

JLL

New York, NY

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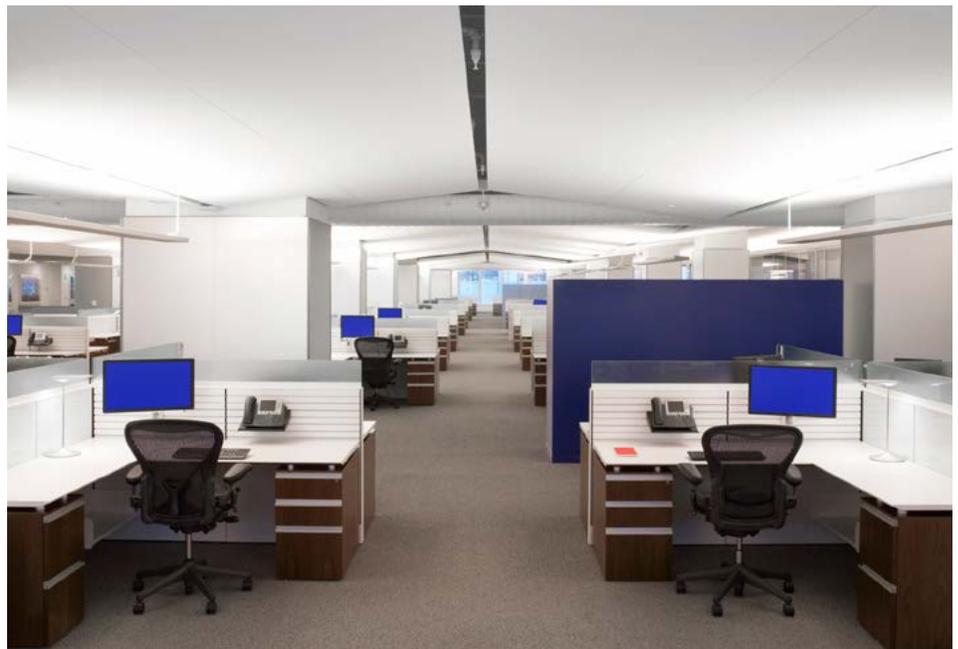
90,000 square feet

Project Highlights

Office relocation; Increased flexibility;
Interconnecting stair; LEED Gold;
Winner: 2013 IFMA Greater New York
Chapter, Design and Construction Award
& Sustainable Design and Energy Efficiency
System

Services Provided

Full service interior design and architecture;
LEED consulting





JLL commissioned IA to assist with the development of a work environment that would support their dynamic and fast-growing business culture. Over the last 10 years, JLL has evolved into a global leader in real estate services. This dynamic growth, coupled with an evolving business model, challenged how they currently occupied their space.

IA implemented an approach to gathering information that solicited executive vision, departmental requirements, and individual influences. These three components were synthesized into an approach for planning that would be agile enough to respond to the dynamic world that JLL lives in.

A visioning session was held with senior management to extract current and future business drivers and to discuss what potential impact those drivers may have on how business was performed. The vision was to evolve the way that the organization was structured from a static, departmental silo philosophy to a dynamic, cross-functional, teaming approach. This evolution mandated significant flexibility on both global and individual levels.

The fulcrum of the project was the ability to balance the need for collaboration and “heads down” space. As part of this process, an extensive furniture study was initiated. This process, structured to bring a furniture manufacturer onto the team as an active participant, entailed interactive work sessions with each manufacturer to discuss innovation in their field and how this project could benefit from the research and development that they each currently have in place. Strategic thinking revolved around the on-going occupancy of the space.

The final project resulted in interesting solutions. The abundance of meeting rooms, cafeteria, and an oversized “interconnecting stair” were incorporated into the plan to tie together the common areas on both floors. This allows for chance interaction and facilitates bringing together the entire population. The delineation of collaboration and heads down space within the work environment was addressed. “Just in time” teaming areas and more traditional teaming areas were incorporated, while “mobile” quiet booths address the needs for audio privacy.