

SHARED TENNANT OFFICE SPACE

Co-Working Business Model

Edgeworth Building
Richmond, Virginia
Third Floor

PORTFOLIO 1

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IDSN 3600
East Carolina University



Client Profile

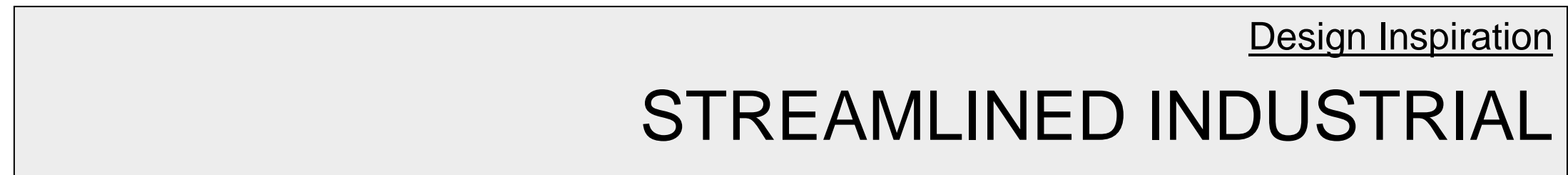
- Real Estate Developer
- Owner of Building
- Responsible for Building Renovation
- Interested in Attracting Young Entrepreneurs
- Desires to be a Market Leader by offering Co-Working Space

Space Needs

- Generic Office Layout
- Building Period and Style reflected in Interior
- Spaces that can Transition Quickly as Needed
- Work Space for 70 People at Once
- Prefers Sustainable Design and Building Practices
- Do Not Obscure the South Facing Windows

Design Inspiration

STREAMLINED INDUSTRIAL



Summary											
Personnel Totals Per Department	Personnel Totals		Personnel				Support	Total	Circulation	Carpetable	
	Current	Future	Sq. Feet	Computer	Printer	Fax	Sq. Feet	Sq. Feet		Sq. Feet	
Executive	2	2	200	2	1	-	280	480	1.54	739	
Administration	2	4	260	4	1	-	75	335	1.54	516	
Account Admin	12	9	630	24	3	3	180	810	1.54	1,247	
Creative Services	4	35	2,420	7	1	-	680	3,100	1.54	4,774	
Support	-	-	-	-	-	-	1,868	1,868	1.54	2,876	
Totals:	20	50	3,510	37	6	3	3,083			10,152	
	Must Remain as Requested			Can Be Modified			Total Established Usable Square Footage:			10,200	

The Generic Office Design is divided into five Categories:

- Executive
- Administration
- Account Administration
- Creative Services
- Support

Executive											
PERSONNEL											
Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes		
	Current	Future	Office	Workstation		PC	Printer	Fax			
Director	1	1	100		100	1			Locate near Reception		
Administrative Assistant	1	1		100	100	1	1		Locate directly outside Mgr office		
Personnel Totals:	2	2			200	2	1	0			

SUPPORT/EQUIPMENT SPACES											
Space	Support/Equipment		Unit Square Feet		Extended Sq. Feet	Location	Notes				
	Current	Future									
Waiting Area	1	1		100	100	Visible from Admin Asst	Seating for 4 guests				
Pantry	0	1		50	50	Near Admin Assts					
Fax/Copy	0	1		0	0	Near Admin Assts					
Storage	1	1		70	70		Shelving				
File Drawers	50	60		1	80		3-Hi cabinets				
Executive Conference Room	1	1		0	0	Adjacent to Waiting Area	Full AV				
Support Totals:					280						

Department Summary Information:	
Personnel	200 Square Ft.
Equipment	280 Square Ft.
Sub Total:	480 Square Ft.
Circulation	1.54
Total Carpetable:	739.2 Square Ft.

Department Notes:	
Entire company is progressive	
Space is attractive	

Executive Area Requirements:

- Office Space for a Director and Administrative Assistant
- Client Waiting Area
- Small Pantry
- General File Storage
- Space for Copier/Printer



Existing Conditions

After being vacated by the former owners, the building became part of a large scale renovation of the Tobacco Row Historic District. Individual buildings in the district have been converted to loft apartments, condominiums, office and retail space.

