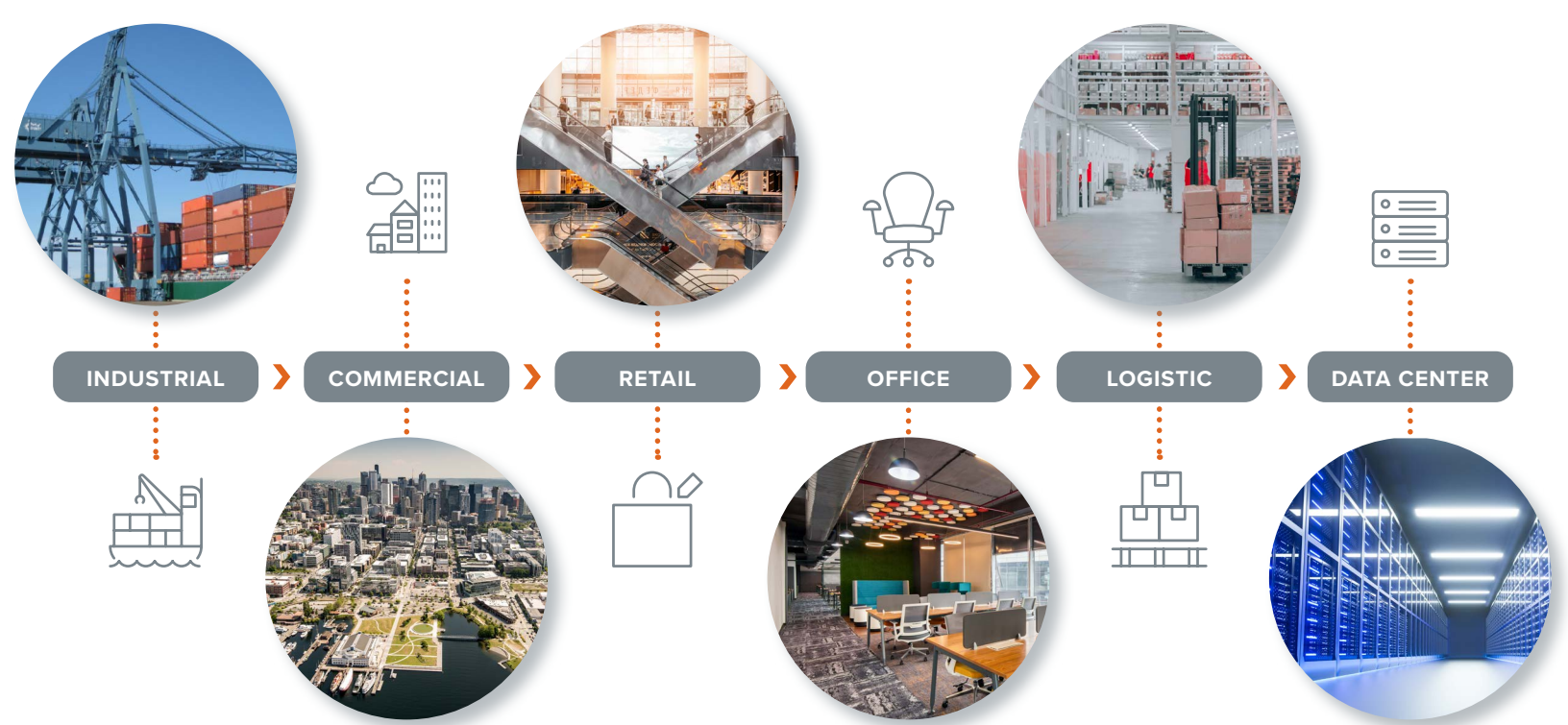


A Flexible CANVAS

Industrial to Commercial.
Retail to Office.
Office to Logistic.
Logistic to Data Center.

We are on the cusp of another evolution in commercial real estate development and design. Where we land only history will tell, but one thing is for certain: *flexibility is key.*



