

PROJECT NAME

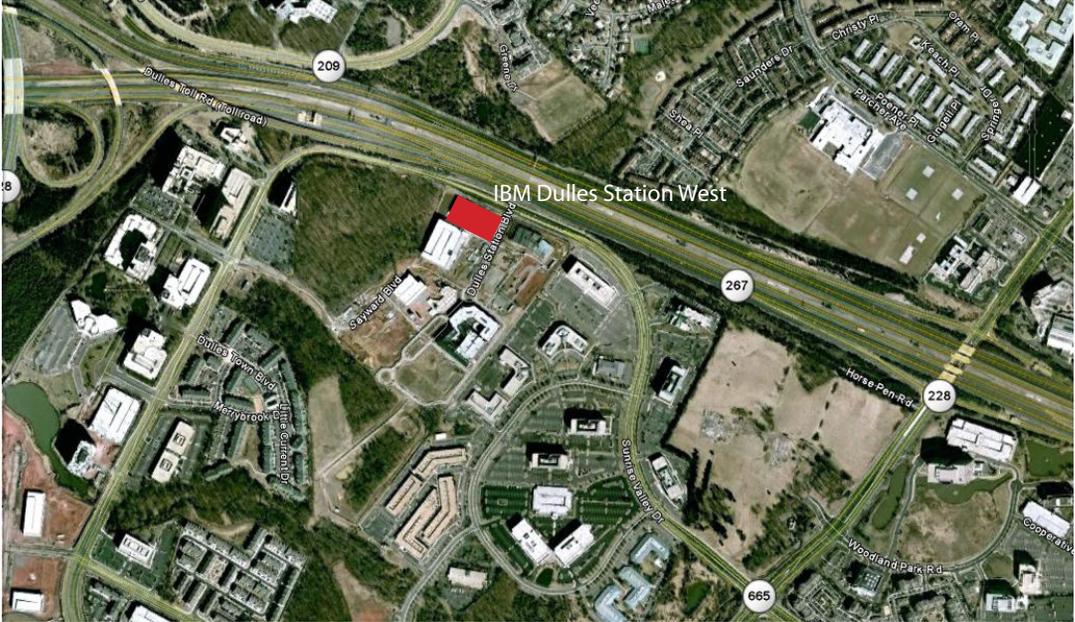
IBM Dulles Station West

PROJECT ADDRESS

2300 Dulles Station Boulevard
Herndon, Virginia 20171

Year Project was Built: 2009
Project Category: Office, Retail, Industrial

Project Location Map

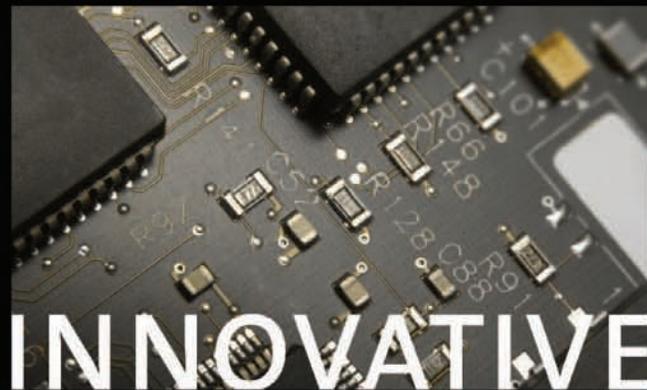
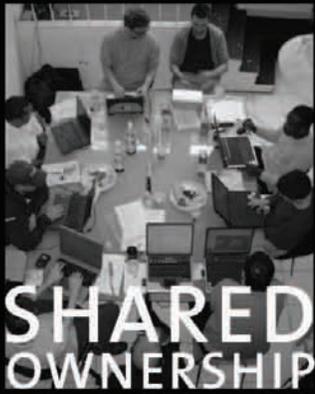
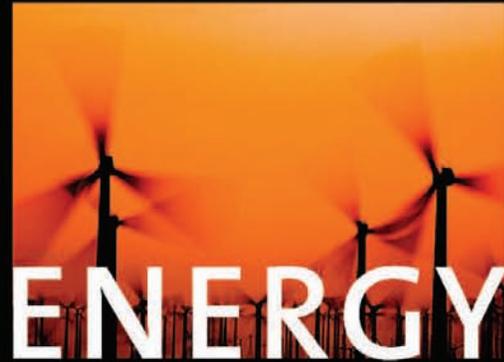
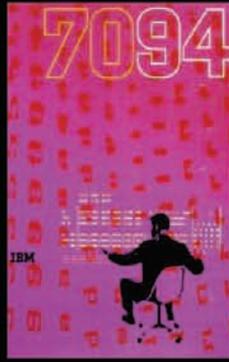
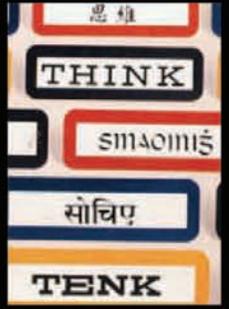
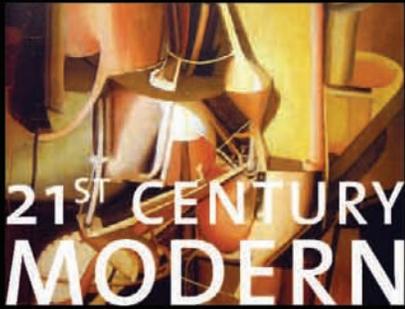


