



Cassidy
Turley/

Spencer Stouffer

The New Reality

- 75% of office product is 20+ years old
- Median size lease is 4,600 sf
(average is 9,000 sf)
- In 2015, Millennials will comprise 36% of office workers
- Market is 15% vacant and flat

2014 Best Practices Tour



“Hang Space”

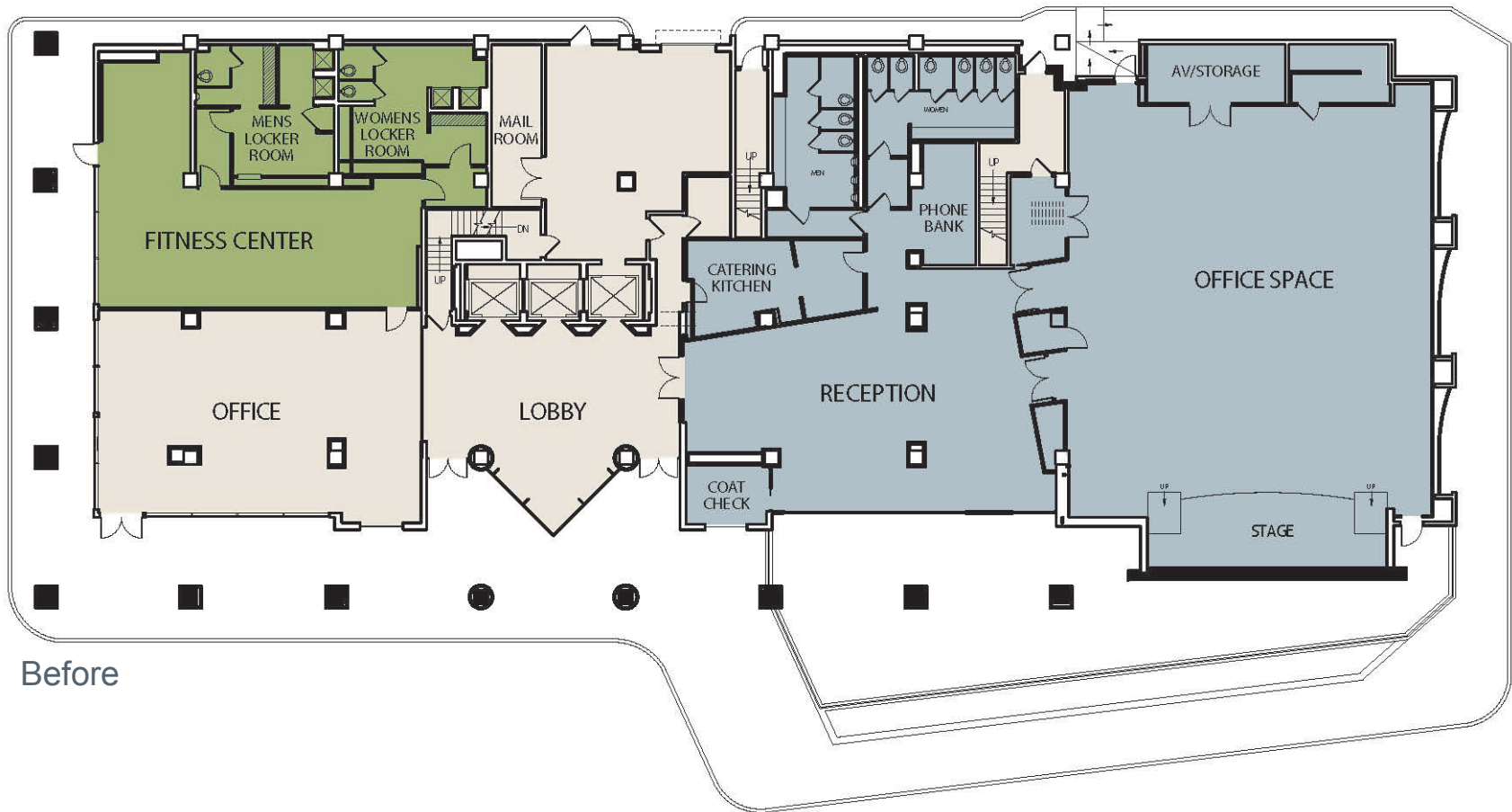


Beco – “Living Room”



