



# DESIGNING FOR PRODUCTIVITY

Considerations for 21<sup>st</sup> Century workplace design



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At SR/A, we believe thoughtful interior design can enrich people's lives and make them more productive. We approach workplace design from a wholistic perspective by focusing on the diverse needs of end-users. From comfortable workstations and private offices to conferences rooms and huddle spaces, SR/A ensures that employees have all the physical resources they need to perform at their best, both as individuals and as a team. We believe that in the 21<sup>st</sup> century and the age of teleworking, designing for the bare minimum is not enough; office spaces must be designed to *inspire*.

FOCUS

WELLNESS

4 KEY PILLARS OF  
WORKPLACE DESIGN

COLLABORATION  
& CULTURE

DEVELOPMENT  
& GROWTH



# COLLABORATION & CULTURE



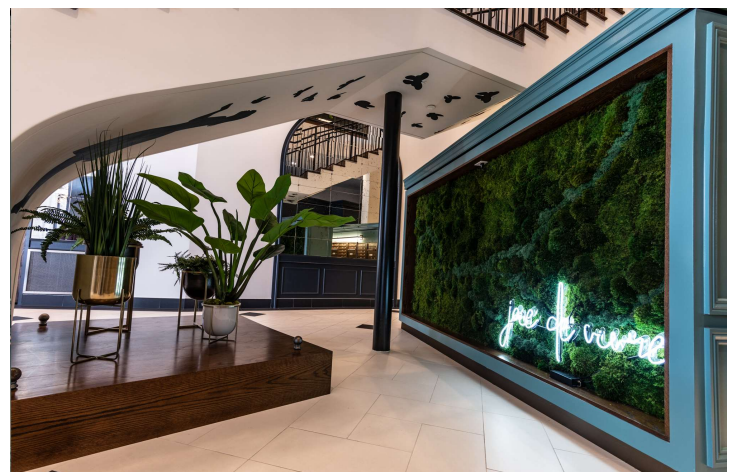
## Communal Spaces

Feeling connected to a strong and positive work culture is an important part of a fulfilling life. At SR/A, that is what we envision with each unique design. We focus on creating comfortable communal spaces where people can gather, socialize, discuss ideas, and take well-deserved breaks.

New research suggests that in the post-COVID work environment, more employees are choosing to commute to the office solely for client-facing meetings and office-sponsored social events. To help combat these trends, corporate real estate managers nationwide are reducing desk counts and increasing their amenity offerings. By providing a premium workspace, employers are hoping to attract and retain talented workers who will find hybrid work schedules attractive.

## Versatile Spaces

Versatility is also a major consideration of workplace design. Whenever possible, we seek to create spatial arrangements that facilitate well a variety of different workplace functions. We also carefully select modular furniture systems that allow spaces to be reprogrammed as end-users prefer or as workflows demand.



## ESG & Biophilic Design

With a growing focus on environmental-social governance (ESG), many companies are seeking to reduce the amount of embodied carbon associated with office construction. SR/A's LEED and Fitwel-certified designers go to great lengths to specify locally sourced, sustainably produced materials whenever possible. We are grateful to work with clients that understand the value of environmentally responsible design and that are invested in making a difference in the fight against climate change.

# COLLABORATION & CULTURE

## Boutique, Hospitality-Inspired Office Environments

SR/A's hospitality-forward design approach helps landlords create an unmistakable brand for their building interiors and deliver the robust assortment of amenities that today's office tenants require. On the tenant side, we strategize with client staff to prioritize key design features and amenities, maximize the tenant improvement allowance, and manage the design and construction process from early conceptualization to final installation. Our team leaves no stone unturned when procuring furniture, finishes, and accessories that transform ordinary offices into extraordinary productivity hubs.



Dining



Wellness



Conference



Reception



Artwork



Phone  
Rooms



Team  
Building



Training



Outdoor  
Leisure



Lounge  
Space



Biophilic  
Elements



Mother's  
Rooms



# DEVELOPMENT & GROWTH



## Attracting & Retaining Talent

To compete for top talent in a market in which fewer people are commuting to the office five days a week, companies that maintain in-office work requirements must do more from a design perspective to maintain employee satisfaction and justify commutes. To that end, a uniquely-designed space that combines the comforts of home, the finish quality of an upscale hotel, and the technological resources of the traditional office signals to current and future employees that their employer is invested in their professional development. With each project, SR/A works hand-in-glove with project stakeholders and synthesizes end-user feedback to produce the best possible design outcome. Involving the entire team in the design process makes employees feel valued, generates excitement, and boosts morale.



## Adapting to Trends

If there is one thing SR/A's CEO Sabine Roy has learned over the course of a career that has spanned four decades and two continents it is the importance of being flexible and managing risks. As commercial landlords and tenants adapt to changing office market dynamics, they can take comfort in the fact that they are working with an experienced team that can swiftly bring sound solutions to the table.



