

INC.
SPACES



Designed by Colin Lott

Graduate Thesis
M.S. Interior Architecture & Design
Drexel University
2021

INTENT & GOAL

Combining Community Activity with Corporate Practice

Inviting the neighborhood, the programs they provide and the people they service into the office experience, the gap of what spaces people are afforded shortens and adds diversity to the ecosystems that drive business and build relationships. By consolidating traditional corporate office space and allowing space for more remote, off-site office work, business affairs become more intentional. In conjunction with the rise in community space needs, the opportunity to combine these spaces, resources and functions of two differing markets under one harmonious roof results in a collaborative and multifunctional location.

RESEARCH

DESIGN MARKETS

Corporate Design and Community Design as separate markets in design practice

THE EVOLUTION OF CORPORATE OFFICE SPACES

Design strategies and concepts employed since the late 19th century.

How offices and occupants dictate design and tasks do or don't allow for flexibility.

TERRITORY AND SPACE OWNERSHIP

Drawing and claiming territories by individuals or collective groups in power.

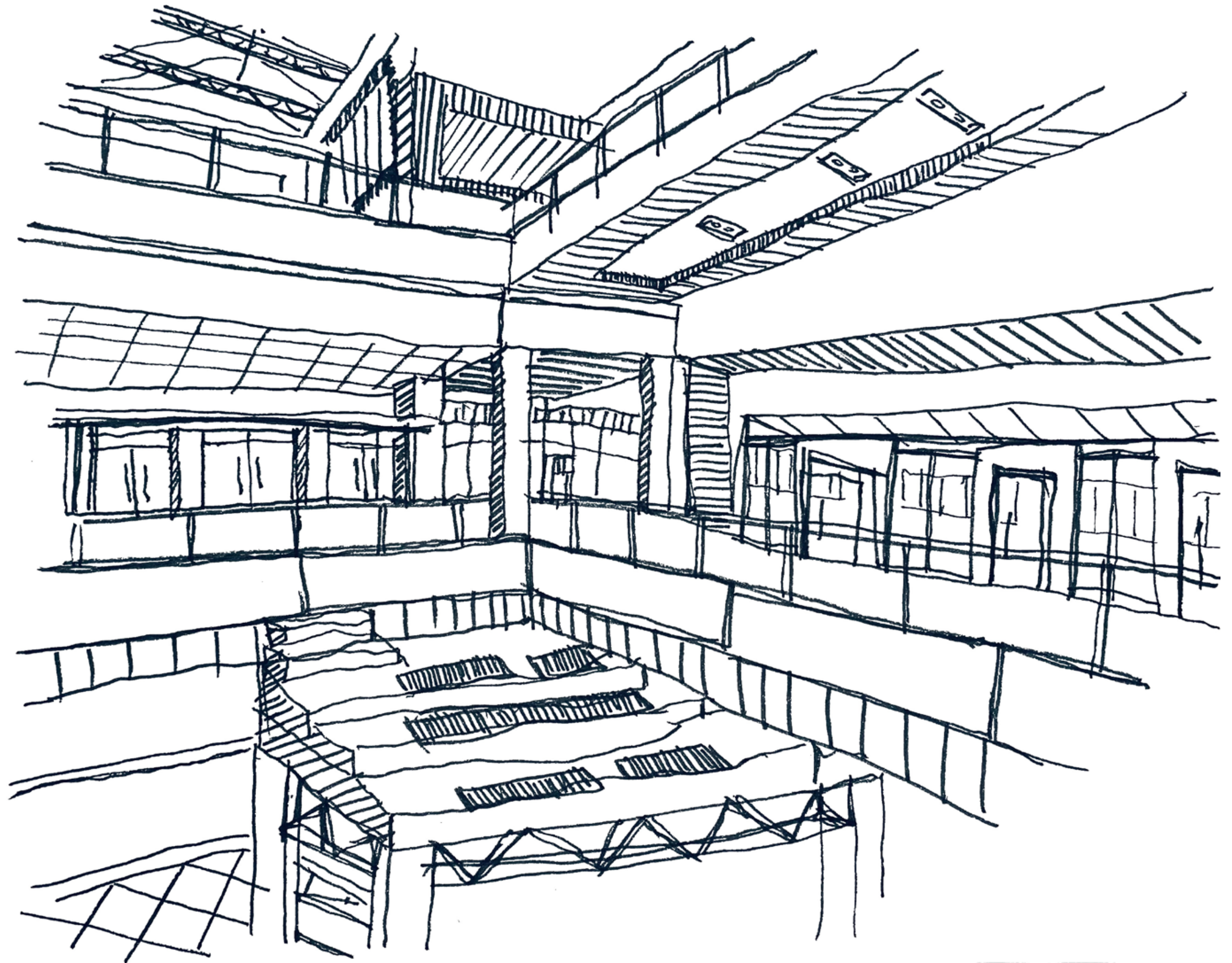
The social understanding of implied space ownership and relationship to the physical environment.

