ULI Fall Meeting
Energizing Outdated Corporate Campuses
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Introductions

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Before
Amenities - Gym
WORKPLACE360 AT CBRE

EXAMINING HOW CBRE WORKS FROM ALL ASPECTS:

• Work Environment
• Supporting Technology
• Branding
• Personal Productivity
• Space Efficiency
• Sustainability
• Mobility
• Flexibility and more

IMPROVE THE WAY WE WORK
Enhance effectiveness by creating a more productive work environment with the right high quality space, technology and services to enable anyone to work anywhere, anytime.

GENERATE BUSINESS
Offices showcase leadership positioning and promote increased communication and collaboration to better leverage our platform of knowledge, research and resources.

OPTIMIZE OUR ASSETS
Reduce cost associated with underutilized space and re-invest higher quality space, technology and services.
TRENDS
LEADERS IN WORKPLACE:

PROVIDE CHOICE
Employees value autonomy.

BUILD COMMUNITY
People come to the office to connect.

PROMOTE WELLBEING
Enable a healthier and more present workforce.

CELEBRATE BRAND
Clients and employees like to feel more engaged with the brand.

PROVIDE SERVICE
Going to the office should make work easier.
AN ENVIRONMENT THAT IMPROVES THE WAY WE WORK...

- Increased capacity for growth with the same footprint
- 2X more meeting rooms
- Private spaces to concentrate or make phone calls without disruption
- Social spaces for interaction with clients and colleagues
OFFERS CHOICE
14+ SPACES TO WORK

- OFAD
- FOCUS ROOM
- WORKSTATION
- OPEN TEAM AREA IN NEIGHBORHOODS
- MEDIA SCAPE ROOM
- HUDDLE ROOM
- BUILDING LOBBY
- MEZZANINE ROOM
- HEART
- RISE CAFE
- MEDIA WALL AREA
- TOUCHDOWN SEATING
- BANQUETTE SEATING
- CONFERENCE ROOM
EMPLOYEE IMPACT

- 93% are highly satisfied with the new work environment
- 71% say they feel healthier in the new environment
- 85% agree they are able to more easily collaborate
- 89% believe Workplace360 has enabled them to work anywhere, anytime
- 92% feel it reflects a reinvestment in employees, processes, and technology
- 93% would not go back to a traditional way of working
PORTFOLIO IMPACT

19 SITES IN THE U.S.

14 SITES IN THE EMEA AND APAC

15+ SITES IN THE PIPELINE

7,000+ EMPLOYEES IMPACTED

1.2M SF IMPACTED

$13M SAVED IN OPERATIONAL RENT COSTS

8% INCREASE IN CAPEX PSF COST LEASE

25% LESS SPACE (APPROXIMATE)

20% AVERAGE COST SAVINGS OVER LIFE OF A LEASE

$7.7M STORAGE SAVINGS (BASED ON SF)
WELL
GREEN
WELL

WELL Building Standard

New system combines design and construction with evidence-based medical and scientific research

Performance-based system to measure impact of the built environment on human health
CBRE Headquarters

**AIR** – Enhanced air filtration and healthy cleaning protocol

**WATER** – Filtered water and hydration stations

**Nourishment** – Nutritious snacks and tips

**LIGHT** – Enhanced daylight sensors and glare control

**FITNESS** – Treadmill or sit/stand desk

**COMFORT** – Optimized reverberation time

**MIND** – Biophilia and public art and wellness programming
CBRE Headquarters
Los Angeles, California, USA

In the first WELL Certified office, CBRE Corporate Headquarters, employees responded with the following survey feedback:

- 92% said the new space has created a positive effect on their health and well-being
- 94% said that the new space has a positive impact on their business performance
- 83% feel more productive
- 100% said that clients are interested in their new way of working
- 93% said that they are able to more easily collaborate with others
Legacy West
Plano, Texas

Premier Luxury Mixed Use
38 acres

Program
Retail: 304,000 sf
Residential: 600 units
Office: 750,000 sf
Hotel

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Legacy West
Plano, TX

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Legacy West
Plano, TX
Palisades Master Plan
Richardson, TX

Amenitized Corporate/Lifestyle Neighborhood
85 acres
Program
Office
Retail
Residential
Dining
Public Park
Structured Parking
Palisades Master Plan
Richardson, TX
Facebook
Menlo Park, CA

Amenitized Campus
80 acres
Program
Office
Retail
Health Care Facility
Fitness Center

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PRE-EXISTING

Facebook

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Hidden Ridge Campus Master Plan
Irving, TX

Amenitized Corporate Campus
150 acres/
16,482 sf

Program
Office:
16,482 sf
Retail:
83,639 sf
Residential:
1,541 units
Hotel:
150 keys
Hidden Ridge Campus Master Plan
Irving, TX
Hidden Ridge Campus Master Plan
Irving, TX
Hidden Ridge Campus Master Plan
Irving, TX
Q&A
THANK YOU