## Spec Suites

As office leasing activity has cooled in the aftermath of the COVID pandemic, real estate asset managers increasingly are turning to turnkey, flexible spec suites to attract a mixture of startups, small-medium sized businesses, and short-term tenants looking for an alternative to subleasing. SR/A's dedicated team works with commercial landlords to deliver stunning spec suites to market and can assist with marketing efforts to accelerate lease-up.

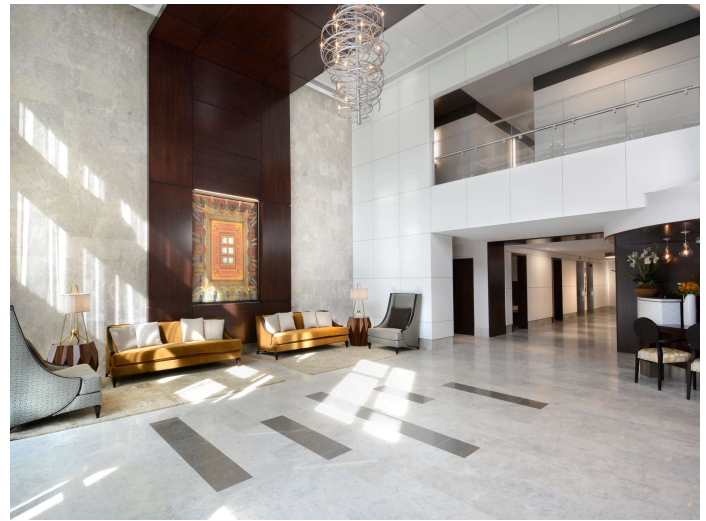
## Universal Accessibility

At SR/A, we believe that universal accessibility for individuals with disabilities is imperative to ensuring an inclusive workplace. Our projects strictly adhere to ADA and WELL-standard design practices which ensure proper turning radiuses and clearances, corridor widths, toilet and washroom components, work counter heights, anti-slip flooring, and more.



## Finish Selections

WELL and Fitwell building standards prohibit the use of volatile organic compounds (VOCs) such as formaldehyde, MTBE, and other chemical agents that are known to cause cancer and other health problems. From paints and varnishes to floors and wall coverings, employees can have peace of mind that every material they see and touch has been certified to be non-hazardous to their health and ethically sourced.



## Wellness-Focused Amenities

A growing number of millennial and Gen-Z workers believe employers should do more to support their employees' physical and mental health. In response to this generational trend, many commercial landlords have invested in providing fitness centers, bicycle storage facilities, showers and locker rooms, outdoor patios, and quiet rooms in their buildings. Furthermore, SR/A has standardized the use of fixtures and products that reduce the spread of communicable diseases, which is paramount in the post-pandemic work environment.







## Furniture Selections

It can be difficult to focus and get into a groove at work if you are uncomfortable. That's why SRA's design staff works with end-users to evaluate their existing systems furniture and specify adjustable sit-to-stand desks and ergonomic task chairs that will improve posture, reduce neck and back pain, and boost overall productivity.

We leverage our relationships with suppliers and vendors to lock in low shipping and storage costs and ensure smooth installation. SR/A manages procurement headaches so that our clients can focus on preparing staff for the big move-in day and enjoying the new space.



## Quiet Rooms

SR/A understands that open offices, while efficient, can create levels of distraction unsuitable for tasks that require intense focus. For offices to have material advantages over one's home, some privacy and separation must be provided. That's why many of our clients have asked us to program sound attenuated phone, huddle and conference rooms that can be reserved by employees as needed. SR/A works with engineering consultants to ensure rooms are designed to the appropriate STC ratings.



## Lighting and Noise Control

The right lighting and noise levels make all the difference when designing for improved focus. In areas without direct access to daylighting, SR/A works with electrical engineers to provide dimmable ceiling light fixtures and maximize visual comfort and energy efficiency. Besides designing dedicated quiet rooms, SR/A specifies acoustical wall and ceiling systems that dampen loud noise for our clients.

# SERVICES

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- Architectural & Interior Design
- Conceptual Design
- Space Planning
- LEED and WELL Certified Design
- Interior Lighting Design
- 3-Dimensional Rendering Coordination
- Architectural Documentation
- Construction Administration
- Model Unit Design
- Interior and Exterior Signage
- Visual and Marketing Displays
- Project Supervision
- Project Branding
- Pre-Purchase Budgets Estimation
- Cost-Analysis and Value-Engineering
- Architectural Consulting
- FF+E Specifications
- FF+E Procurement Administration
- Art and Accessories Selection & Purchasing
- Warehousing and Installation Management
- Inventory Analysis
- Post Occupancy Follow-Up





Versatile, Thoughtful, Original.