Cafaro Corporate Office Center

This unique site and design incorporates the reuse and adaptation of space within a 1960’s suburban shopping mall and the addition of a new three story building to create a corporate office center.

In 2011, the Owner developed a program that would ultimately provide for the construction of new office space that would not only be connected to the retail area of the mall, but that would also serve as a connection to a newly constructed hotel and provide service access and lobby space for areas to be developed for a future 1,000 person event center. Reuse of an existing mall concourse was important to the planning process. The “L” shaped site included parts of underused retail and common area space in addition to the existing concourse.

The design team worked with the Owner to meet their business needs while addressing security and access concerns through the common Atrium space. A new entry was developed that would serve as a focal point of the east side of the mall, aligned with a major access drive to the mall complex. Focusing on the development of outside space and the relationship of the new facility to an existing hotel, the design created an open area to the northwest that reduced the impact of the new building on adjacent uses. This resulting site design provided for a new office structure of nearly 50,000 SF, with more than 10% being reused and adapted space from the previous retail uses. The site was developed with a focus on adding no additional impervious surfaces and no additional parking spaces.

With a desire to create a quality indoor environment, the design of the office incorporated natural lighting and a visual connection to the exterior from most employee workspaces. Ceilings with varying heights and finishes create a unique workspace environment on each floor. The building design integrated technology, multiple group conferencing areas, hoteling office space and adaptable/ relocatable wall systems to address the changing environment of workplace needs. Patterns in the floors and ceilings illustrate the design theme of “The Ripple Effect.”

The design scheme permitted the office space to be developed around a central Atrium that serves as a lobby and gathering area entry for multiple uses. The two office areas created around this Atrium, are connected by bridged walkways that allow for northeast natural lighting to penetrate deep into the Atrium area. This Atrium will not only serve as a public entry feature, but will also allow for a secured and coordinated connection to service retail, and foodservice functions. With a concern for long term maintenance needs and air quality concerns, a rainscreen system was utilized as part of the exterior finishing that focuses on eliminating the potential development of unhealthy building conditions by allowing water vapor to escape while keeping rain water out.

The result of this unique design is a building that provides a new, high quality workspace while addressing site needs and concerns in a sensitive manner that elevates the quality of user areas in both the office and adjacent tenant spaces. The project successfully incorporates sustainable concepts into a structure that is developed around the goal of integrated mixed-use. The Architect worked with the Owner and their planning office to integrate a wide range of needs into a space that meets user concerns while enhancing the environment of existing facilities and spaces.