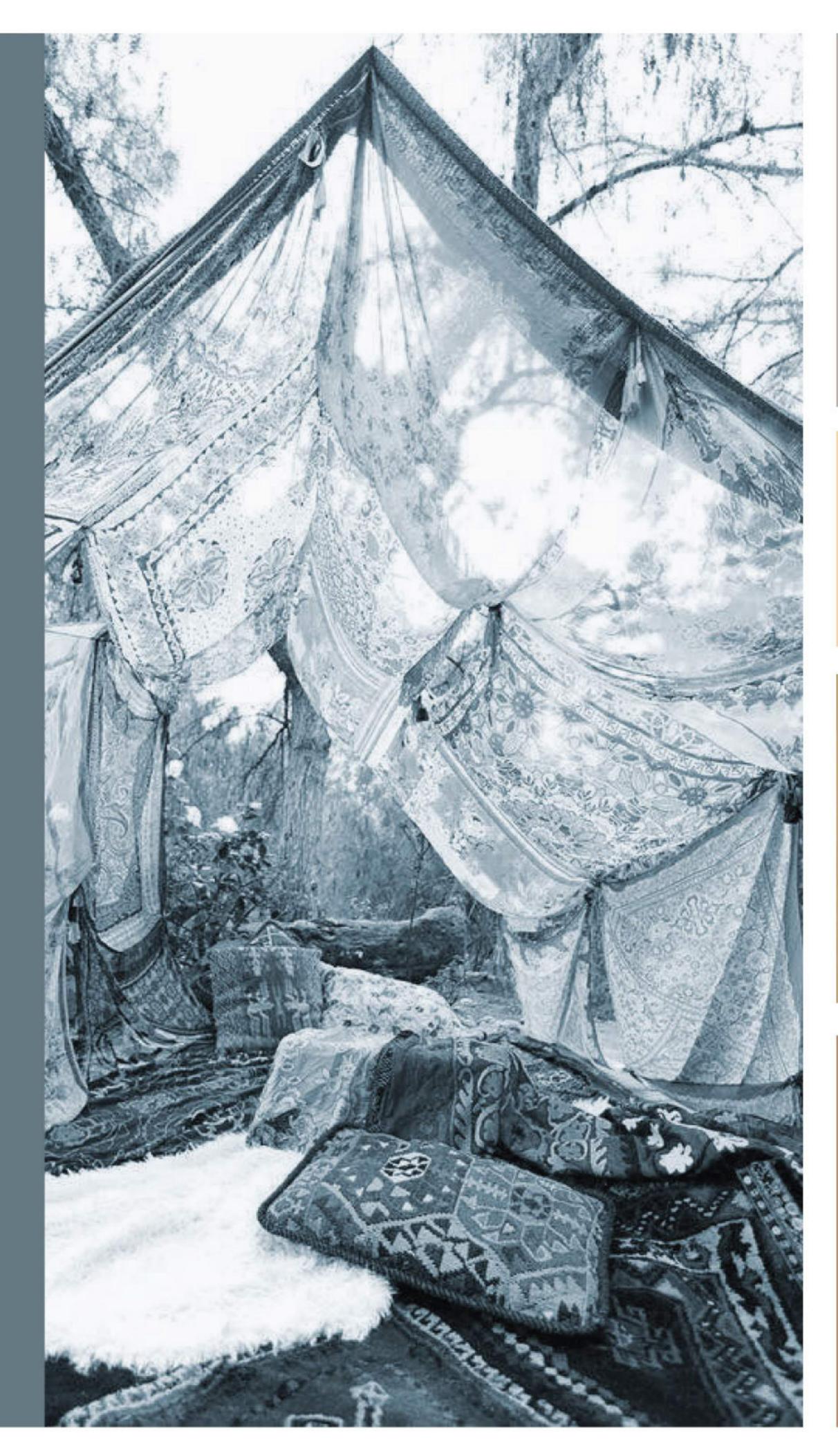
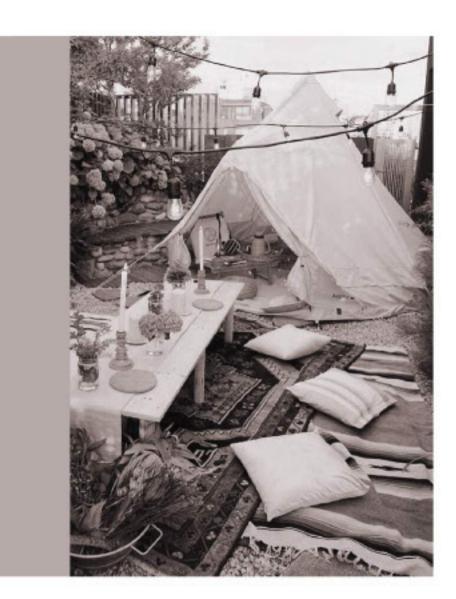
LINEXT COMMERCIAL REAL ESTATE

CONCEPT

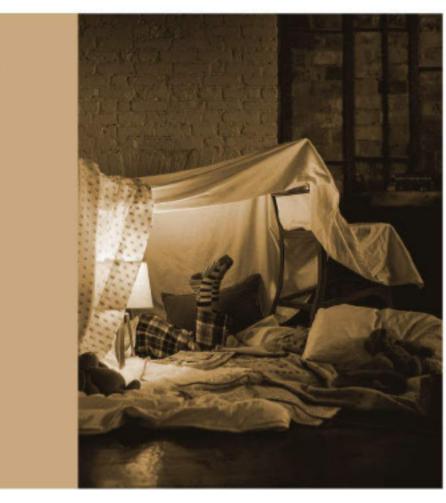


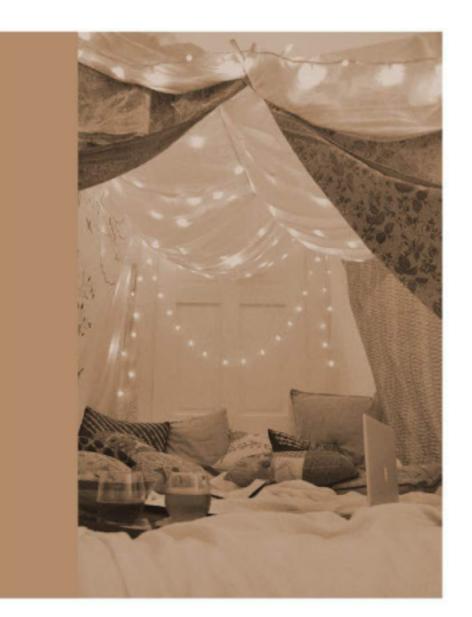
The Denver office of NEXT Corporate Real Estate is built upon creativity and comfort, empowering workers to utilize their surroundings in **personal and powerful** ways. Users of the space are given the necessary tools to create greatness, but it is **up to** the users to determine how they would like to make it happen. Materials are soft in color and varied in texture, mimicking a well-curated collection of throws and items used to build the ultimate space of comfort and collaboration: the blanket fort.







