

BEFORE RENOVATIONS

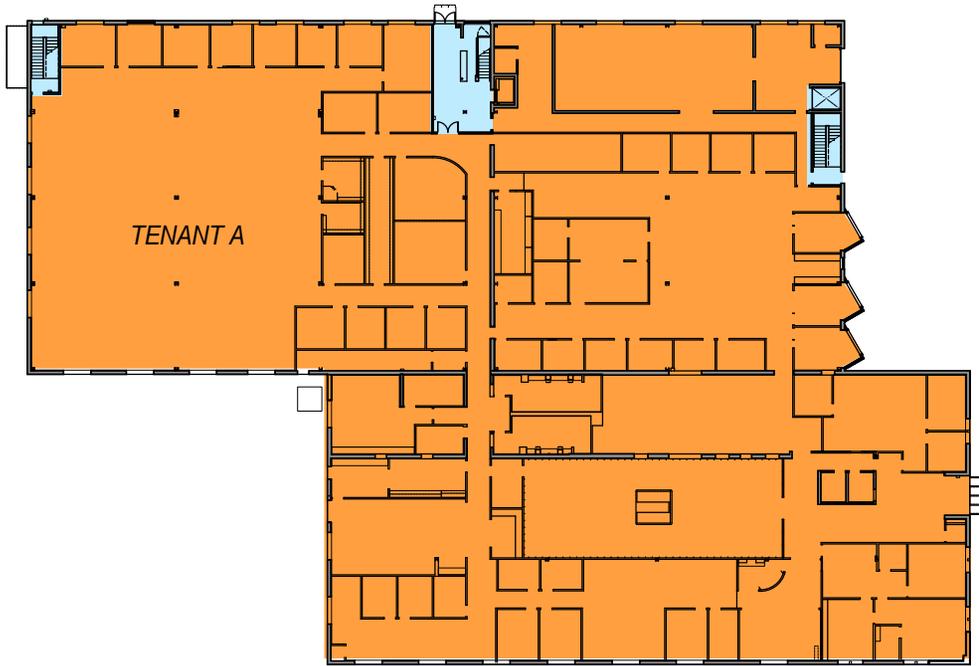
NAIOP Pittsburgh 2007 Renovation Award Winner

AFTER RENOVATIONS

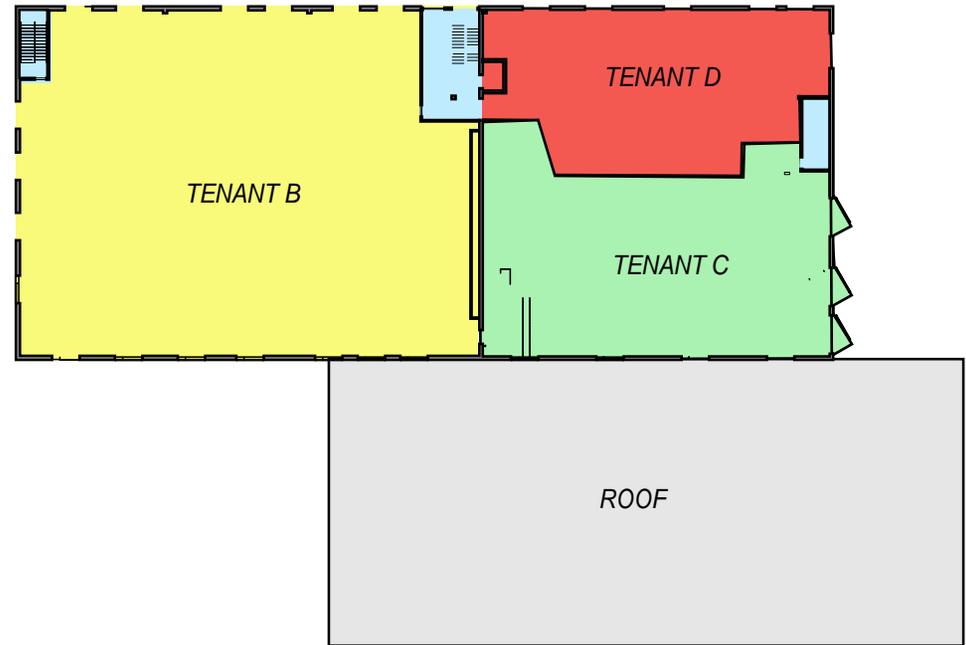


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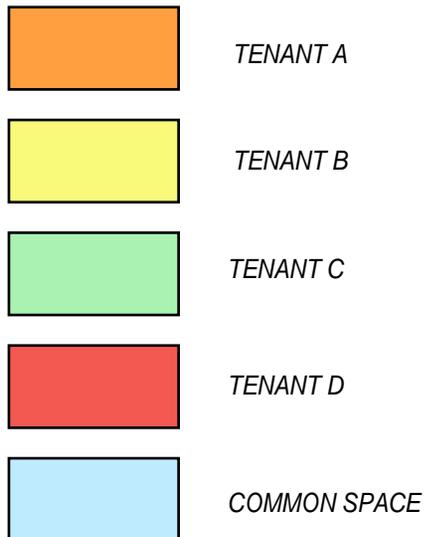
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FIRST FLOOR - 40,400 SF



