

CONFIDENTIAL INVESTMENT FIRM

Toronto, ON
Canadian
Headquarters

Size

200,000 square feet

Project Highlights

Four phased renovation, 10,000–
130,000 square feet each phase

Optimized existing real estate
to accommodate growth and
telecommuting

Reviewed international portfolio to align
local visions and corporate standards

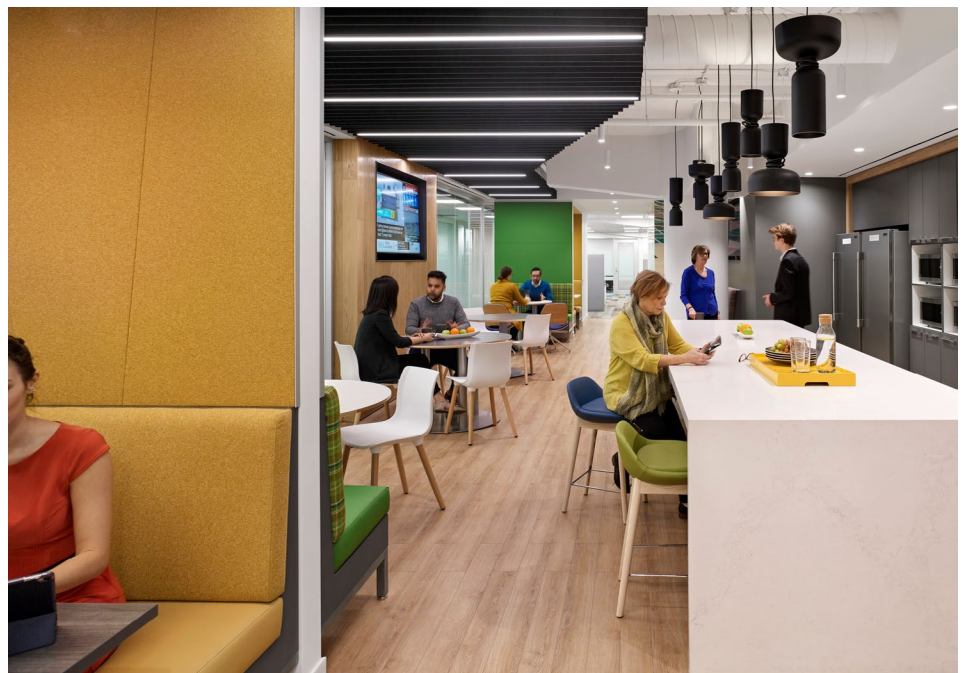
More open, less entitled spaces
with workstations custom to each
department's function to align with new
global leadership

Custom furniture standards offer flexibility
for a wide variety of user groups

Increased headcount by 17% within
the same space and provides a 20%
increase in telecommuting/hoteling
spaces

Services Provided

Master planning; Full service interior
architecture and design; Experiential
graphic design: signage; Furniture
specification; Lighting design





This global investment firm, in its two-tower Canadian headquarters space over the last two decades, looked to better accommodate growth and increase telecommuting through a master plan and restack. IA optimized the existing spaces to accommodate higher staff counts by reconfiguring and modifying the space, consolidating groups, and incorporating flexible strategies to manage long-term changes.

IA's phasing plan outlined a rigorous, step-by-step methodology for a "swat team" to execute each phase efficiently, including swing space to shorten the timeline and number of phases. A recent change of the firm's global leadership structural also led to a more forward-thinking, progressive direction than the company's past renovations, resulting in more open, less entitled spaces with workstations custom to each department's function.

The number of private offices were reduced while collaborative meeting areas, touchdown and quiet spaces, and secure meeting rooms increased. Ergonomics were improved for staff through new, custom furniture standards while offering flexibility for a wide variety of user groups, including traders, asset management, legal, sales, etc.



Specific features include the completely renovated third floor with a reception, waiting area, conferencing, guest cafe, and a new "Grab & Go" concept adjacent to a new training facility for internal and visiting staff. The ninth floor became a signature space for high-end asset management and traders, signaling the firm's move to a more progressive and dynamic business approach with an open workspace to match. The double-height cafe with custom light fixtures, stepped seating, and AV capabilities is also used for town-halls. Conference rooms are scalable via moveable walls to accommodate a variety of meetings and events.