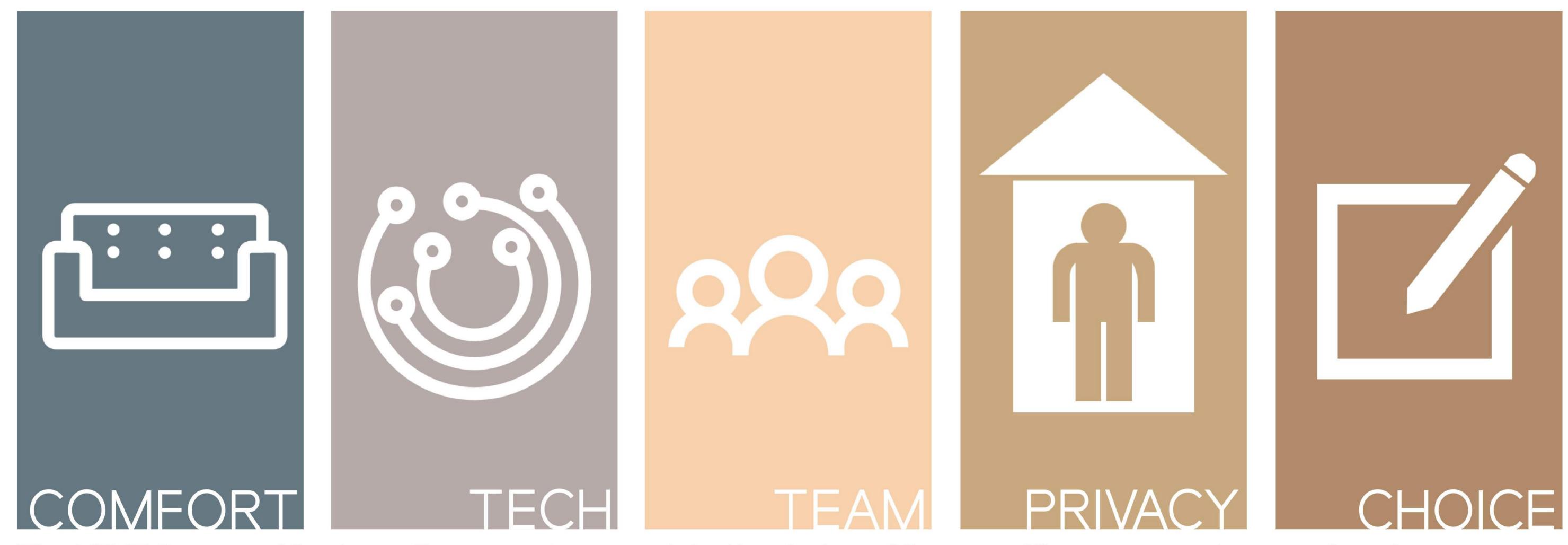




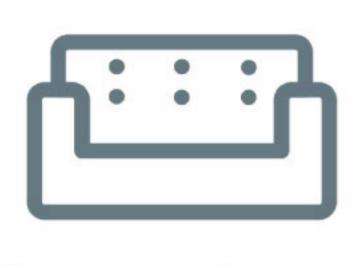
RESEARCH

The workplace used to be a vast sea of uniformity, but it [has] gotten to know me better over the years.

-Rebecca Charbauski, 10 Things I Love at Work (and Want at Home)



The NEXT Denver office has a 5-pronged approach to the design of its new office space, each prong focusing on a different and necessary aspect of the built environment according to the client's wishes as well as Steelcase's own research findings.



COMFORT

In Materials...

Warm & Textured to promote creativity. Include nods to biophilia where appropriate to increase material authenticity. These are shown to make people feel and think better.

according to Steelcase's "Why Materials Make a Difference to Your Workplace"

In Space Planning...

A palette of postures and positions in all spaces, supporting users physically as they move throughout the day.

according to Steelcase's "Six Dimensions of Wellbeing in the Workplace"



TECH

In Use...

Per client request, a suitable environment for Virtual Reality encounters must be provided. Technology such as video-presence devices, monitors, and others should be integrated throughout the space wherever possible.

In Theory...

Ready access to and comfortable, with technology is a key factor in enhancing creativity in where necessary.

the workplace.

according to Steelcase's "Place + Technology Drive Creativity"



In Selection...

Per client request as well as emerging research concerning the importance of collaborative spaces, areas for team members to work together effectively should be accessible throughout the space. These spaces should incorporate furniture that is flexible and comfortable, with technology incorporated where necessary.



PRIVACY

In Theory...

While the push for open workspaces has led to decreases in square footage requirements and an increase in communication between employees, open workspaces can be draining to users who prefer private environments.

according to Steelcase's "The Privacy Crisis"

In Space Planning...

Provide spaces that have acoustical and visual privacy from the majority of the office space.
Understand that privacy needs are personal.



<u>CHOICE</u>

In Design Intent...

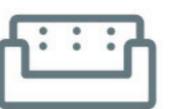
Develop a concept that promotes personalization of a space in a healthy and convenient way for employees. Create environments that push for physical engagement with the space by the users.

In Theory...

Further accommodate a palette of place and postures by providing different types of seating and workspaces in all areas of the space.

according to Steelcase's "Six Dimensions of Wellbeing in the Workplace"