Currently, the space for the client is stripped to the building structure. Only vital building systems are in place. Large columns, on 22 foot centers, are located throughout. These columns are 2 feet in diameter and have a capital that cones out to a diameter of 5 feet. The capital supports an 8 foot square concrete platform used to help distribute the weight of the floor above.

The floor is a poured in place concrete slab. A fire sprinkler system is in place suspended from the above slab with the heads turned up as would typically be found in warehouse space. The distance from the floor slab surface to the underside of the above slab is 14 feet 4 inches. The outside structural walls are insulated and furred out with metal studs. The existing windows have been repaired and sit 24 inches above the floor. They terminate 6 inches below the upper slab.

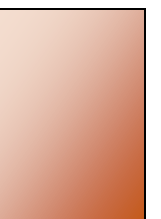
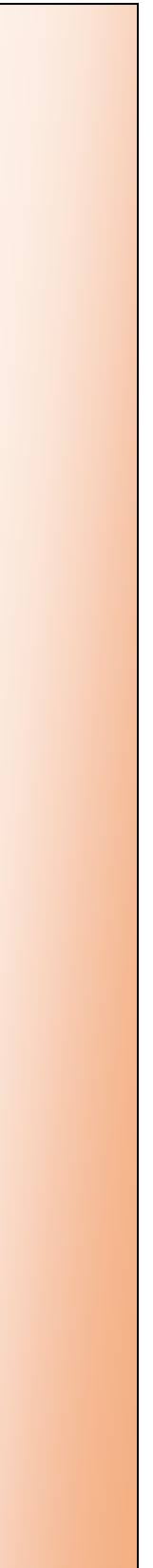
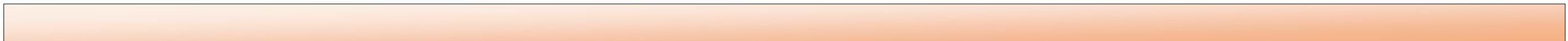
A building core with all renovations completed is in place with new elevators and restrooms. The elevator lobby is to be shared with all tenants on the floor. A freight elevator is available in addition to the two passenger elevators. The renovated restrooms are also for the use of the employees as well as the public.