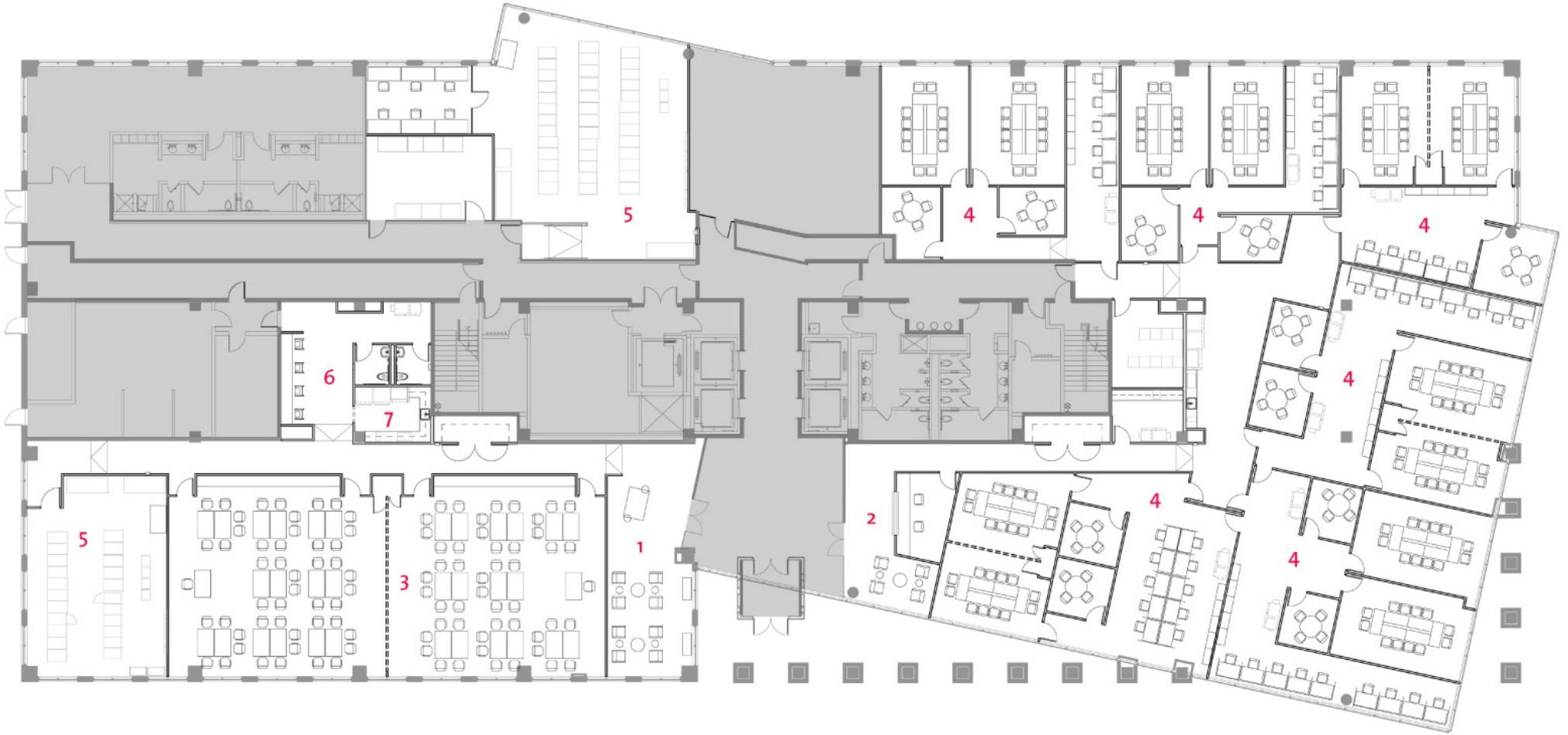
PROJECT NARRATIVE

To meet the demands of an increasingly virtual 21st century workforce, IBM sought to establish new offices in Herndon, Virginia, which would be designed to allow and support flexibility in employee work patterns and schedules. The design team implemented IBM’s new e-workplace guidelines, an initiative intended to develop a new workplace aligned more closely with the mobile work patterns of IBM employees while increasing employee satisfaction and connection to the organization, improving space utilization and reducing overall real estate costs. The majority of workspaces in the IBM’s Dulles Station West project are unassigned and intended to be used on a temporary basis; this new “on-demand” concept is in contrast to the typical one-to-one worker to workspace ratio. This concept aligns with IBM’s mobile workforce which increasingly relies on telecommuting and wireless communications. At the heart of the “on-demand” concept is the centrally located Mobility Area. Part benching environment part “Starbucks”, this area is designed specifically for a transient workforce looking for a quick-in quick-out work area. In addition, breakout spaces are included on each floor to allow for informal meetings; touchdown areas are also located on several floors to provide short-term hoteling areas for visitors and staff. To meet IBM’s need for proposal generation for its government contracting group, the design team established suites on each floor which allow for privacy and sufficient table space for teams to meet to discuss and respond to large-scale proposals. Included on the first two floors are classrooms for new hires, training rooms, conferencing, and a data center. Fourth, fifth, and sixth floors include open offices with temporary filing and storage systems adjacent to mobility areas for more casual, interactive cafe-style seating with wireless connectivity and immediate access to resources. IBM’s new workplace meets their organization’s needs for training and supporting a mobile workforce while providing space for teaming, proposal generation, IT infrastructure, and conferencing.

PROGRAM SUMMARY

- | | | |
|-------------------|----------------------------|------------------|
| Conference Rooms | Copy / Fax / Support Rooms | Teaming Areas |
| Touchdown Areas | Offices | Briefing Center |
| Open Workstations | Mobility Areas | Classrooms |
| Mail Room | Mother’s Rooms | Reception Lounge |
| Lounge | Pantries / Vending | Print Center |
| Proposal Rooms | Labs | |