PROCESS



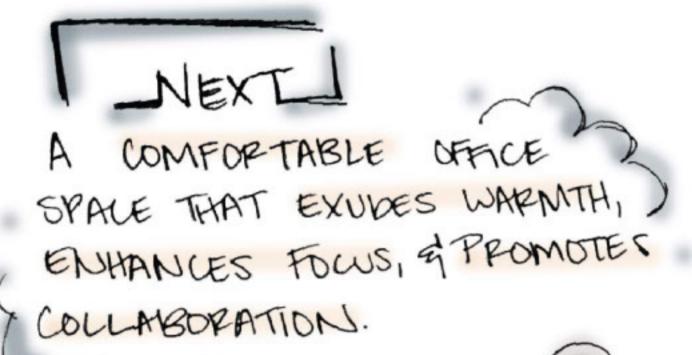








THOUGHT MAP & SKETCH

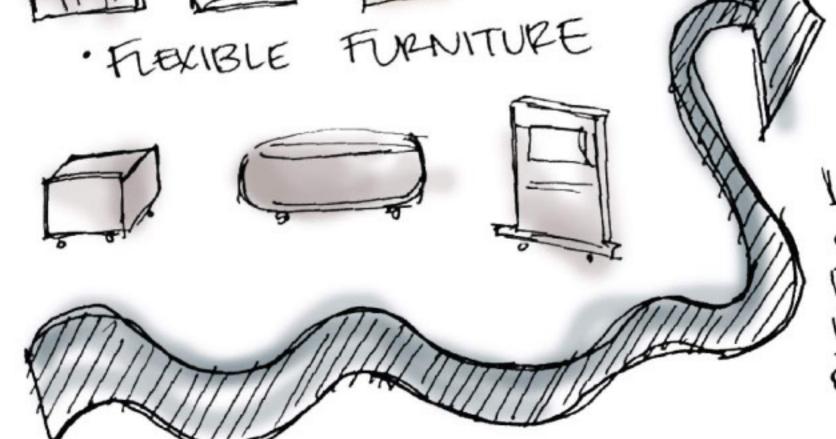


· FUNCTIONAL SPACE PLAN; EVERTHING MAKES SENSE



· WARM TEXTURES





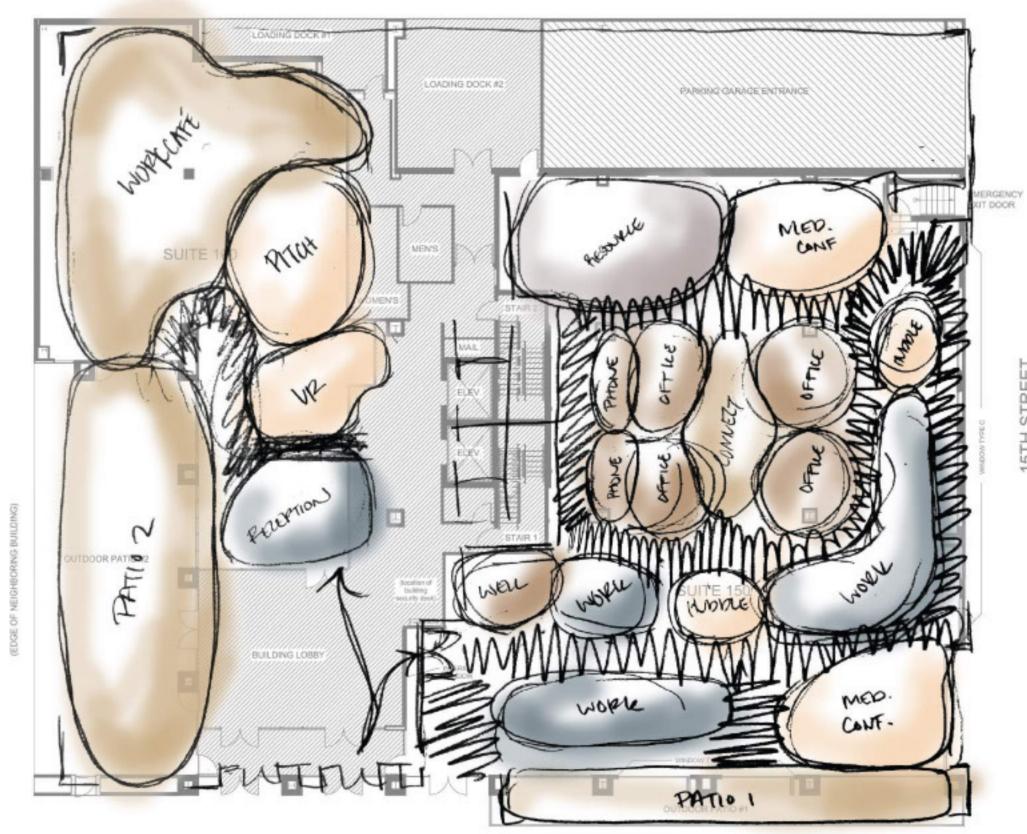


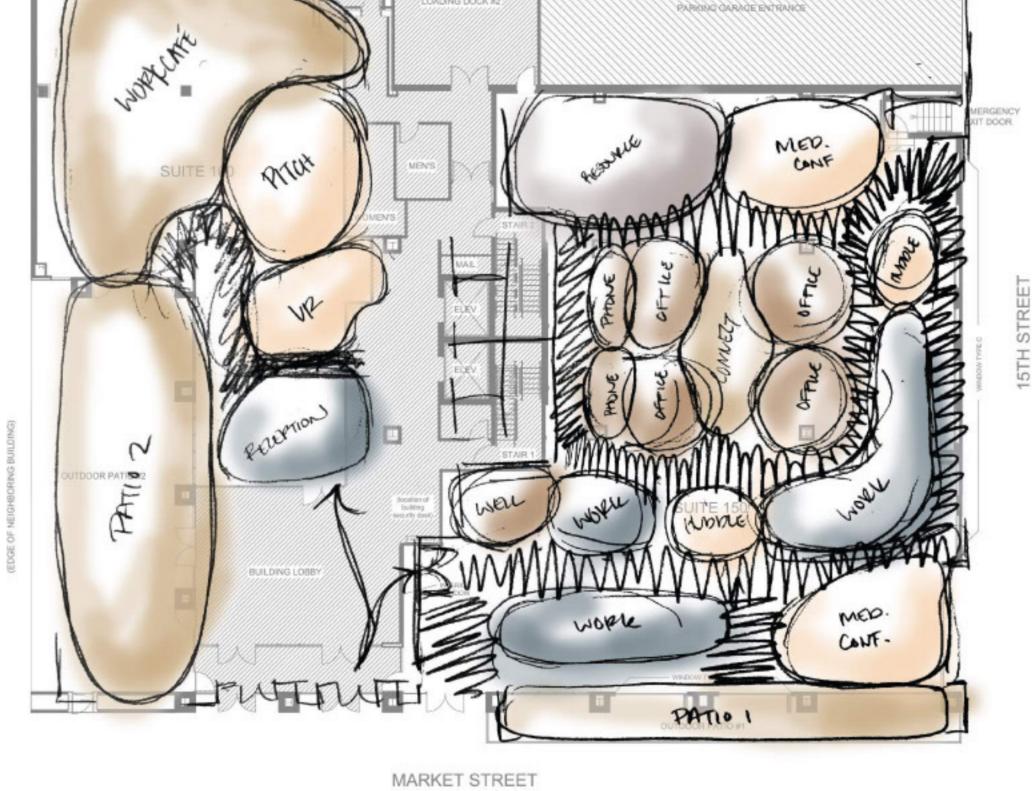


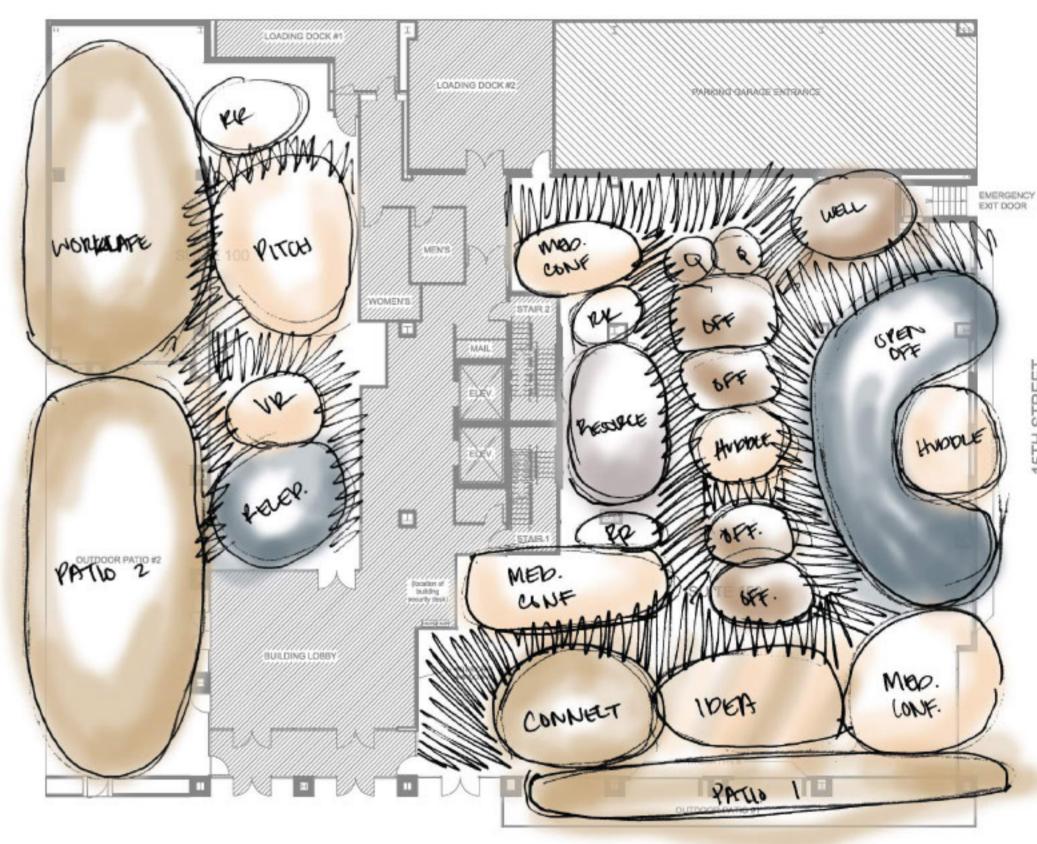




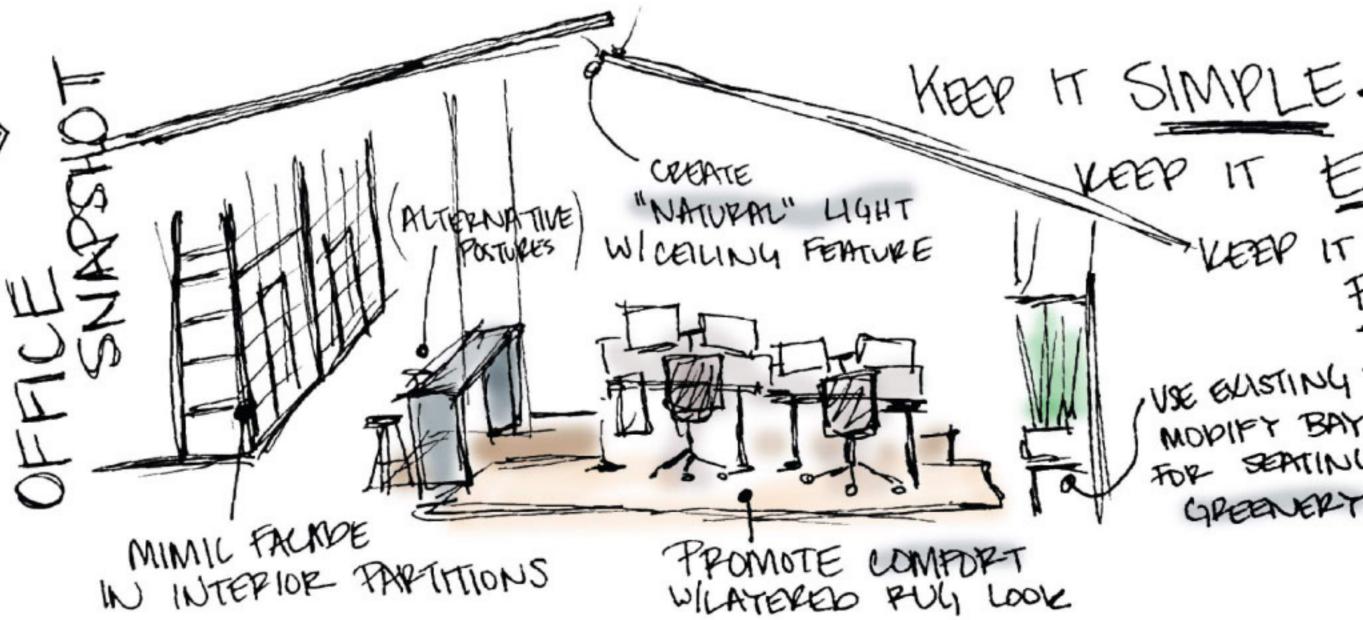








MARKET STREET



WILATERED PULL LOOK



, USE EXISTING FEATURES; MODIFY BAY WINDOWS FOR SEATING & GREENERT

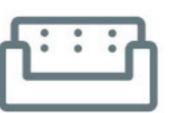
Steelcase's Ecosystem of Zones, used to drive the space plan of the NEXT office

ECOSYSTEM

OF

ZONES

MATERIALS













RENDERED PLAN











SCALE: 1/8" = 1'-0"

Integrated Microsoft Hubs at Workcafe tables to promote flexibility within the space.

Stair step seating with back bar height seating in large pitch room to accommodate more people comfortably; casual atmosphere also serves to promote relaxation and collaboration within the space

Open Virtual Reality space allows movement and includes spaces for device storage; mobile computer stand used to allow freedom throughout the space

Reception desk fitted with a Steelcase Ology height adjustable desk for optimal comfort throughout the day

Furnishings in shared exterior patio vary in use, from lounging and socializing to focusing and working

Connect Zone incorporates working wall with pin-up space and whiteboards to share company news and employee accomplishments as well as a digital monitor