SECOND FLOOR - 24,600 SF



Sampson Morris Group's transformation of the 64,000 sf building at 800 Commonwealth Drive converted the 1970s building from a single tenant manufacturing building to a multi-tenant office building with high profile tenants. Consistent with their mission of purchasing and repositioning office and warehouse properties, the completed and newly renovated project offers Class A office space at Class B lease rates.

As part of the renovation work, a main lobby entrance was created on what was formerly the rear of the building. By reorienting the building, the new entrance is located near the majority of parking which was expanded by the developer to provide nearly a 5 car to 1,000 sf parking ratio. The building reconfiguration also allowed the building to be planned as a multi-tenant space. An existing exit stair in the new entrance was retained as the main stair although the shaft walls surrounding it were removed and structural modifications were made to create a more open and inviting lobby space with new elevator service. A new exit stair at the other side of the building was also added to achieve code compliance and a new new roofing system with added insulation was installed to increase energy efficiency and realize utility savings in utility costs.

The primary transformation of the building was achieved through the strategic design and introduction of new windows. Existing windows openings were utilized and integrated with new openings, and an arrangement of windows was developed that provides for a more vertical window arrangement to counteract the horizontality of the building. Instead of using an opaque spandrel panel between the first and second floor windows, a 'light box' was created that gives a suggestion of depth behind the glass surface and a more dynamic appearance to the window system. Between the first and second floor windows, the veneer brick was removed and the masonry behind it painted white to offer a reflective surface for natural light. Sampson Morris Group worked closely with architect EDGE studio to select the glass for this feature. Mock ups of different colored glass with reflective coatings were considered before the two shades of green glass were selected. A frosted film applied at the back side of the 'light box' glass diffuses the reflected light contributing to glowing appearance.

At the north side of the building, three vertical elements were added that anticipate the possibility of adding loading docks in the future. Integrated seamlessly with the building design, they are an attractive addition to the building. By replacing the bottom section of glazing with glass overhead doors and excavating dock ramps to the doors, loading docks can be easily accommodated.

By utilizing features of the existing building and creating a design that repositions resources already in place, the developer was able to maximize the value of the property. The final project offers newly renovated, light filled office space in a building that displays a professional image. The savings achieved by the developer are passed along to the tenants; this formula has resulted in the placement of tenants such as Rue 21 and GES in the building.





NEW WEST ELEVATION

PROPOSED ELEVATION



The brick veneer was removed between the existing 1st and 2nd floor windows to create a new single glazing element.

