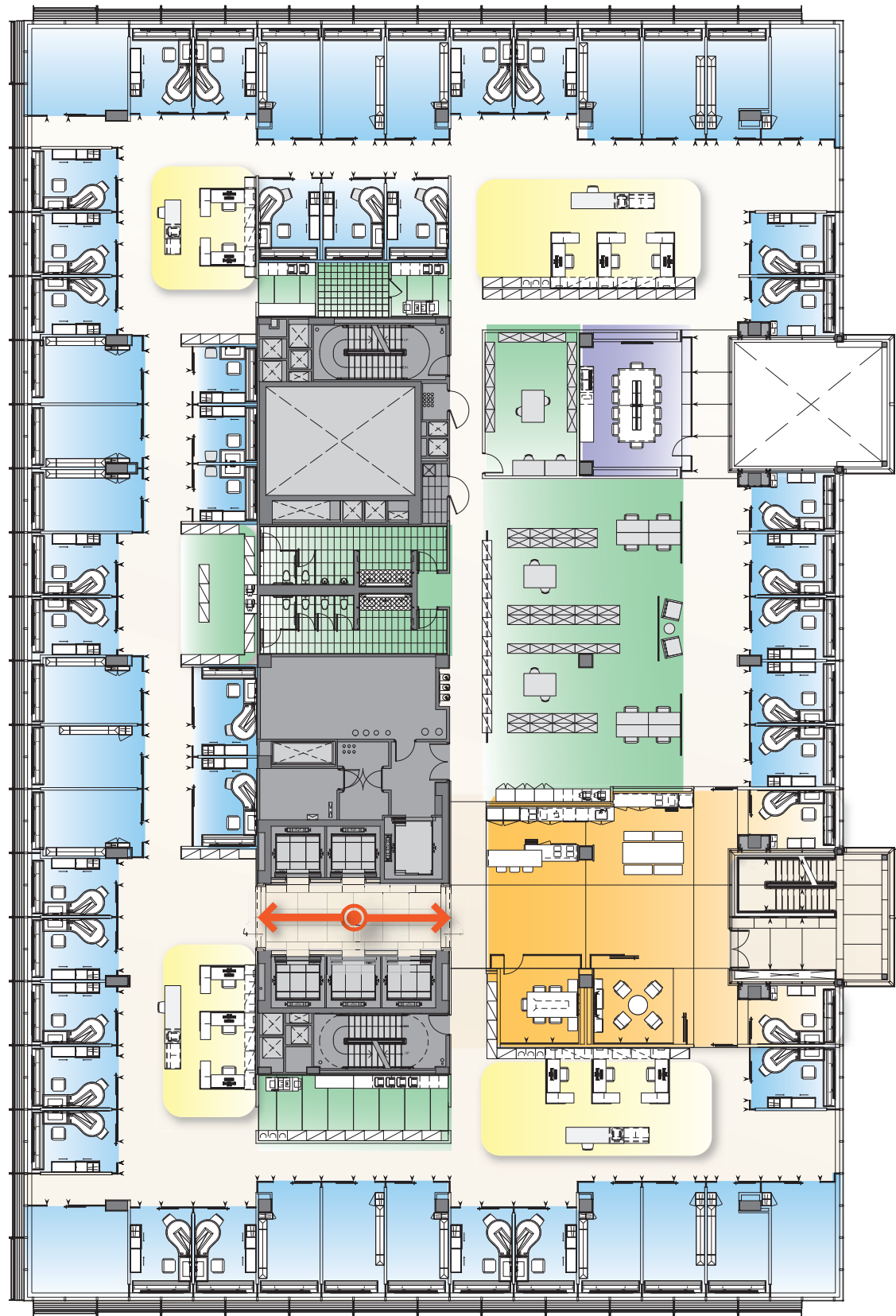




FUNCTIONS ARE ARRANGES VERTICALLY WITH GO-TO SPACES AT THE BRIDGE CONNECTIONS













STAIR TOWERS CONNECT TO ROOF TERRACE AND DRAW LIGHT INTO THE BUILDING INTERIOR









# K&L GATES ONE NEW CHANGE

LONDON, ENGLAND - 120,000 SF

*“Since moving in to ONC in May 2011 we have seen our London revenues grow by 30% to the end of 2013. The configuration of the office facilitates a multi-disciplinary approach to solving client issues. In a legal environment which is often characterised by divisions between disciplines, sector groups and departments ONC has enabled us to fuse our disciplines to better meet client requirements.*