Additional Seating & Storage at back for touchdown space outside of conference and phone rooms

Bay windows converted to planters and seating to promote wellness and collaboration; additional custom shelving built out to provide areas for personal and company item display

Huddle space incorporated into open office floor; can be adjusted and moved as necessary to create alternative work spaces

Various layouts for shared private offices to accommodate user needs and desires

Open office area strategically located to maximum natural lighting within the space; private offices and meeting zones placed toward interior of space to ensure access to natural lighting by all NEXT employees

A large, open Ideation Zone is included within the workspace to offer an alternative set of postures and working environment for NEXT employees

1 Reception & Waiting 2 Virtual Reality Space 3 Pitch Room // Large Conference 4 Workcafe 5 Accessible Restroom 6 Shared Exterior Patio 7 Connect Zone 8 Ideation Zone 9 Medium Conference 10 Huddle // Small Conference 11 Huddle // Small Conference 12 Open Office 13 Private Offices 14 Huddle // Small Conference 15 Quiet Zone // Phone Room 16 Touchdown Space 17 Wellness Space 18 Medium Conference 19 Resource Zone 20 Medium Conference 21 Private Exterior Patio

CEILING PLAN











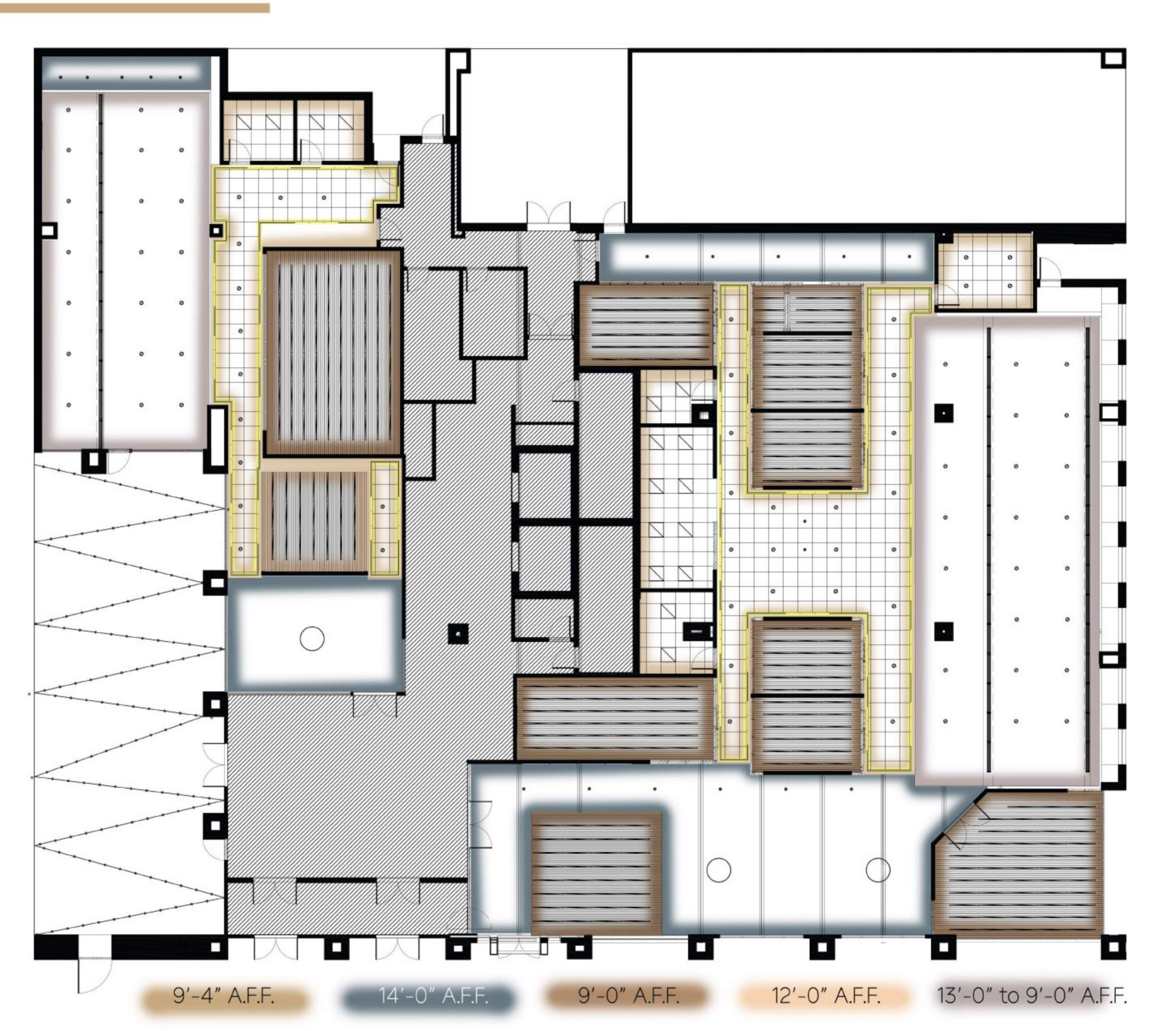
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND

