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Jones Lang LaSalle completes 43,500 s/f interior renovations for Microsoft

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Jones Lang LaSalle (JLL) has recently completed a 43,500 s/f LEED-CI Gold project at the Microsoft New England Research & Development Center located at One Memorial Dr. JLL is the project manager.

The Microsoft New England Research & Development Center is home to Microsoft Research New England, Microsoft Application Virtualization (App-V), Future Social Experiences (FUSE) Labs and other product teams from across Microsoft.

The project is comprised of an interior renovation, which included the removal of 3,400 s/f of floor slab of a mid-1980s high rise to create a dramatic two-story assembly space. The space includes a monumental stair connecting the 10th and 11th floors, kitchen and interior garden, creating a unique collaborative environment for all employees.

This project reduces waste, reuses and recycles materials, and uses recycled-content building products when possible to reduce demand for natural resources. Some of the energy efficiency highlights include: 75% of construction waste was diverted from landfill and recycled; the carpet utilized throughout has 26-34% recycled content; dimming and switching systems (including fluorescent dimming); fluorescent task lighting is used for all work stations so employees can control their own work environment and cut down on unnecessary power usage.

JLL's project and development services team was headed by vice president Tom O'Connor as the project executive. Scott Baranyi served as project manager and Carl Auguste as associate project manager. TRO|Jung Brannen is the architect of record and Turner Construction Company is the general contractor.

According to O'Connor, "The facility optimizes space utilization and is on the cutting edge of sustainability. Our goal has been to utilize environmentally friendly building systems and sustainable design approaches to reduce the overall building operating cost and the impact on the environment, while improving the interior building environment for Microsoft."

With the recent completion of a 200 person multi-purpose conferencing center, JLL will have completed over 120,000 s/f of interior projects at the Microsoft New England Research & Development Center. Past projects include a 50,000 s/f fitout for the Microsoft Application Virtualization software group, and a 14,000 s/f fitout for Microsoft Research New England.

Jones Lang LaSalle also represented Microsoft in this 180,000 square foot sublease.

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