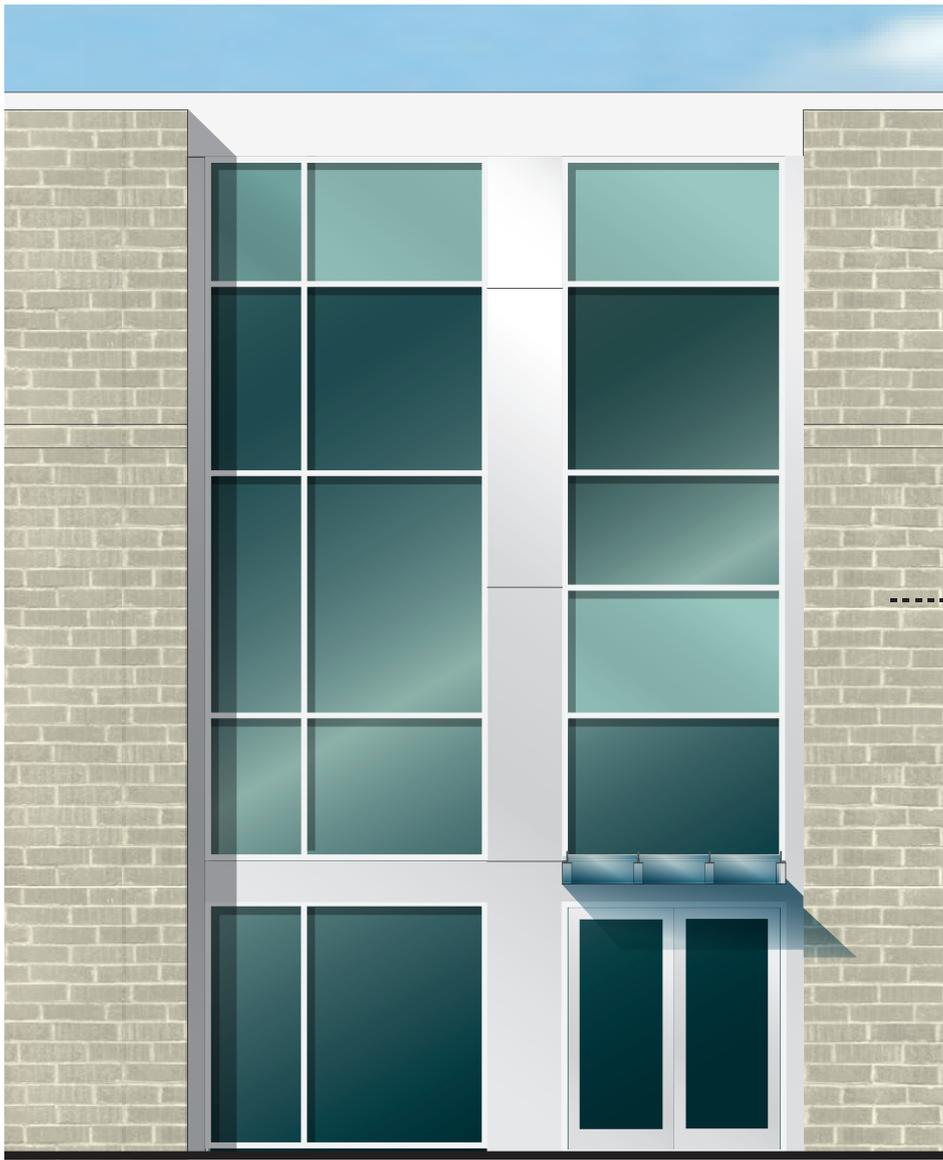


New windows give character to the building and the vertical composition counteracts the buildings horizontality.