CROSS POLLINATION

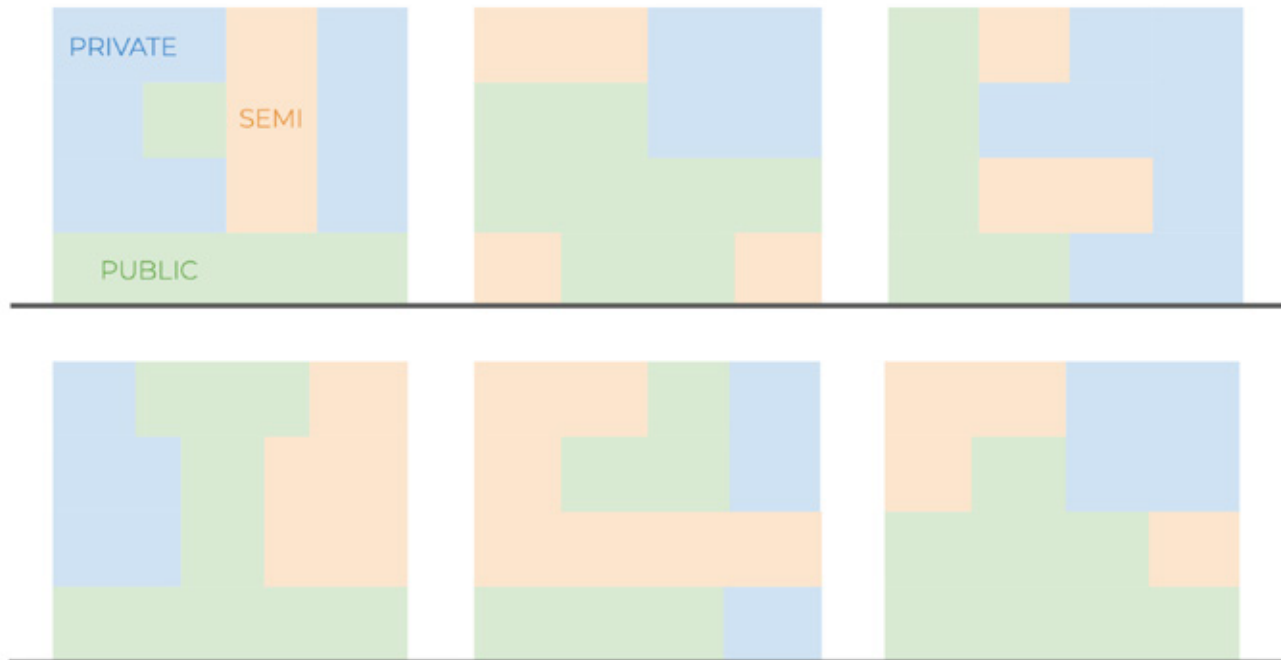
How natural collaboration, chance encounter and bridging of differing mindsets can create growth for all parties involved or influenced. The outreach and efforts of Corporate Social Responsibility in relation to civic engagement. The "Outside In" approach to team-oriented business.

FUTURE OF EMPTY OCCUPANCY

Vacancies increasing in urban and rural environments creating opportunities for secondary locations, consolidation and desires of underrepresented groups outside of commercial practice.



PROGRAM



SPACE	QUANTITY	SQUARE FOOTAGE	TOTAL
MAIN LOBBY	1	1500	1500
LANDMARK OFFICE	1	4500	4500
CORPORATE OFFICE	4	1200	4800
PRIVATE DESK ROOM	12	60	720
SMALL HYBRID BUSINESS TECHNOLOGY CENTER	10	400	4000
COMMUNAL RESEARCH LIBRARY	1	800	800
LIBRARY	1	600	600
CORPORATE TOWN CENTER	1	800	800
AMENITY ALCOVE	3	250	750
AUDITORIUM	1	1200	1200
MULTIPURPOSE ROOM	2	300	600
COMMUNITY RESOURCE CENTER	1	300	300
ADMINISTRATIVE SUITE	1	250	250
COMMUNITY WORKSHOP	2	300	600
PUBLIC DINING COURT	1	800	800
COMMUNITY MARKETPLACE	1	1400	1400
MEETING & COLLABORATIVE HUB	8	100	800
HUB	2	300	600
IT & MECHANICAL	1	150	150
SECURITY OFFICE	3	120	360
STORAGE (SMALL)	1	500	500
STORAGE (MAIN)	1	400	400
FACILITIES MANAGEMENT	1	400	400