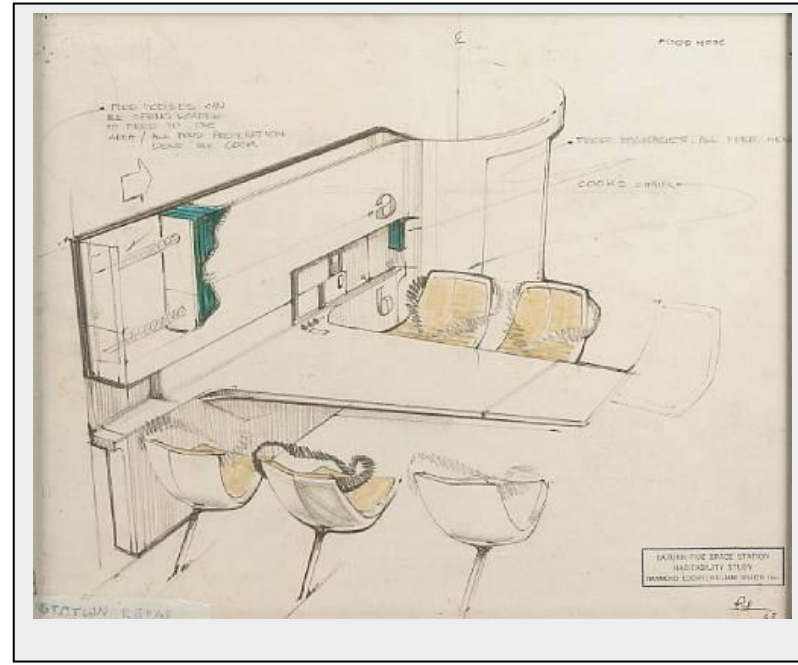
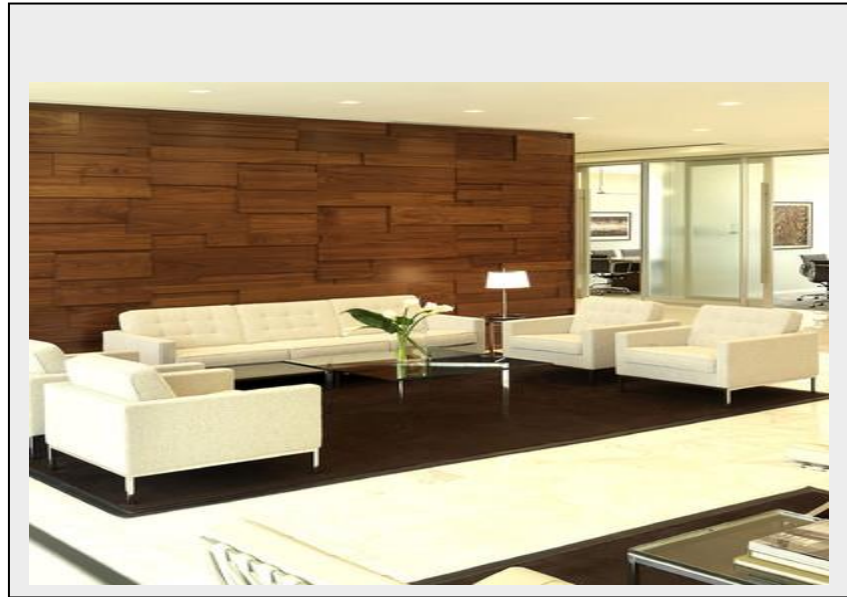
Customizing the space for the tenant will involve the construction of all interior walls, mechanical, electrical and specialized plumbing and a ceiling system. The sprinkler system may have to be altered depending on the ceiling type chosen. Any design will have to also work around the existing windows as they cannot be closed or altered in any way.