*In that very real, measurable sense, ONC has helped us to differentiate ourselves in the London legal market.”*

Tony Griffiths, Administrative Partner - London







The London office is seamlessly integrated into Land Securities' complex and iconic One New Change, designed by Jean Nouvel. Views of St. Paul's cathedral are a backdrop to technologically-advanced meeting spaces and collaborative work areas.

## RECOGNITION

### BRITISH COUNCIL FOR OFFICES

Best of the Best – National Winner 2012

National Winner, London and the Southeast Regional Winner 2012

### AMERICAN INSTITUTE OF ARCHITECTS

Institute Honor Award - 2014

### ARCHITECTURAL RECORD

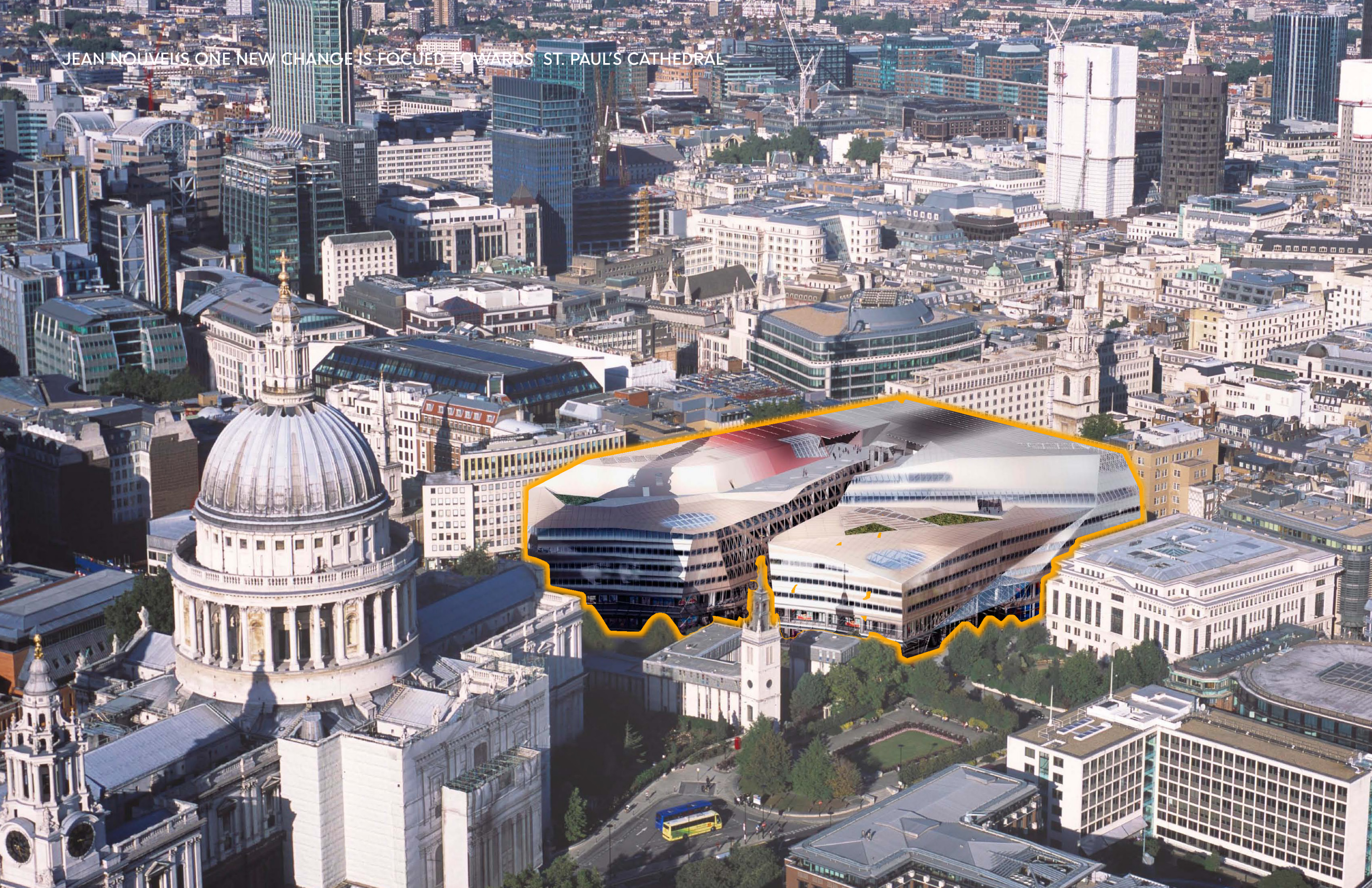
Good Design is Good Business Award - 2012