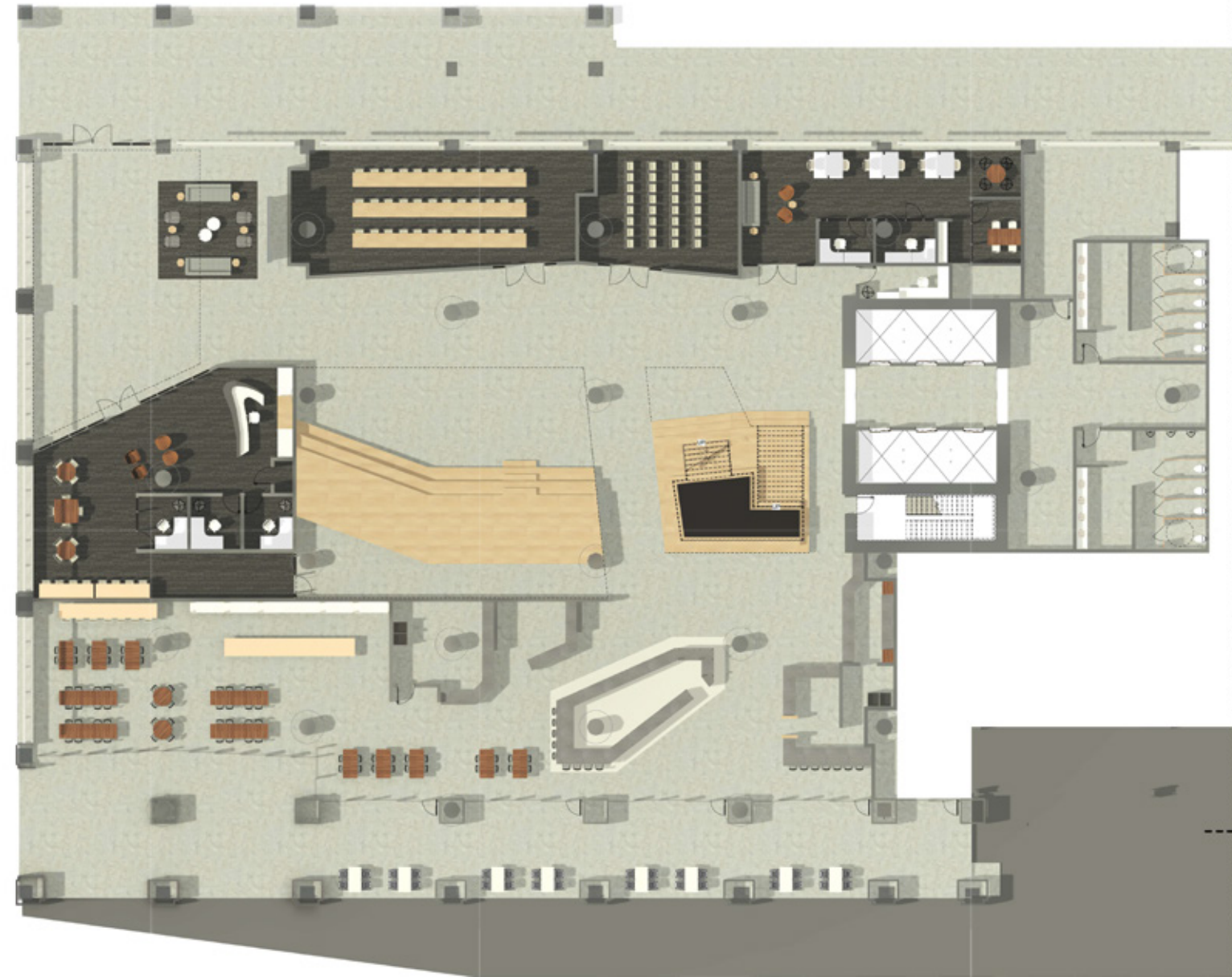
26430
 CIRCULATION (40%) : 10764
 TOTAL : 37194



