

CONFIDENTIAL INTERNET SERVICE PROVIDER

Seattle, WA

Size

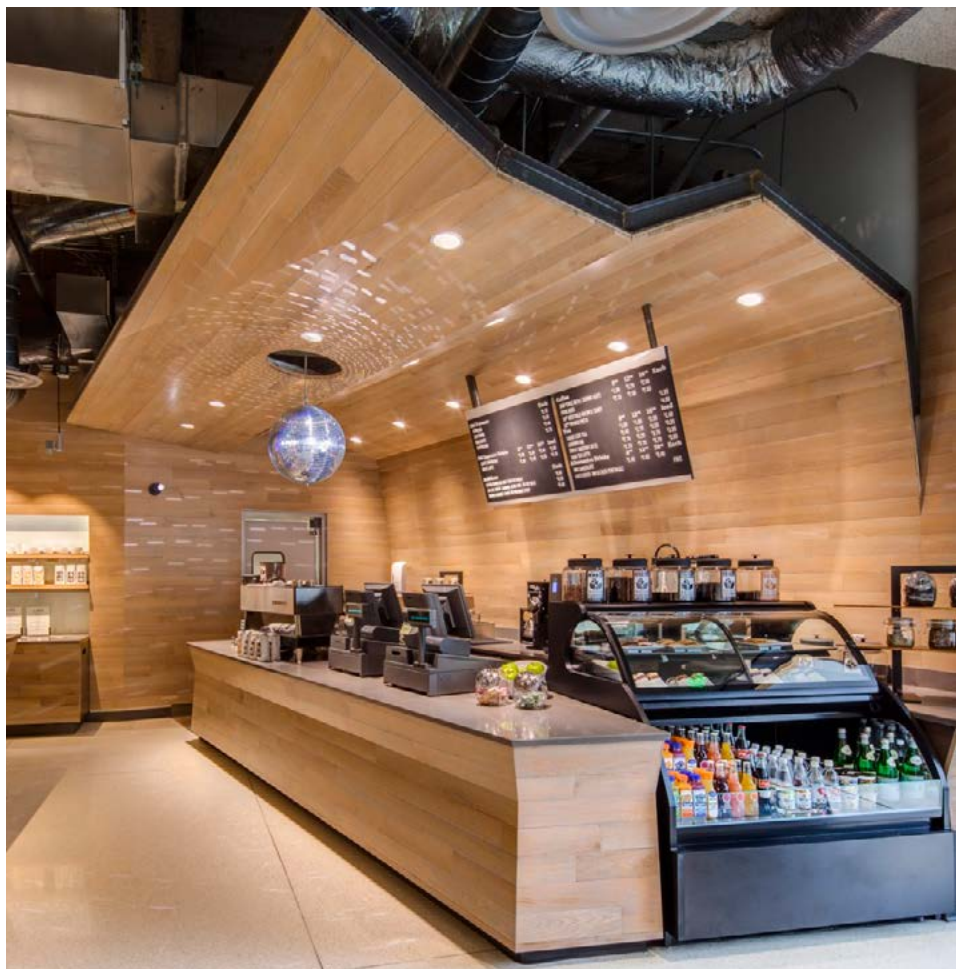
8 million square feet

Project Highlights

Global headquarters campus;
Customized workstations with desks made from doors, an iconic reference to the company's history and foundation;
Flexible, modular planning concept with moveable wall and spine systems that improve circulation, maximize flexibility and allow for rapid changes;
Customizable and cost effective workspace with improved circulation;
Heavy use of sustainable materials; High impact environmental graphics, branding and wayfinding;
Campus amenities: full service cafeterias, centrally-located, amenity rich employee commons, outdoor rooftop terraces, gaming areas, coffee bars, and conference/training centers;
Development and implementation of global workplace guidelines; Completed over 12 million square feet of projects in over 40 countries

Services Provided

Real estate forecasting; Building analysis
Workplace design strategies; Full service design and architecture; Standards development; Sustainable design and consulting; Branding and environmental graphic design





This headquarters complex was not effectively accommodating the constant growth and change of this exuberant company. Work areas were over-crowded, and conference and storage rooms had been transformed into makeshift office space. Programmers requiring focused concentration were seated along busy, disruptive circulation paths.

IA was retained to master plan the facility to accommodate rapid growth and constant, unpredictable change. The workspace needed to be customizable, productive and cost-effective, and incorporate environmentally sustainable solutions.

IA's design concept was first implemented in a 70,000 square-foot space. The client expected this Phase 1 project to be swiftly completed in four months.

To determine individual needs and enhance the team's understanding of the culture, IA initiated work with a series of staff interviews. A flexible, modular planning concept was developed that incorporated innovative approaches to address the requirements for customizable and sustainable workspace.

IA worked closely with the client and a team of contractors to ensure the viability of the design. A phased construction schedule was utilized to meet the fast-track schedule and achieve cost savings.



A movable wall and spine system, constructed of sustainable materials, allows for rapid reconfiguration and customizing of the work environment. The system is augmented by the cost-efficient re-use of existing furniture.

Circulation through the space is efficient and less disruptive, separating concentrative work areas from more interactive, shared areas.

The newly-designed Phase 1 space can flex to absorb up to 44% additional staff capacity. They now have the ability to increase both productivity and density while reducing implementation costs per employee by 13%.