### INTERNATIONAL INTERIOR DESIGN ASSOCIATION

Global Excellence Award - 2012

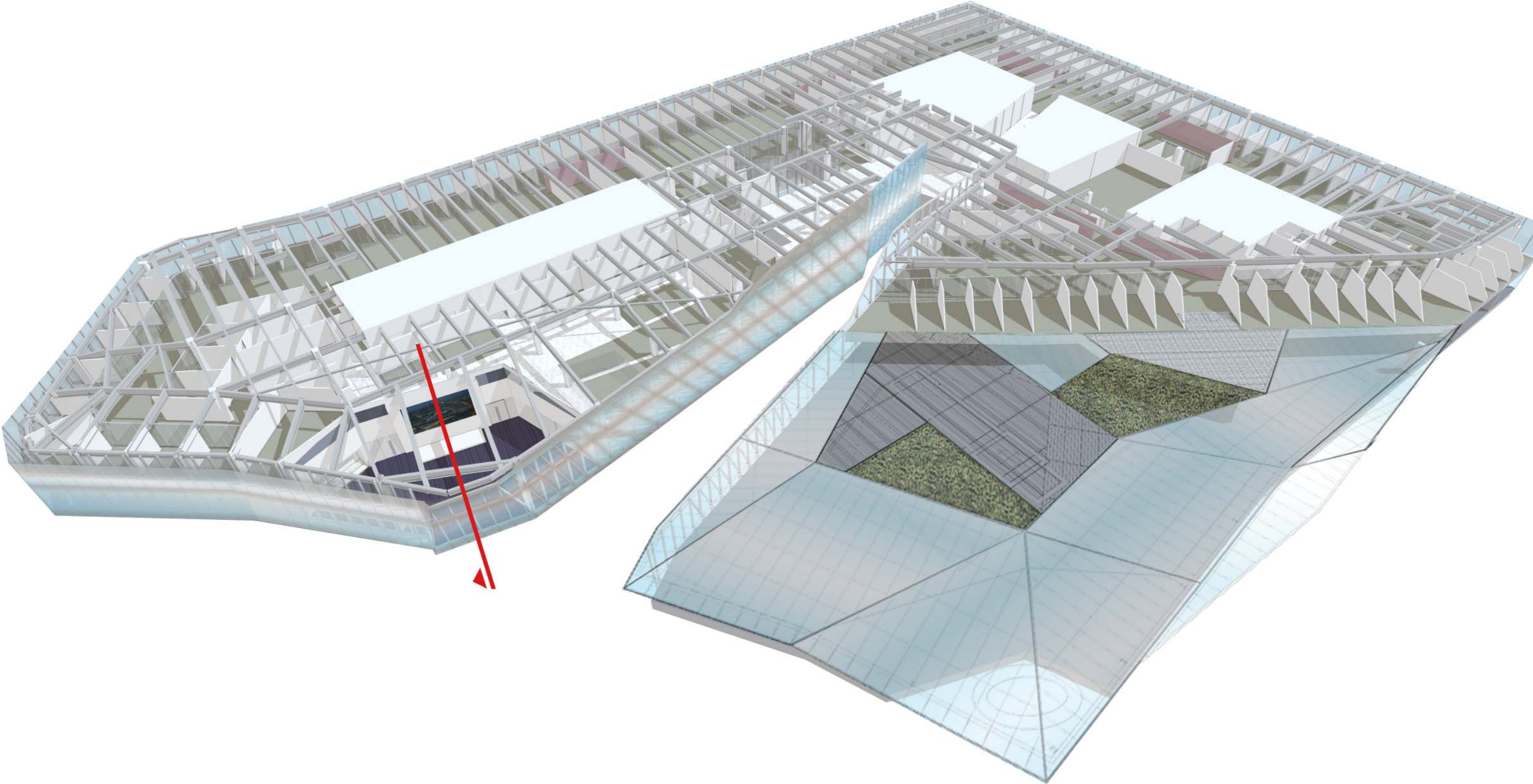


JEAN NOUVEL'S ONE NEW CHANGE IS FOCUED TOWARDS ST. PAUL'S CATHEDRAL