\bigcirc	6" Recessed Can
п	LED Uplight
\otimes	Pendant Fixture
	24" x 24" LED Troffer
	48" Suspended LED Fixture
	LED Soffit Lighting
	Outdoor String Light LEDs
	Large Pendant Fixture







ZONE PLAN



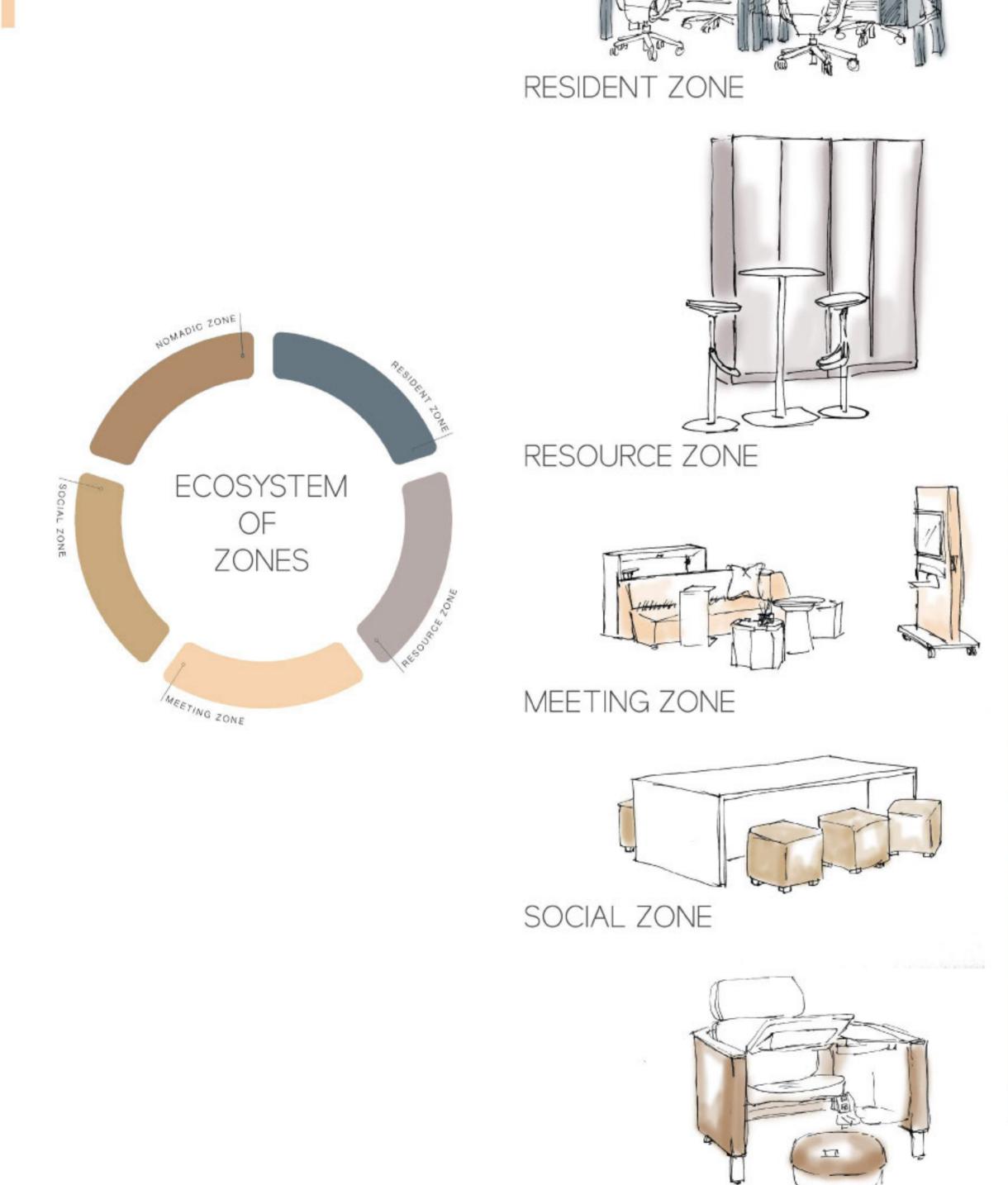








SCALE: 1/8" = 1'-0"