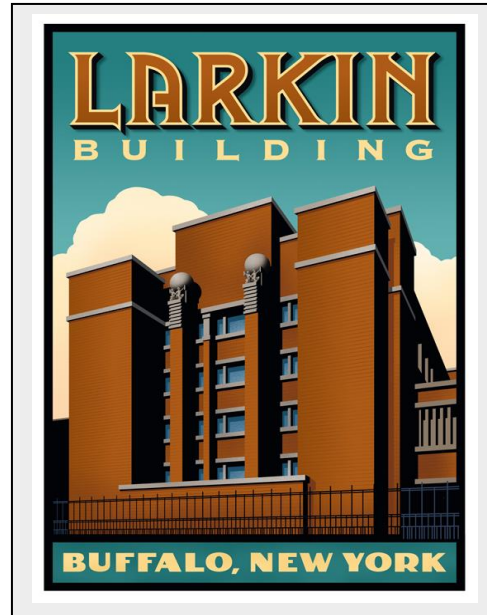
EDGEWORTH BUILDING

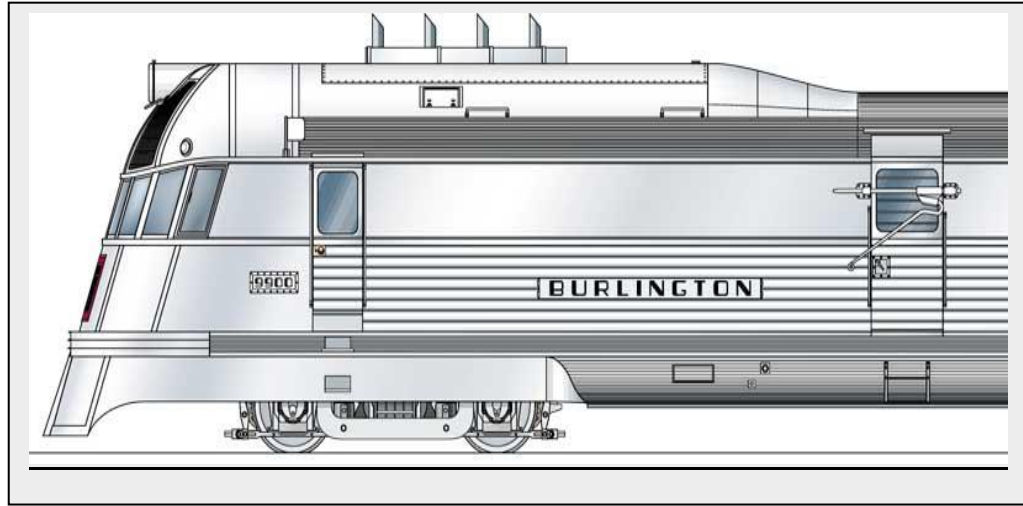
Third Floor Office Space



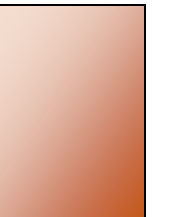
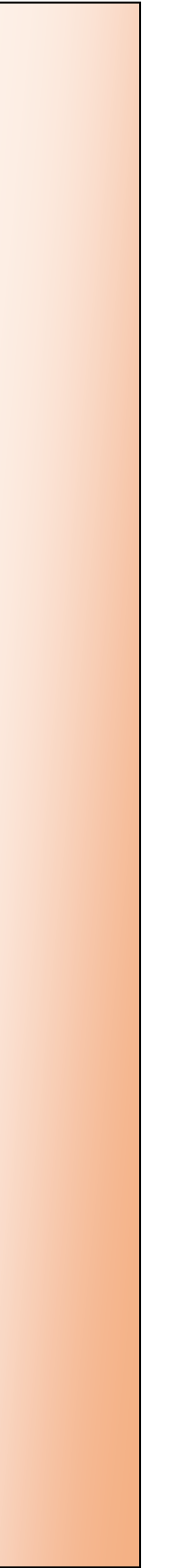
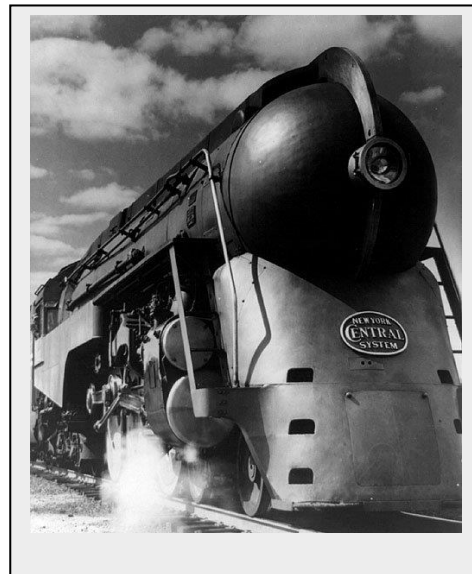


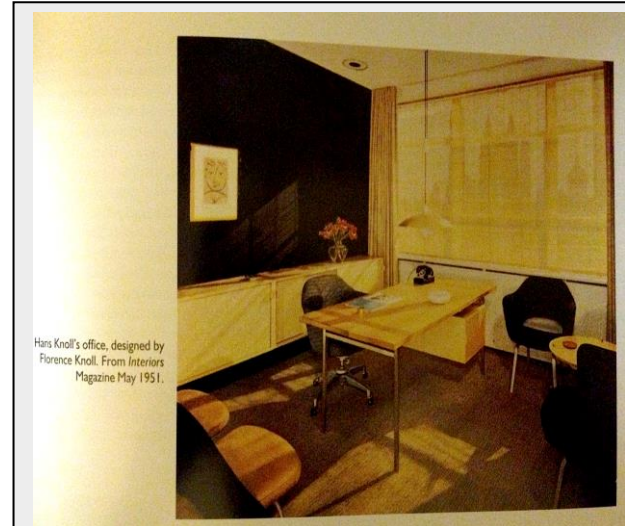
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