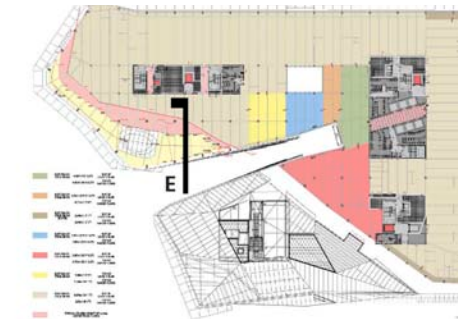
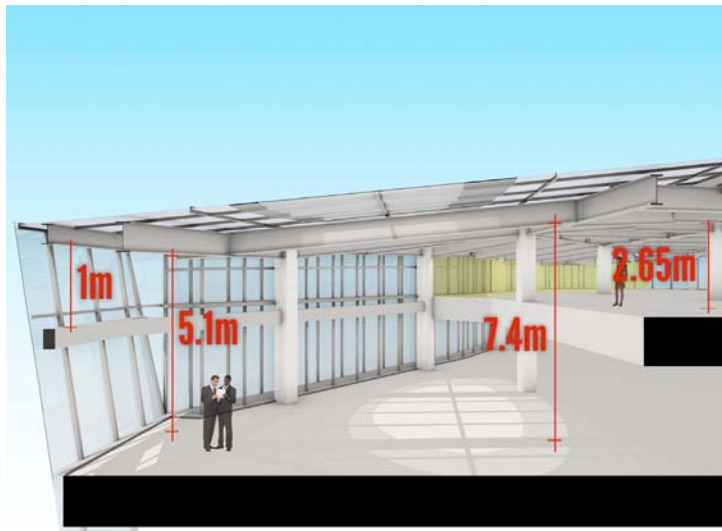
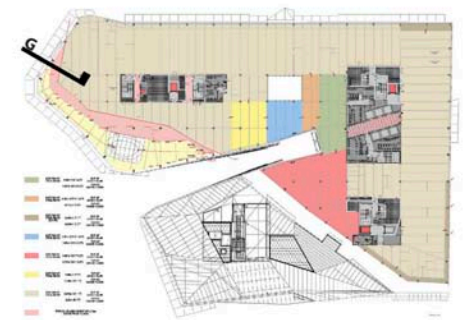
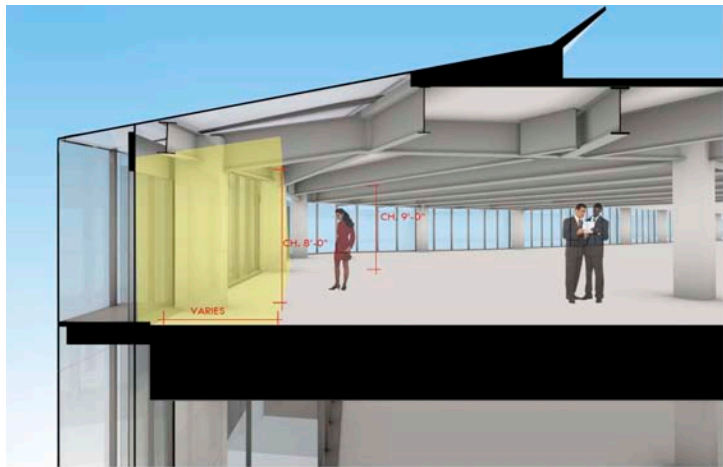
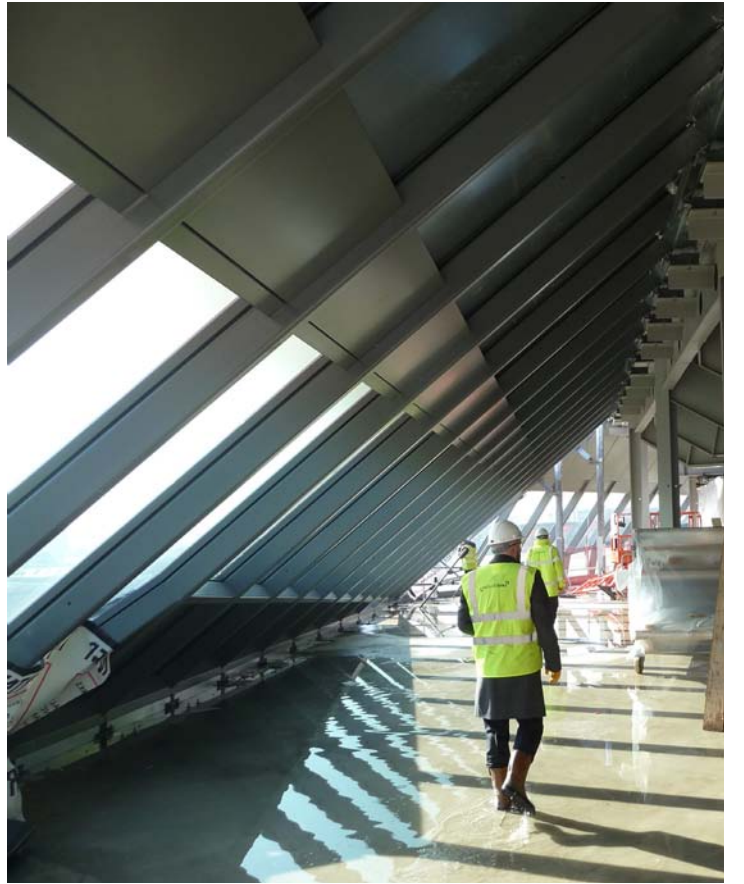