NOMADIC ZONE



RECEPTION

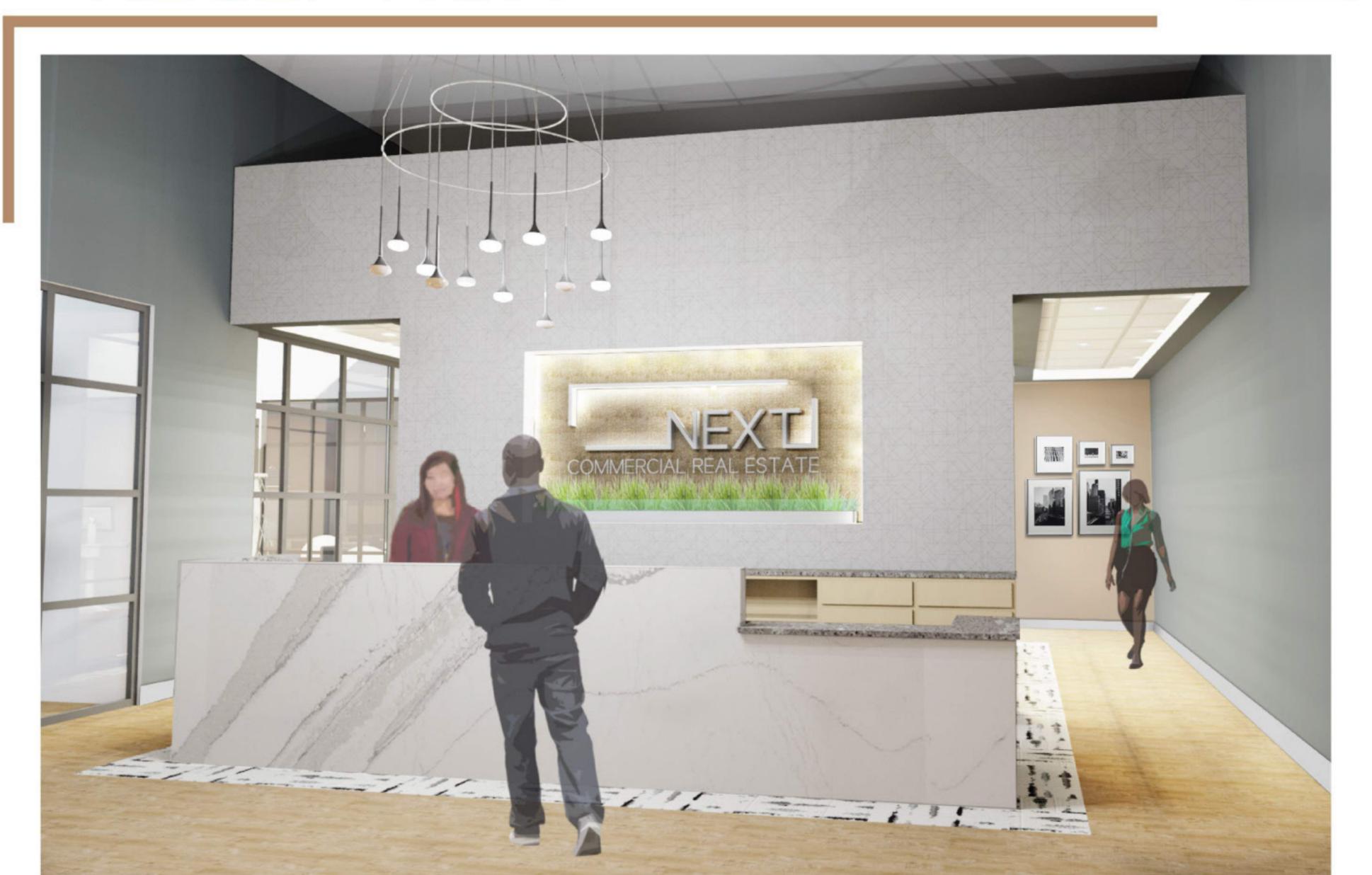






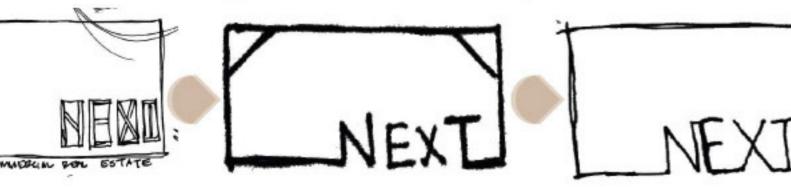






The lobby for NEXT Commercial Real Estate is kept demure and comforting, with a muted palette and soft light emanating from the logo feature wall. Natural wood tones are used throughout to promote authenticity and warmth. The user can choose to enter spaces beyond the reception area through one of two pathways: the left, which will take the user by the virtual reality space before entering the workcafe and large conference areas; or the right, which will take the user directly to the virtual reality space. Live greenery is used to further welcome users to the space.

