

NEWMARK KNIGHT FRANK

Headquarters

Boston, MA

Project Partners

Visnick & Caulfield Associates
 Gilbane Building Company
 ModernGrain

Trends

Building Brand & Culture
 Enhancing Collaboration
 Technology Integration

Solutions

Furniture



Lobby and Conference Room | Photos © Neil Alexander

Commercial brokerage firm redefines collaborative partnerships in the build-out of their own headquarters.

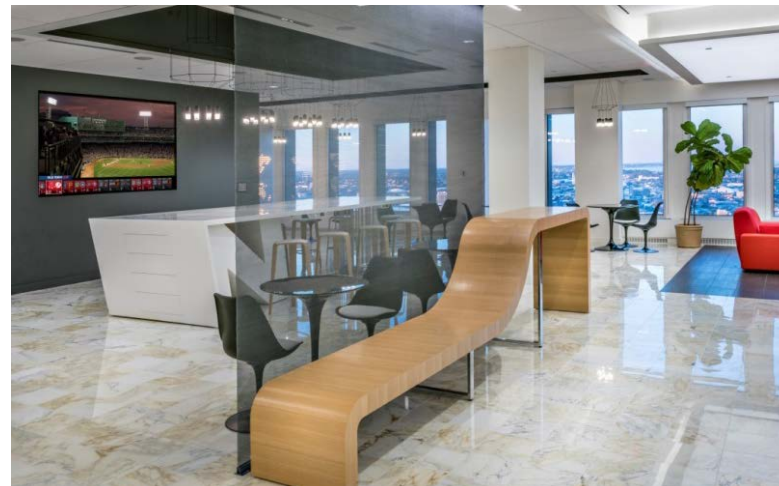
Two prominent commercial real estate brokerage firms joined forces to create a new workplace in the heart of Boston's financial district. Newly formed Newmark Knight Frank (NKF) took this opportunity to break tradition and develop a collaborative partnership with Visnick & Caulfield Associates, Gilbane Building Company, and Red Thread workplace interiors to co-design and implement a dynamic space that speaks to the unique culture of the firm.

Design-build partnership creates synergy.

Unlike a traditional bid process, the key project partners were brought in early, creating true synergy. This unique situation helped demonstrate how a transparent, cohesive partnership streamlines decision making and yields a better, cost effective and tailored result. By being open about their vision, timeline, and budget, NKF allowed the project team flexibility to work through many iterations of design to create an innovative and distinctive solution. Project partners appreciated getting involved early, so they could collaborate on the design rather than just react to final plans. With a natural cohesion between all project team partners, the result is a beautifully designed and meticulously executed space.

Old world charm meets modern aesthetic.

NKF leadership wanted a space that celebrated Boston's rich history and old world charm, while expressing the innovative spirit and energy of the emerging millennial workforce. The blending of materials- including natural woods, laminate, granite, and marble- celebrates a hand-crafted modern aesthetic. High ceilings, glass office fronts and large windows create an open environment filled with natural light and spectacular panoramic views of the city.



Welcome Center

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A modern take on the private office.

Honoring traditions of prestige as well as addressing a functional necessity for privacy, NKF dedicated a significant percentage of space to individual private offices. Red Thread, in partnership with ModernGrain, designed a light and modern wood desking aesthetic that created the illusion of a larger space. The glass fronts also allow for visual access to those inside the private offices, helping promote transparency and a team ideology, as opposed to a traditional hierarchy. Employees feel that the overall space was perfectly crafted for how they work, with a balance of private offices and open spaces for impromptu collaboration.

Welcome center becomes social hub.

NKF's space represents a newly blended team and culture of openness and collaboration. In the welcome center, colleagues and guests can connect socially around a custom granite standing-height table. Casual, open meeting spaces allow for frequent, easy communication and create a welcoming environment where people can work collaboratively.



Informal collaboration with the open plan



Private office



Welcome center