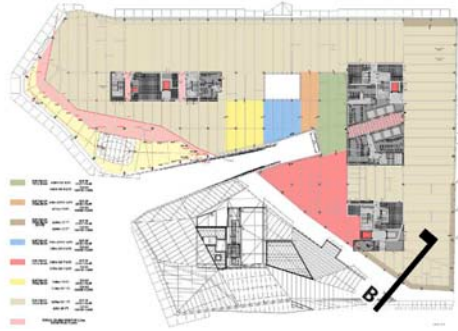
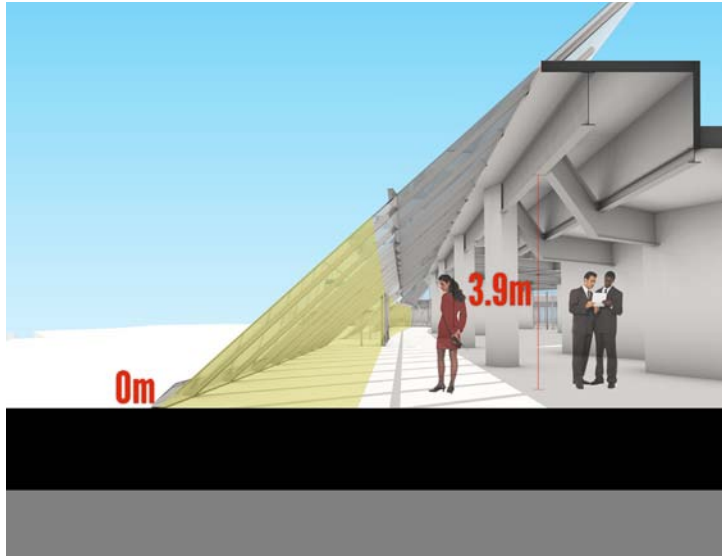
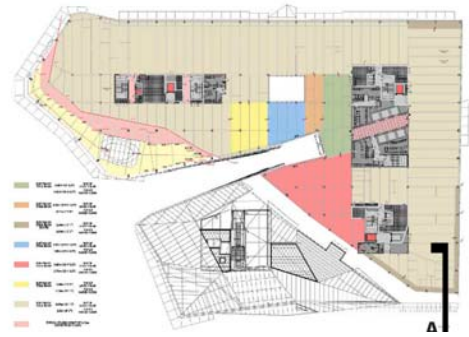
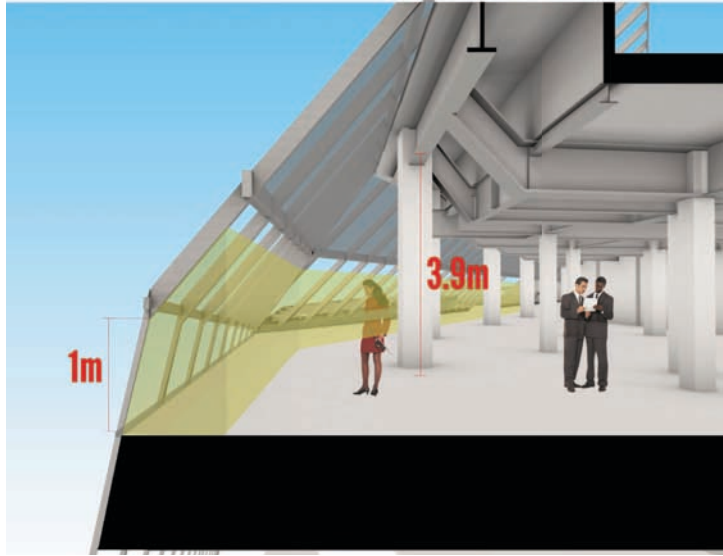