REPURPOSING

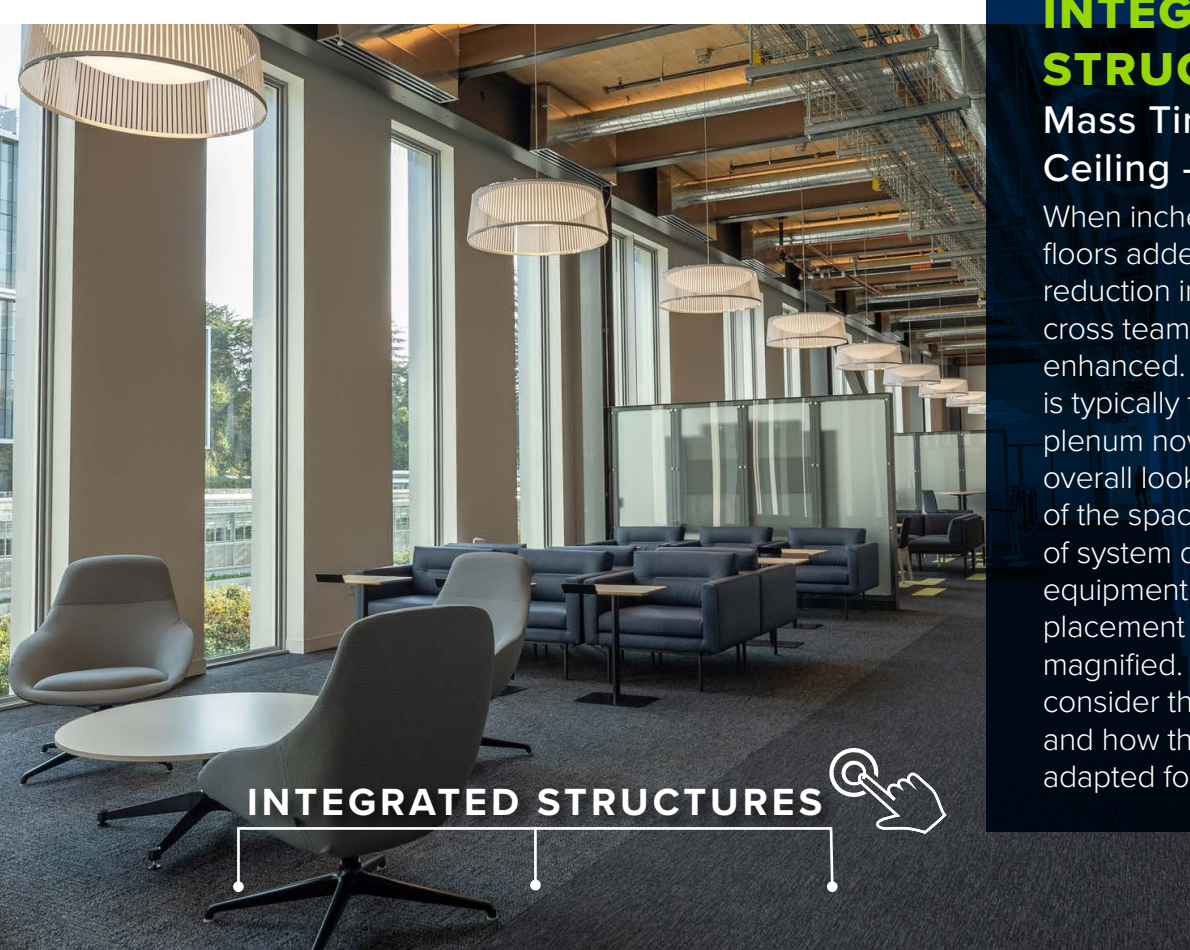
Like the questions swirling around the vitality of the mall over the past decade, the future of the commercial office space is in question. How will it fare in 10 years after such a major disruption from work from home? Likewise, with consumer behaviors continuing to shift due to economic pressures, how will the industrial sector fare? Something to consider, retail properties have taken the top seat for revenue in US publicly listed REIT (\$3.5B) in the first quarter of 2022, surpassing pre-pandemic levels.

In *our work with enterprise clients*, we understand the philosophy behind the structure being a canvas for ideas to flourish. That implies systems adaptive to their business model that allow for post-occupancy modifications.



INTEGRATED STRUCTURES / Mass Timber & Open Ceiling – Considerations

When inches saved turns into floors added or embodied carbon reduction infuses new finishes, cross team coordination is enhanced. The infrastructure that is typically tucked into the ceiling plenum now contributes to the overall look, feel, and experience of the space. The coordination of system distribution pathways, equipment placement and device placement and finishes are magnified. As consultants, we also consider the future of the space and how the systems can be adapted for future modifications.



INTEGRATED STRUCTURES

“Great as an overview and the presenters were engaging and able to answer questions well.”

“I’ve seen multiple presentations on this topic and this one seemed to provide the most comprehensive and understandable.”

LET’S DO LUNCH & TALK CODE

The **2023 Washington State Energy Code** will bring more changes to drive down energy consumption and move Washington to building electrification. If you missed our last two sessions or would like to participate in a longer session, mark your calendar for **Tuesday, February 7th**. We will be holding a live event in Seattle.