LOGO DEVELOPMENT



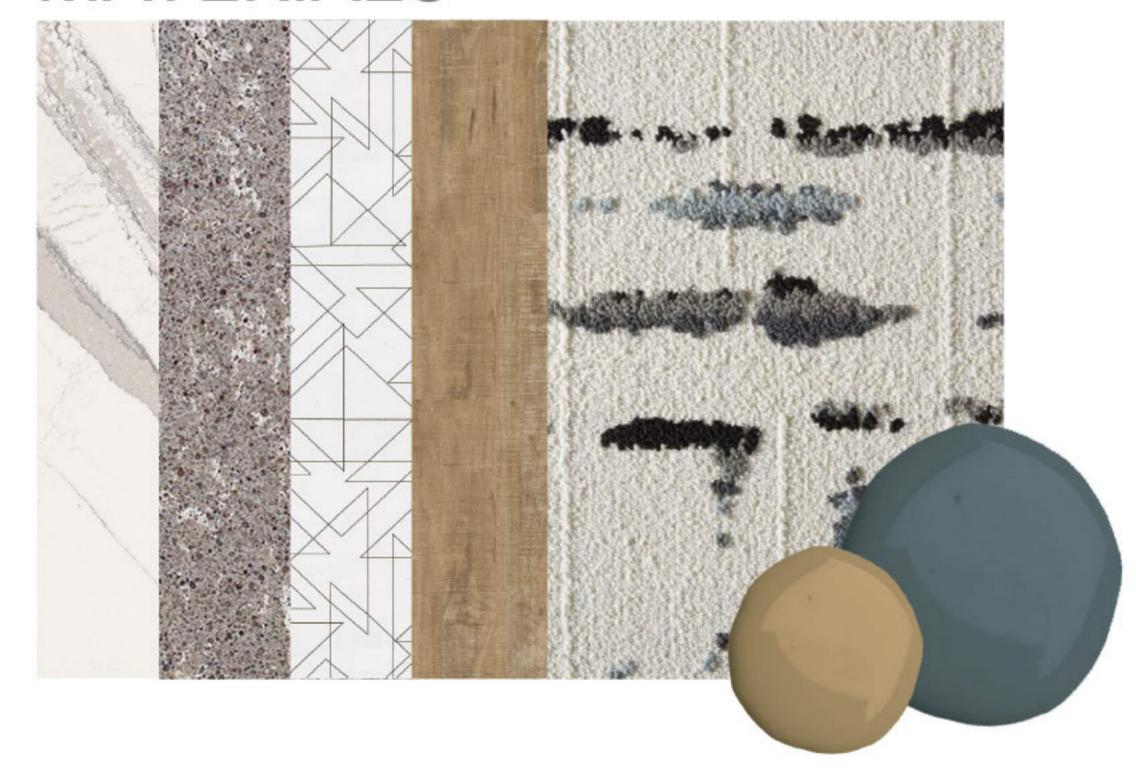


KEY PLAN



NO SCALE

MATERIALS





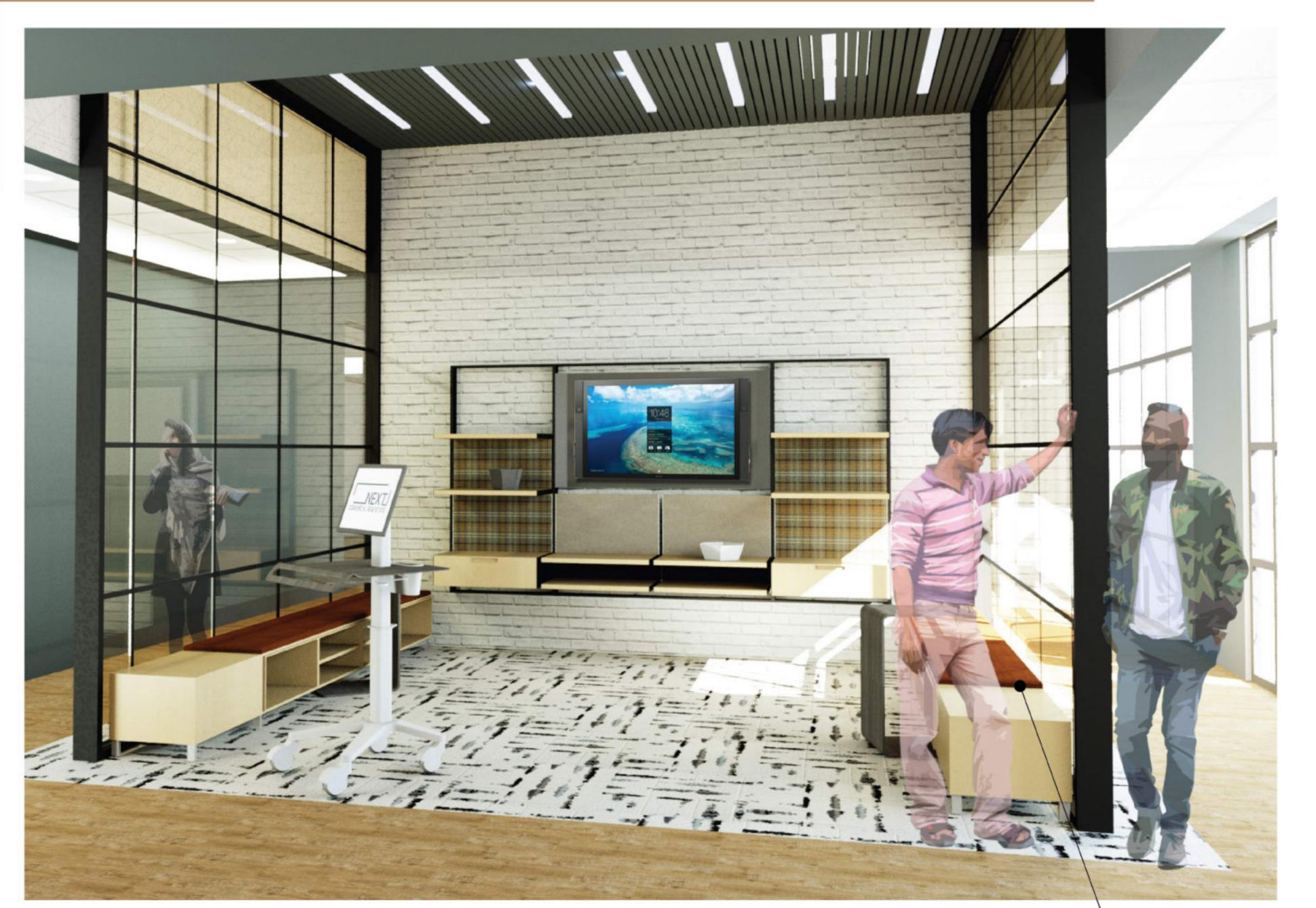








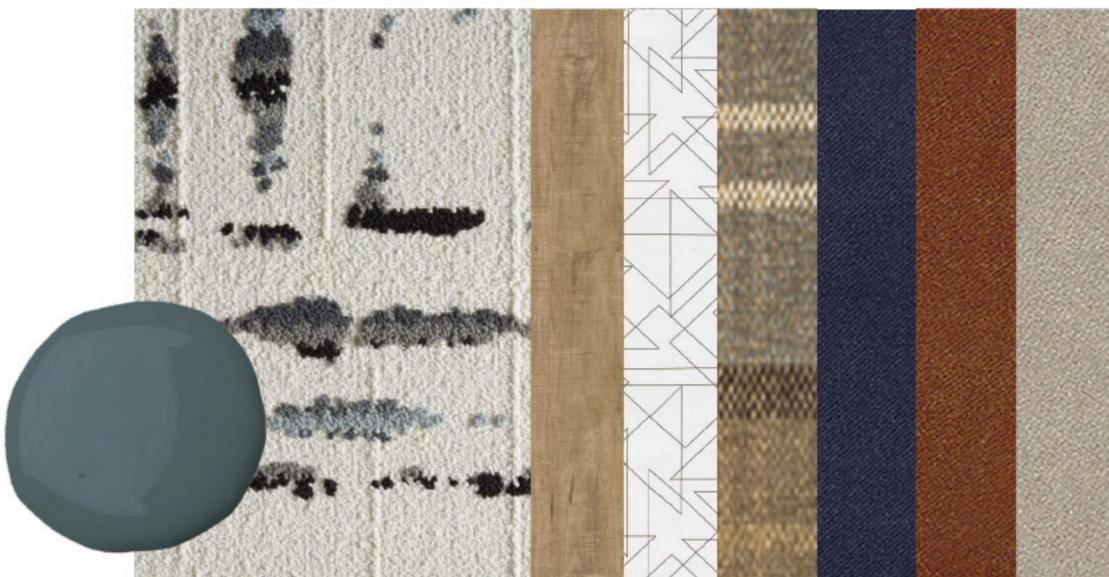
VIRTUAL REALITY



The Virtual Reality space in the NEXT office optimizes both clear floor space as well as storage, with side bench storage seating. A mobile computer pedestal is placed in this area to ensure complete flexibility of the space for the user. Campfire personal tables are scattered throughout to further promote flexibility and ease of use. A Steelcase Flexframe system is used in conjunction with a Microsoft Hub equipped with video-presence technology, allowing the space to function as both a conference room as well as a virtual reality and client zone.



MATERIALS



KEY PLAN



NO SCALE

WORKCAFE













KEY PLAN



NO SCALE

As with other spaces in the NEXT office, the workcafe serves many different purposes. Multiple eating surfaces in the form of the Steelcase Campfire and Emu tables can double as worksurfaces, especially with the addition and integration of the Thread power system. Campfire personal tables are placed throughout to promote quick touchdown work, or simply act as a surface for a drink or meal. The workcafe is left open to the rest of Suite 100 and is visible from the Large Pitch room as well as the Virtual Reality and Client Zone.

ELEVATION A SCALE 1/4" = 1'-0"