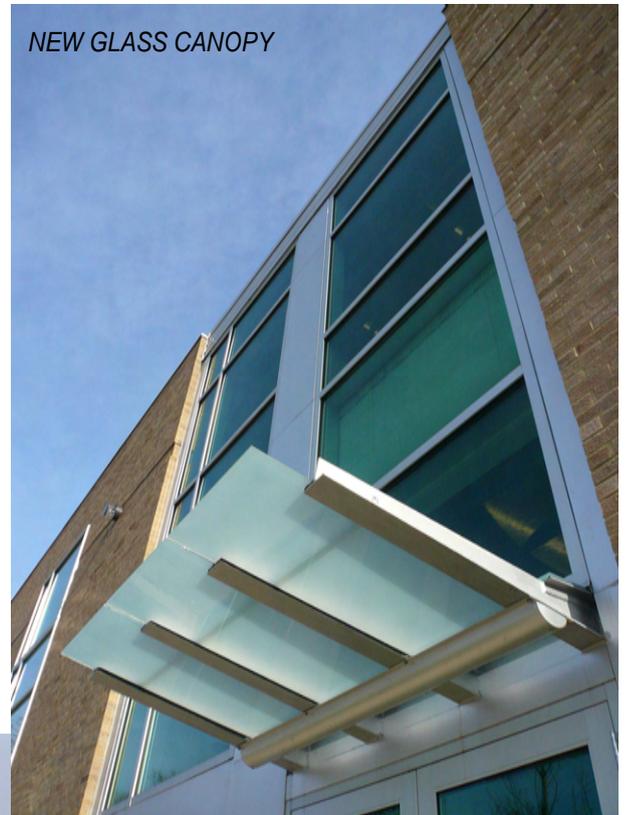
FORMER WEST ELEVATION

WEST ELEVATION

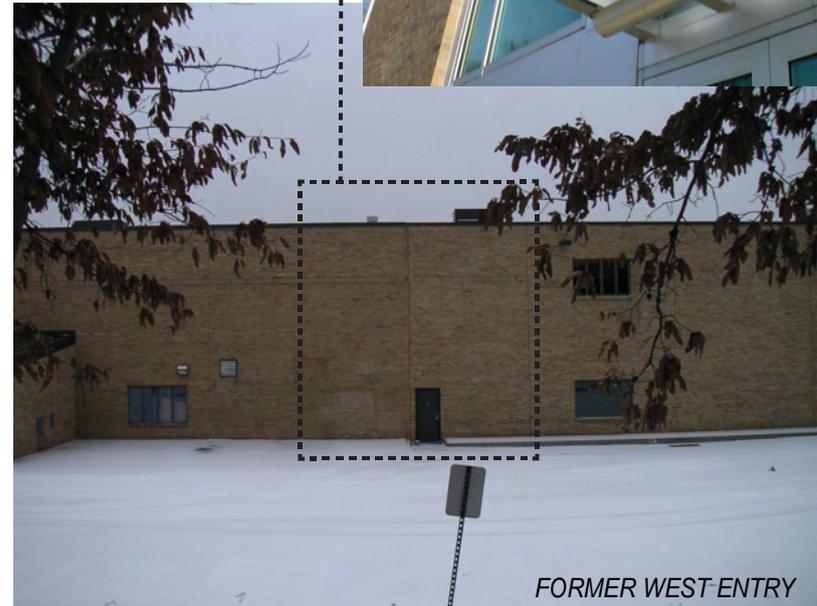


PROPOSED ENTRYWAY

An articulated two story lobby entrance with a glass canopy is shared by multiple tenants.



NEW GLASS CANOPY



FORMER WEST ENTRY

800 COMMONWEALTH DR. **NEW ENTRYWAY**





PROPOSED ELEVATION



NEW NORTHEAST CORNER

The original building entrance was enhanced and provided with a glass canopy. This entrance serves as RUE 21's executive entry.



FORMER NORTH ELEVATION

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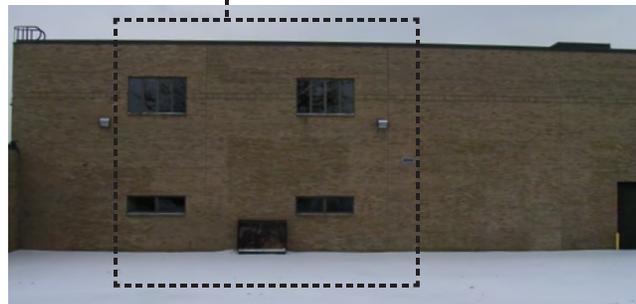
NORTH ELEVATION



NEW NORTH ELEVATION



PROPOSED DOCK ELEVATION



FORMER ELEVATION

Angled additions to the building cleverly provide the potential for truck docks if needed by a future tenant. The replacement of the lower level of glazing with overhead doors and the excavation of dock ramps convert executive office space into loading docks without compromising the professional appearance of the building.