STRUCTURAL EXPLORATIONS DURING BUILDING DESIGN INFORMED PLANNING

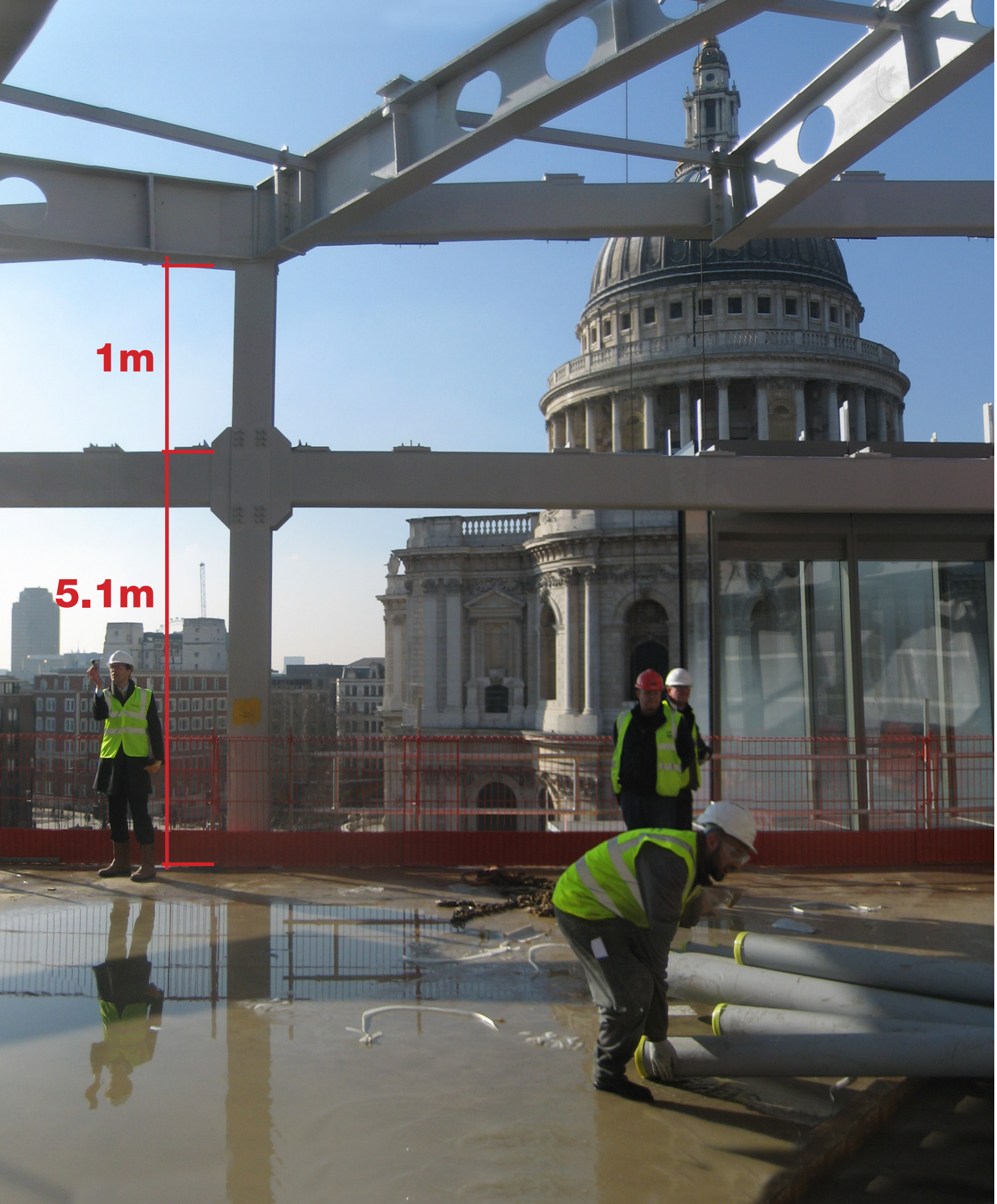






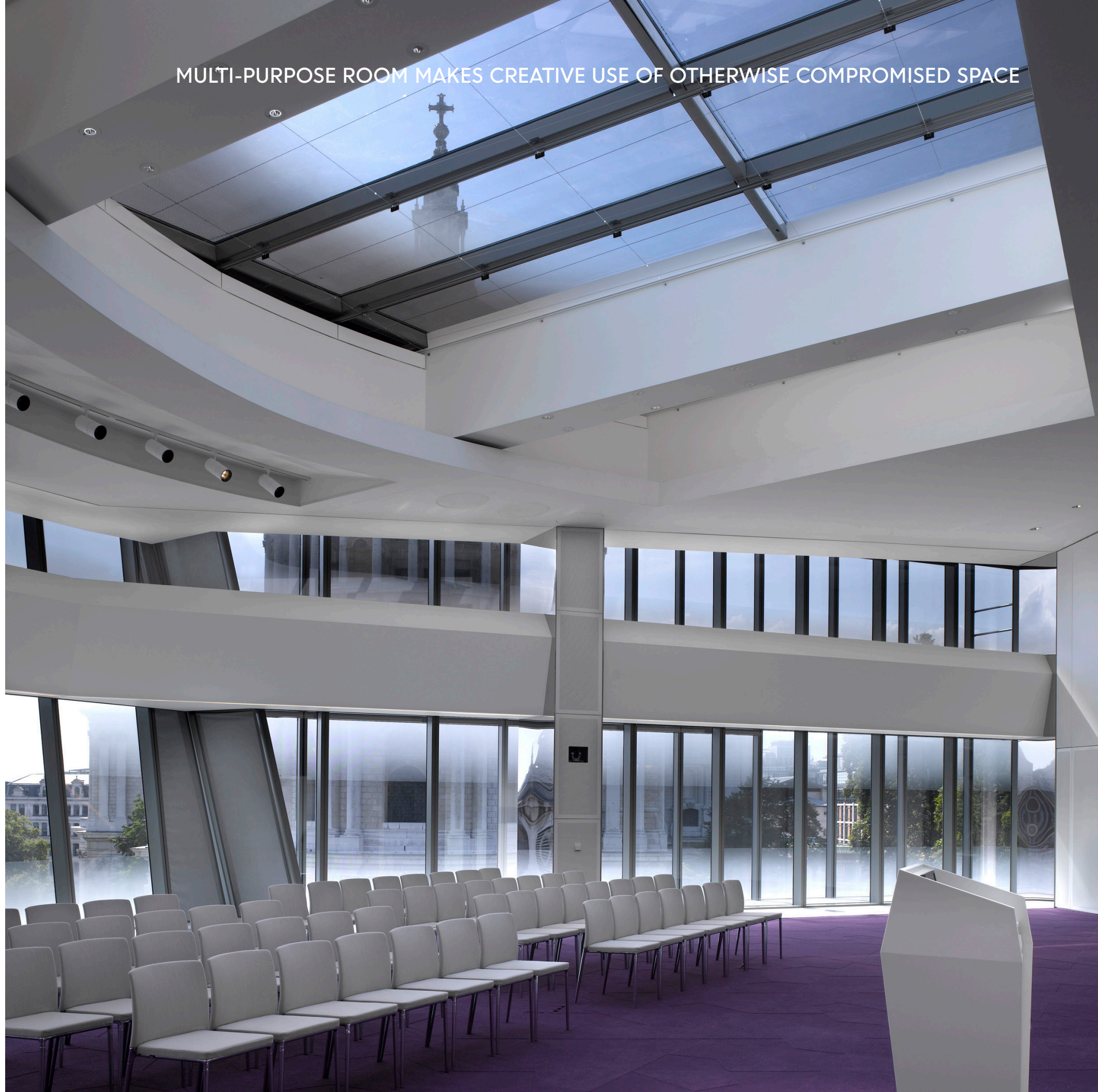


STUDIES OF AVAILABLE HEIGHT