

# MARSH & McLENNAN COMPANIES, INC.

New York, NY

---

## Size

1 million square feet

## Project Highlights

Headquarters consolidation and renovation to achieve maximum benefits of new workplace guidelines; Real estate consolidation reduced MMC's footprint by 15 floors (590,000 square feet), approximately a 30% reduction; Savings of \$44 million upon completion of the project and a subsequent savings in rent and operating cost of approximately \$55 million annually; New image, more functional and cost effective space, and an innovative and dynamic work environment; Private offices located in the interior of the space, creating an open perimeter to feature Manhattan views; A more open floor plan encourages staff collaboration and allows for consistency between floors and business units

## Services Provided

Workplace strategy; Building analysis; Due diligence; Full service design and architecture; Artwork consultation

---





Marsh & McLennan Companies, Inc. (MMC) is a conglomerate of five sub-companies that merged creating an array of real estate holdings across New York City. IA's initial task was to develop a detailed strategic facilities plan demonstrating potential real estate and consolidation scenarios to accommodate MMC's current and future space requirements. Through analysis and data gathering techniques, IA created a comprehensive report for MMC company executives, committee, and staff, compelling them to think about their space and real estate in a new way. IA presented six scenarios, including the selected one that eliminated 15 floors (590,000 square feet). By choosing this scenario, MMC immediately saved \$44 million upon completion of the project and a subsequent savings in rent and operating cost of approximately \$55 million annually.

In the end, IA created a new image, a more functional and cost effective space, and an innovative and dynamic work environment. IA highlighted MMC's premier Manhattan headquarters location by exposing the views. This was achieved by designing private offices located in the interior of the space, creating an open perimeter. This floor plan reinforced MMC's requirement to have a more collaborative space, as well as reflected MMC's prominence in the downtown New York City market. The new image led to a more functional and cost-effective space while providing Marsh employees with an innovative and dynamic work environment.