

DESIGN SENSE

FRASER RIVER
PORT AUTHORITY
SHIPPING A FRESH LOOK

LG ELECTRONICS
SHOWCASE SHOWROOM

leasing corner
IS YOUR REAL ESTATE LEASE A
“LIABILITY” OR AN “ASSET”?

ISSUE 10

SSDG

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Integrating business goals with facility requirements

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Developing standards that provide maximum flexibility to allow your business to operate efficient & effectively

MOVE COORDINATION

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WORKPLACE

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By Norm Taylor, Colliers International

Is your real estate lease a “liability” or an “asset”?

With demand for office space far outpacing supply driving rental rates to all time highs many tenants in Vancouver have found themselves struggling to maintain control over facilities costs. Does your company have a strategic facilities plan to reduce exposure and/or take advantage of current market conditions? Though the cost of real estate may be rising, favourable circumstances can still be created to mitigate cost escalations and in some cases enable profits from the latent value of your current lease.

The reality is, your company’s office lease is now more liquid than ever before. Companies can now relocate without having to fear their existing long-term rental obligations, and in some cases can profit from such obligations. Now could be an ideal time to align your leases with your business drivers and hedge against the rising market.

Changes in Metro Vancouver office leasing over the last 24 months:

	HISTORY	FORECAST
Rental Rates	↑ up 50%	↑
Vacancy Rates	↓ down 40%	↓
Tenant Improvement Allowances	↓ down 30%	↓
Construction Costs	↑ up 75%	↑
“Going Green”	↑ up 100%	↑





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Fraser River Port Authority

photography by Nick Didlick Photography

A contemporary office space was created for Fraser River Port Authority to represent their vision of the future while paying homage to it's rich history and property.

The circular entrance and function area with the reception and boardroom radiating on its axis was inspired by their management model and further supported by the form of a historical nautical compass.

The Fraser River industrial areas under the Port Authorities watch is rich with imagery and provides a fertile ground for interior application. The grey ceramic tile reflects the sand and slate of the riverside. The fir veneer paneling, represents the 'Fiber Highway' of raw lumber and finished woods shipped up and down the Fraser River. The angled and segmented hot orange wall placed on axis between the boardroom and

the general office is fashioned after the many container ships in port.

The 360° rotating glass doors direct the flow of traffic from the reception area to the executive area, provides a flexible security wall when required and is filmed with a steel rivet pattern. The three video monitors showing real time dock activity is set in the curved panel fashioned after a ship's hull. The reception desk and backdrop wall are clad in tile representative of weathered steel.

The oval "think tank" meeting room enclosed in faceted glass banded with the Fraser Port Authority logo and finely milled curved fir paneling is available to executives for quick meetings or extended planning sessions.



showroom design



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LG Electronics

photography by Nick Didlick Photography

LG Electronics chose a radical aesthetic departure away from the standard electronics showrooms that feature mundane rows of home electronics and faux kitchens to showcase appliances. Using the existing LG Toronto showroom as an example of what they didn't want, the client and SSDG's design team brainstormed to develop a new concept for the western Canada dealer showroom, with the products as the focal point instead of the space. SSDG created an austere backdrop for the merchandise by hiding the displays' structural supports and emphasizing the contrast between the white planes of shelving and the items that now appear to 'float'.

Plasma screens were mounted on a dark background wall to appear suspended, and located at the far end of the space in order to draw customers to the back. Back lighting the refrigerators created a glowing aura. LG Electronic's unique red branding color defines areas of the showroom through its use on the ceiling and floor.

This dramatic design approach has proven successful; LG's customers and showroom service associates alike comment positively on their showroom experience.



SSDG has been on the project team of several LEED certified projects. The most recent success is the VANOC offices which received Gold certification, the first gold of all of their venues.

'Green design' is the catch-all term for a growing industry trend within the fields of architecture, construction, and interior design. Also referred to as "sustainable design" or "eco-design", the broad principles of green design are fairly simple: choose energy efficiency wherever possible; work in harmony with the natural features and resources surrounding the project site; and use materials that are sustainably grown or recycled rather than new materials from non-renewable resources.' en.wikipedia.org/wiki/Green_design

When applying green design to commercial interiors the most widely used rating system is LEED-CI. What is LEED? It is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of: sustainable site development, water savings, energy efficiency, human and environmental health, materials selection, and indoor environmental quality.

Stay tuned next issue for more FAQ's relating to green design.



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