CONNECT ZONE

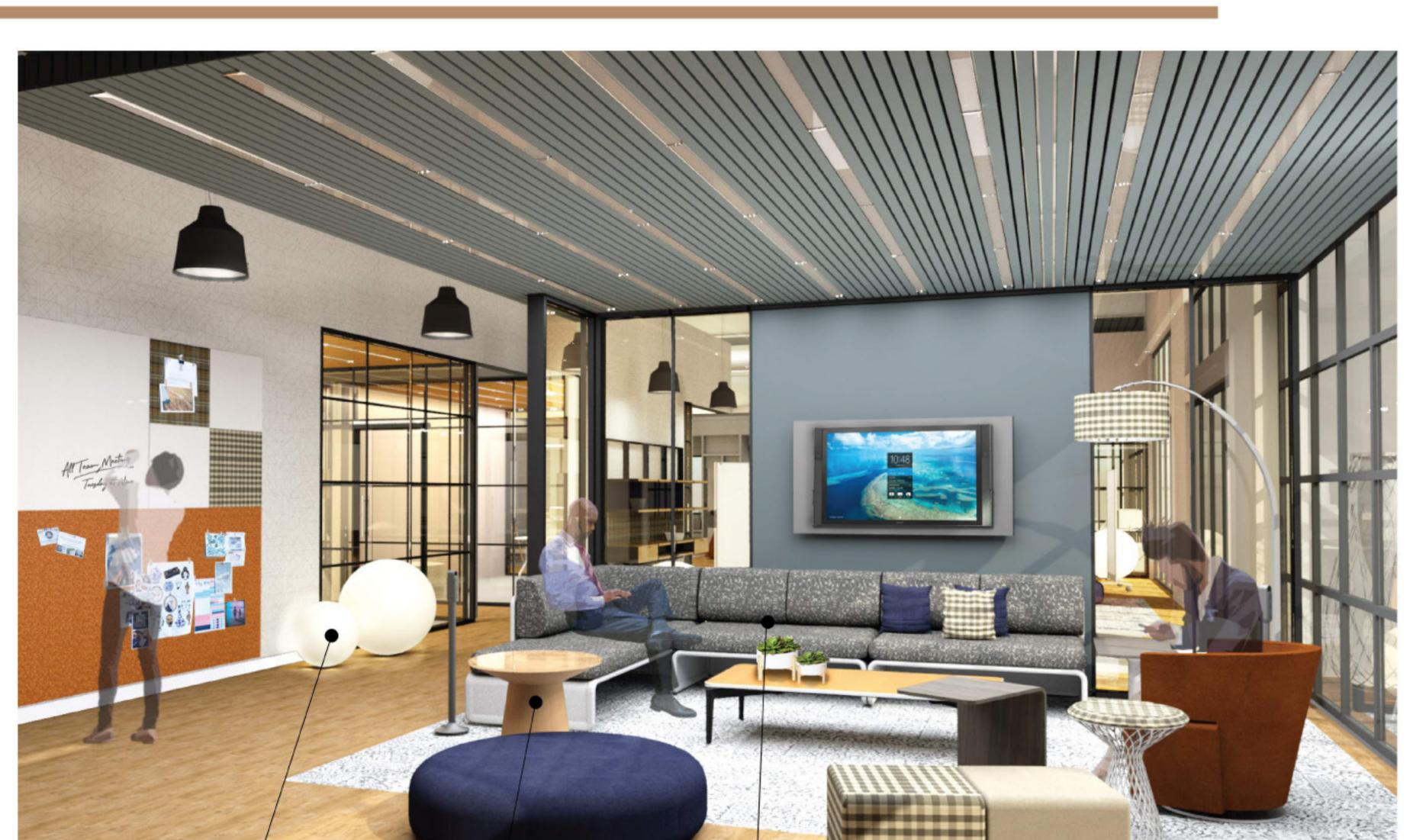














Spherical Floor Lamps
used throughout the space
to further encourage
warmth and add life to the
office.

The Connect Zone, located just off the new interior entry into Suite 150, is a place for employees to catch up on the latest news in the Denver area as well as within the company. It is equipped with lounge style furniture and a mix of textiles to create a casual and relaxed atmosphere for employees. Modular cork and whiteboard wall tiles are mounted onto the wall near the Connect zone to post news as well as for collaboration purposes.

MATERIALS



KEY PLAN



NO SCALE

IDEATION ZONE

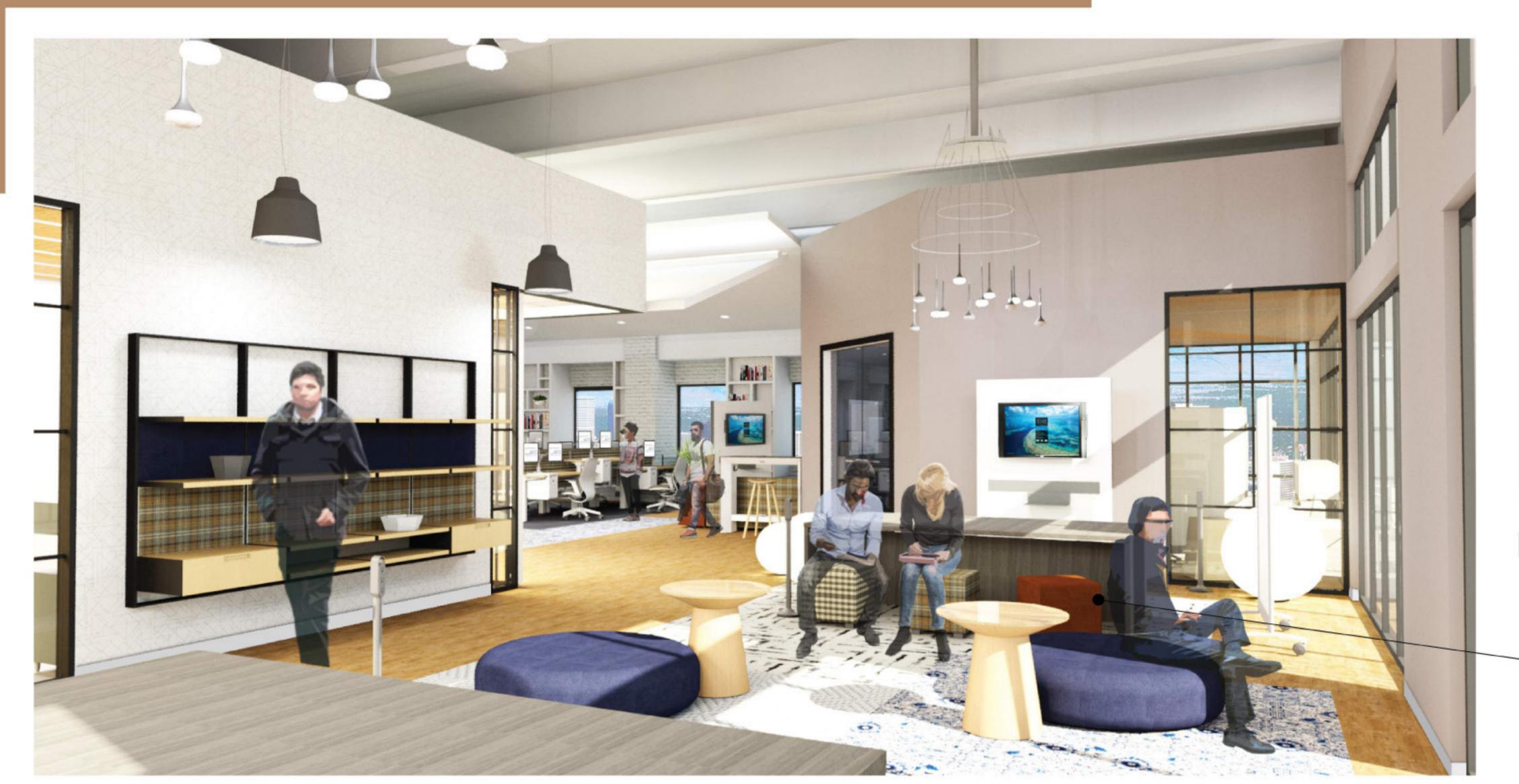












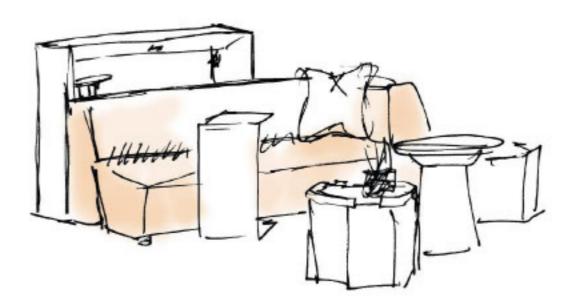
KEY PLAN



NO SCALE



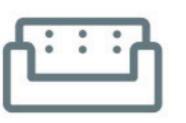
The NEXT office features an **Ideation Zone** in addition to the other zones of the space; this serves as an **informal area for collaboration and teamwork**. Like other areas of the office, various textiles and carpet tiles are used to create a more **residential feeling space** than a traditional corporate office. The intentionally mismatched nature of the patterns chosen **invites the user to recreate the space however they desire**, without fear of harming the aesthetic of the workplace as a whole. The furnishings in this area are kept relatively low to the ground to **allow light to permeate** throughout the building.



MATERIALS



OPEN OFFICE













KEY PLAN



NO SCALE

The open office space at the NEXT office is **light and airy**, with a sloped and illuminated ceiling fixture that **mimics natural daylight**. The bay windows original to the building have been kept, with an added shelving feature for **display of personal items and photographs** belonging to the employees of NEXT; this is to **promote a feeling of ownership in a shared space** that is typically lost when moving to an open desking solution. Some of the bays have cushions for an additional posture option, while others have planters with greenery for health and wellness. Each desk is equipped with **two monitors and is height adjustable** for optimal comfort.

MATERIALS



ELEVATION B SCALE 1/4" = 1'-0"