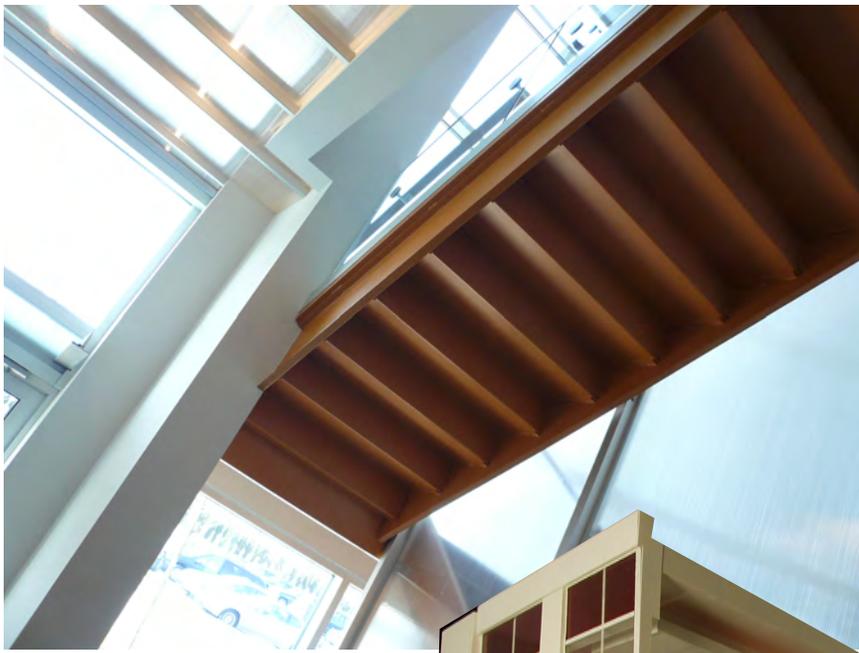
NEW DOCK ELEVATION

NEW DOCK DETAIL

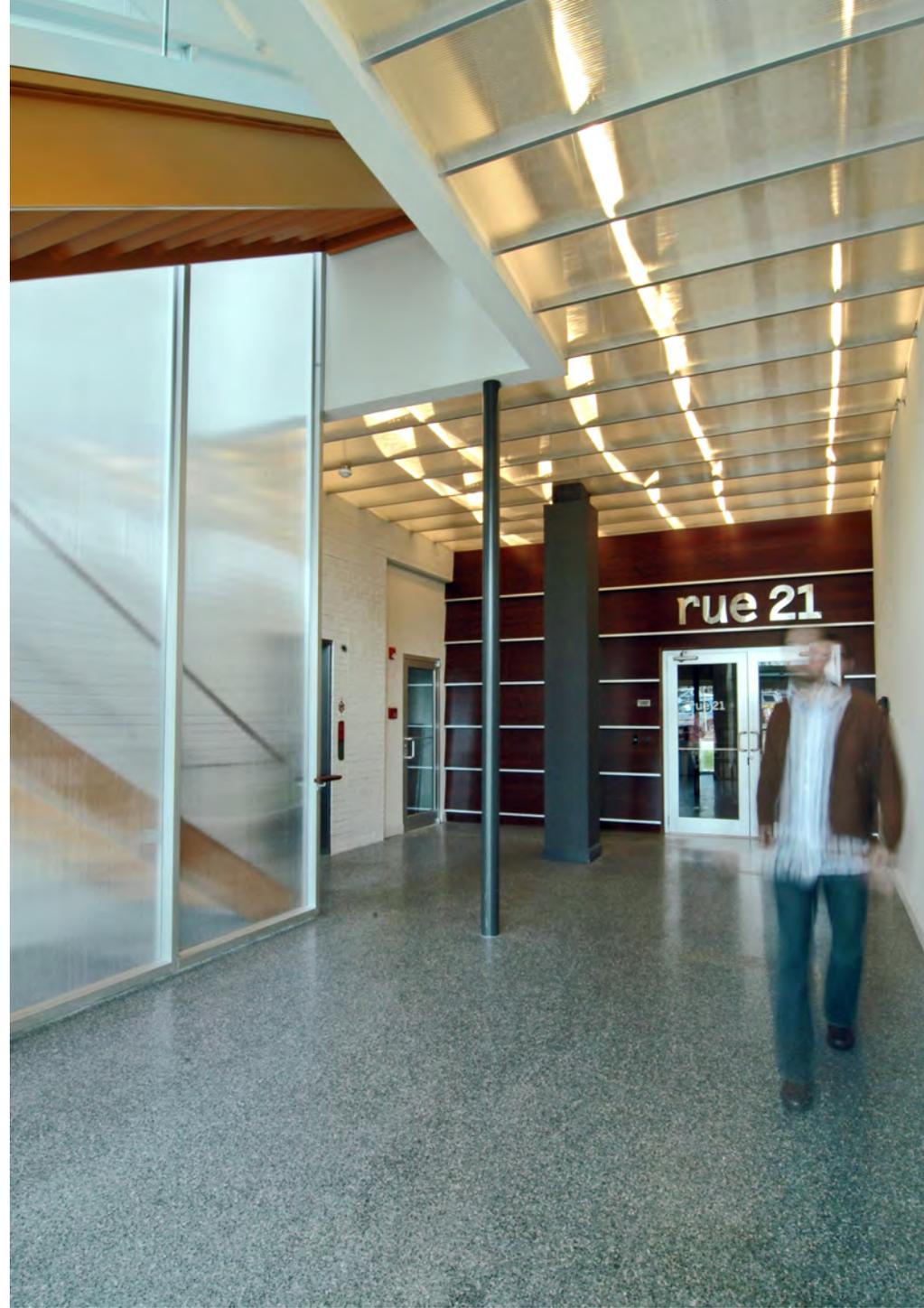
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NEW RUE 21 DOORWAY



The new lobby serves all of the building tenants. A former exit stair was transformed into a main stair by enlarging the surrounding space and creating new guardrails and handrails. The creative use of finishes including a glowing polycarbonate ceiling and guardrail, sleek wood panelling, and terrazo flooring enhances the space.



BUILDING LOBBY

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Indirect lighting in tenant space accommodates occupancy sensors for energy savings.

NEW RECEPTION AREA



TYPICAL INTERIOR BEFORE RENOVATION

Rue 21's space reflects their creative image.

NEW OFFICE INTERIORS

NEW INTERIORS

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RAILING DETAIL



EXPOSED STRUCTURE



NEW GLAZED OPENINGS ALLOW FOR NATURAL LIGHTING



NEW GLASS GUARDRAIL

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INTERIOR DETAIL

SAMPSON·MORRIS GROUP

EDGEstudio

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