AND SPATIAL CONDITIONS GUIDED PLACEMENT OF PUBLIC FUNCTIONS



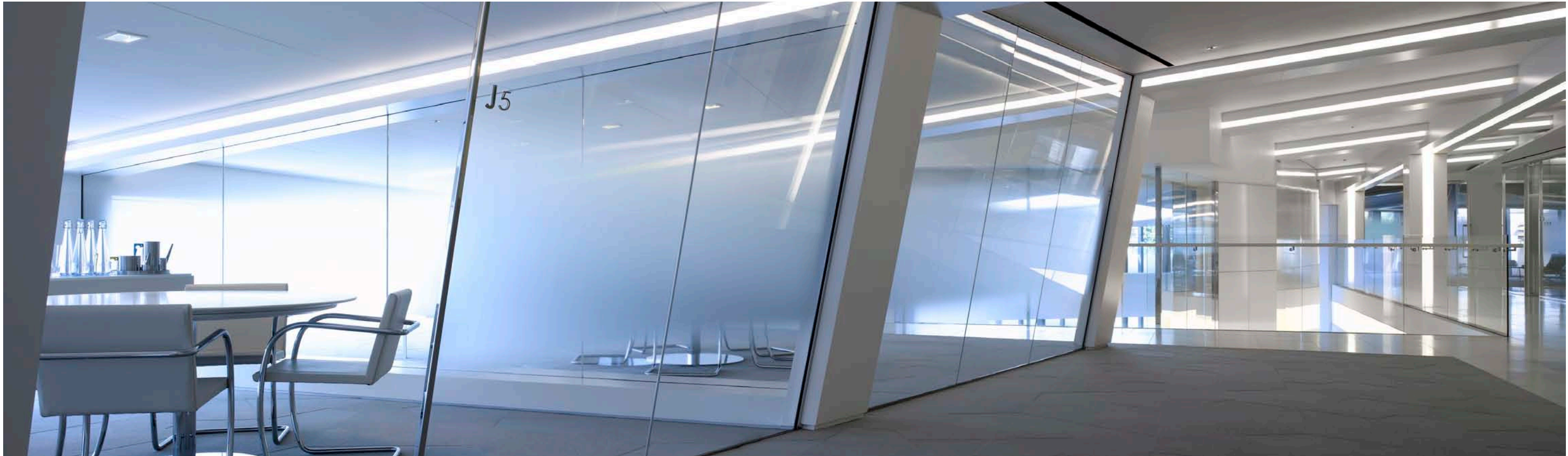


MULTI-PURPOSE ROOM MAKES CREATIVE USE OF OTHERWISE COMPROMISED SPACE





FUNCTIONS RESPOND DIRECTLY TO THE BUILDING ENVELOPE





MATERIALS, CEILING TREATMENTS AND LIGHTING DEFINE SPACE AND REFLECT BRAND









VIEWS REINFORCE CONNECTION TO THE CITY







LSM