PROJECT SITE

2400 MARKET STREET
PHILADELPHIA, PA 19103





LEVEL 1 FLOOR PLAN



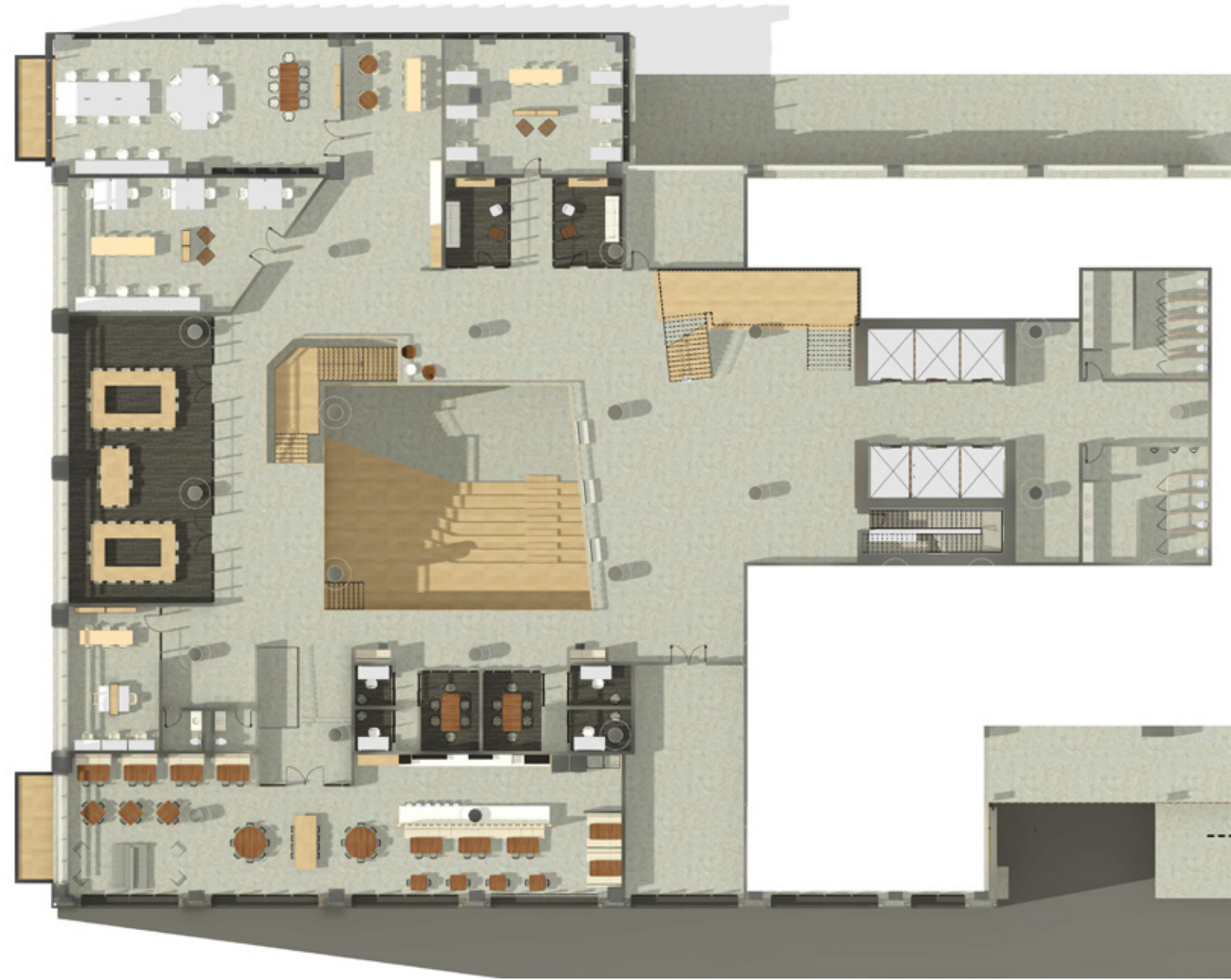
LEVEL 1 REFLECTED CEILING PLAN



LEVEL 2 FLOOR PLAN



LEVEL 1 REFLECTED CEILING PLAN



LEVEL 3 FLOOR PLAN



LEVEL 3 REFLECTED CEILING PLAN



LEVEL 4 FLOOR PLAN



LEVEL 4 REFLECTED CEILING PLAN