Washington, DC

Transforming 1st Floor Spaces



Before

Transforming 1st Floor Spaces



After

Transforming Outdoor Spaces

Outdoor Terrace



Chicago, IL

Transforming Suburban Office



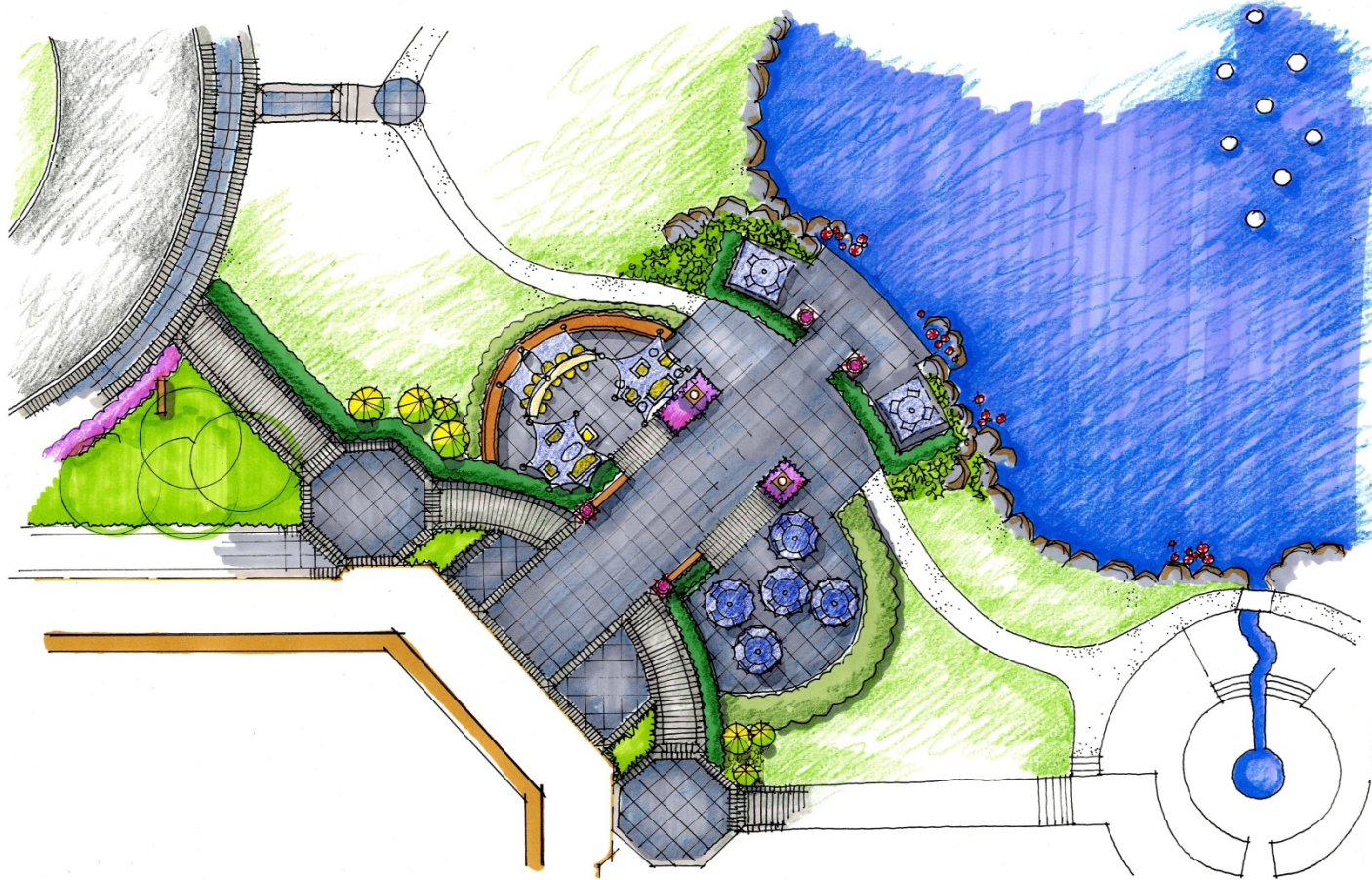
Brandywine – Dulles Corner

Transforming Suburban Office



Brandywine – Dulles Corner

Transforming Suburban Office



Brandywine – Dulles Corner

Transforming Suburban Office



Sport Court (On Top of Suburban Garage)



Beacon – Tysons Metro Center

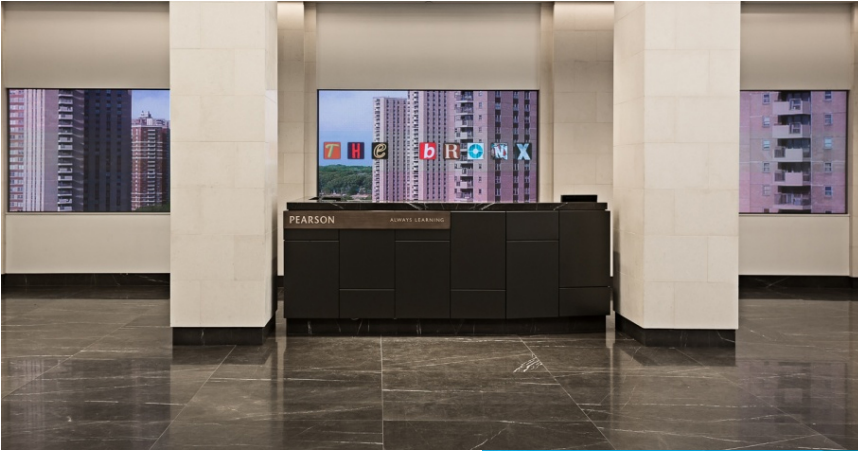
Lobby Transformations

Lobby of the Future



McLean Hilton

Lobbies with Flat Screens



- 9 Screens
- 25 Minute “loop”
- 30 Year old product



New York, NY

What's Next?

Cell Phone Repeaters

Wireless ROOFTOP DECK



Extended Hours

HVAC

Dog Policy