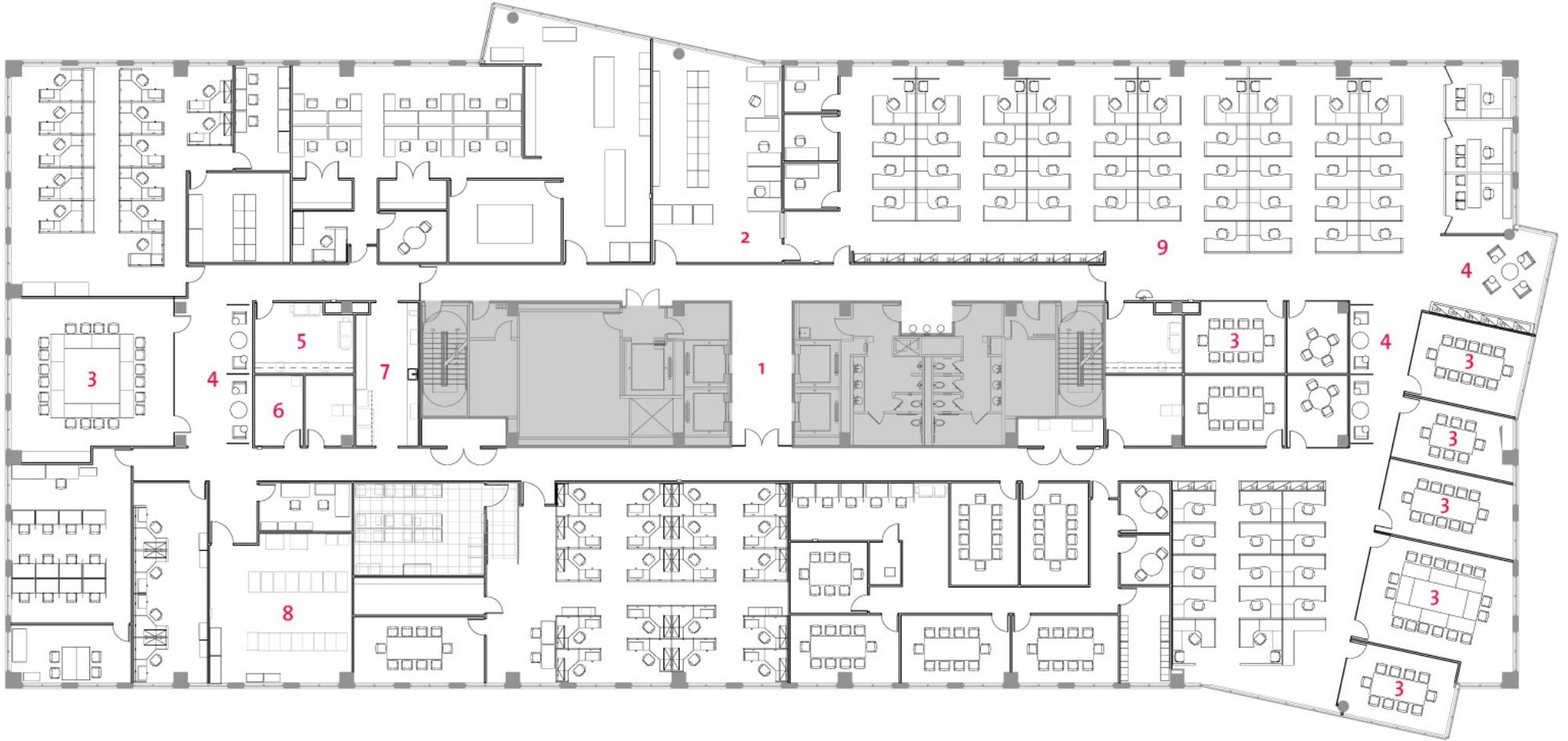


FIRST FLOOR

- 1** BREAK-OUT AREA
- 2** PROPOSAL CENTER RECEPTION
- 3** NEW HIRE CLASSROOM
- 4** PROPOSAL SUITE
- 5** DATA CENTER
- 6** TOUCHDOWN AREA
- 7** RECEPTION



FIRST FLOOR PLAN

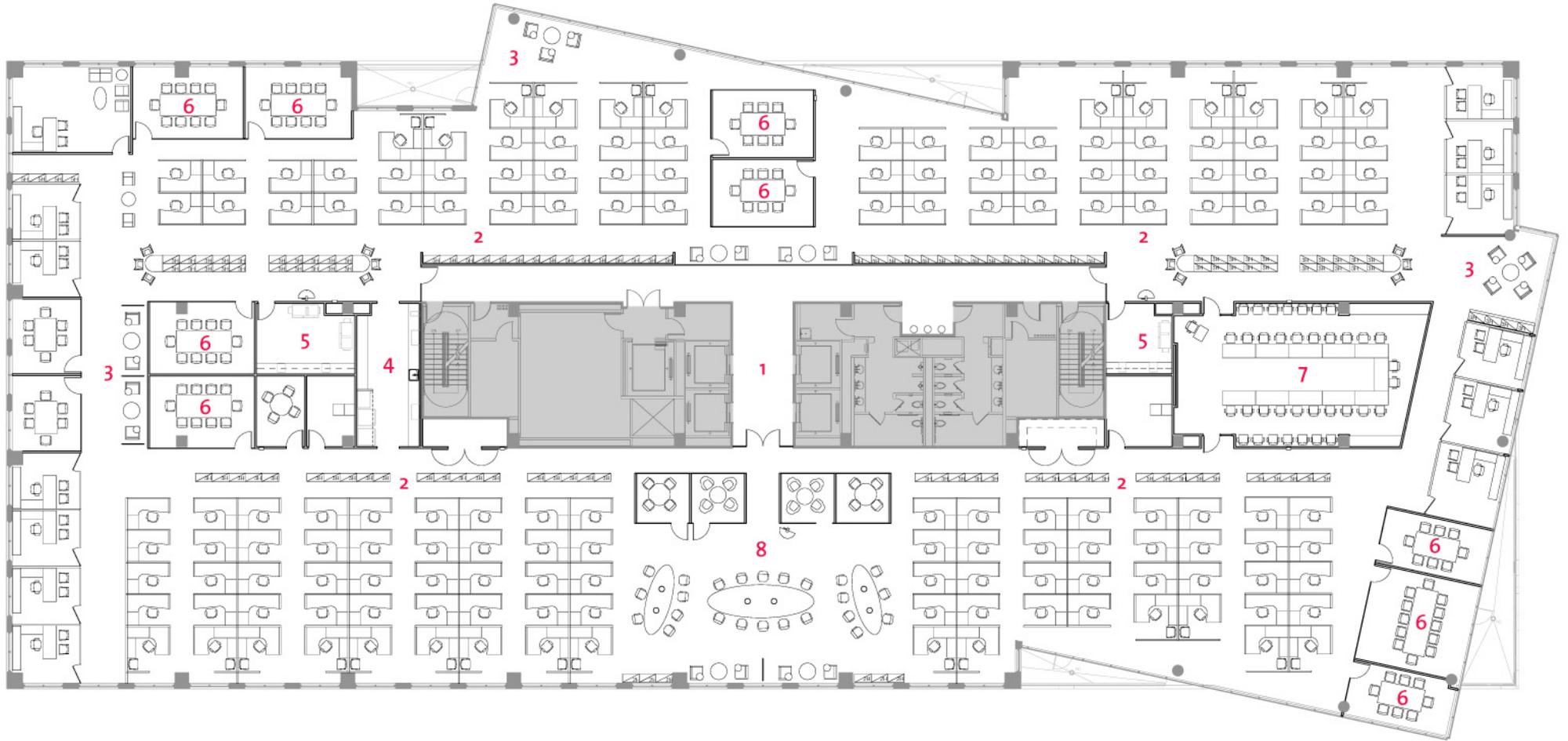


FOURTH FLOOR

- | | | |
|--------------------------|------------------------|----------------------|
| 1 ELEVATOR LOBBY | 5 COPY / FAX | 9 OPEN OFFICE |
| 2 FILE ROOM | 6 MOTHER'S ROOM | |
| 3 CONFERENCE ROOM | 7 PANTRY | |
| 4 TEAMING AREA | 8 LAB | |



FOURTH FLOOR PLAN



SIXTH FLOOR

- | | |
|-------------------------|--------------------------|
| 1 ELEVATOR LOBBY | 5 COPY / FAX |
| 2 OPEN OFFICE | 6 CONFERENCE ROOM |
| 3 TEAMING AREA | 7 BRIEFING CENTER |
| 4 PANTRY | 8 MOBILITY AREA |



SIXTH FLOOR PLAN













IBM



FINAL PHOTOGRAPHY

TEAMING AREA



TEAMING AREA



