Making space *for what moves us forward*

Professional Services
Portfolio



Today's offices face the challenge of balancing competing workspace priorities:

focus time,

socialization,

collaboration.

These are not separate issues. They are the challenges modern office design faces.

How can offices be adapted so that people can complete their work, have meaningful connections, and have a true sense of belonging?

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finding your *focus*





What's changed is *the intensity* of *the focus.*







Solo work is still the largest single block of the week, and it is becoming an increasing challenge within the workplace. The need for distraction-free concentration is real; its demands have risen, yet current work environments struggle to support those needs. Offices need to foster both focused, quiet time and collaborative discussions. However, a space that is quiet enough to think and sealed enough to talk are not the same.

69%

of solo work requires a high level of concentration.[1]

33%

of work time is spent working alone in both the Financial Services and Technology sectors.[1]

23 *min.* **15** *sec.*

Time it takes to return to the original task after interruption.[2]

The physical office is here to stay.

In the first quarter of 2026 alone, US law firms leased a near-record 4.6 million square feet. Firms are clearly doubling down for the long haul, but the real question is: are we building spaces where people actually want to be?

To make a workplace of belonging, design has to respect how we actually work.

That means balancing two competing, often clashing needs: our desire for connection and our fundamental need for deep focus.

The Focus Crisis:
Employees spend about 39% of their time working alone, yet global satisfaction with office noise sits at a dismal 35%. The main disruptions aren't from the outside world (which accounts for just 21% of distractions). Instead, it's simply colleagues doing their jobs nearby: specifically, phone calls (45%) and adjacent in-person discussions (41%).[6,7]

Privacy vs. Quiet:
A space might be quiet enough to think in, but not private enough to speak in. Without protected acoustics for sensitive deal work or personnel matters, 65% of employees are forced to "hack" meeting rooms just to find a sanctuary.[7] These workarounds create a domino effect: when people hide out in conference rooms to focus, it becomes incredibly difficult for everyone else to find space for the 86% of meetings that now involve a remote teammate.[4]

Designing for Equity:
To solve this, many recently built firms are standardizing universal office sizes (typically 115–150 sq. ft.). This doesn't just add flexibility, it creates a visibly equitable environment that builds trust and supports retention.[8]

When a workplace gives people the environment they need to do their best work, whether that's a vibrant collaborative hub or a quiet, private refuge, it stops feeling like an obligation. It becomes a space where everyone wants to make the journey into the office.

Traditional offices are shifting from an era of isolation to spaces designed to foster human connection.

Finance, Law, and Technology workplaces are no longer places where people park their laptops for eight hours; they're environments where people learn and grow simply by being around each other.

The main reason employees want to come to the office is to connect with colleagues. Organizations are creating spaces that promote mentorship and connections. Research shows that senior partners tend to have a broader understanding of how teams work together and how the business operates as a whole. For junior employees, this daily exposure is invaluable. They learn by "osmosis," eavesdropping on client negotiations and watching how an experienced leader delivers feedback and mentors. Those small, unscripted moments give people a great reason to come back to the office.[5]

This exact scenario is happening across the tech world, too. Recent studies found that software engineers sitting near other engineers receive feedback on their code 23% faster and more responsively than those working remotely. This kind of real-time support has proven to be meaningful, especially for less experienced coders and women.[9] Creating a space for people to work doesn't guarantee success, but fostering an atmosphere where people can ask a quick question makes a world of difference over time.

As AI absorbs our most repetitive tasks, the human skills we have developed over time are becoming more valuable.

For legal and financial services, as AI absorbs the drafting, review, and first passes, what remains is distinctly human: judgment, client relationships, and framing, or the things learned by osmosis. The biggest "power users" of AI aren't isolating themselves; they are actually among the most highly collaborative people on the team. They use the time AI saves to connect, brainstorm, and solve problems together. The social side of work isn't just a perk anymore; it's a competitive advantage.[10]

David Smith from Cushman & Wakefield frames this perfectly: AI and the physical workplace aren't competing forces. In fact, the organizations investing the most in artificial intelligence are often the same ones building truly exceptional, welcoming office spaces. They understand that when you seamlessly align smart technology, thoughtful design, and a culture of genuine support, you create an environment where both the people and the business can genuinely thrive.[11]

It's easy to blame bad technology when a hybrid meeting falls apart, but the real issue is often space planning.

When a team is fully in-office or fully remote, the conversational dynamics tend to remain balanced. But when the two are mixed, remote workers are often overlooked or forgotten; they often get stuck waiting for a break in the physical conversation that never happens.

That disconnect is just human nature; in fact, 54% of us are more likely to turn and ask a question to the person sitting right next to us rather than pinging a remote teammate.[4] The problem is that when our meeting spaces cater primarily to the people physically in the room, that natural divide widens every single day. While that's a completely natural habit, meeting rooms built mostly for in-person attendees accidentally widen that gap every time they are used. Add in the fact that only 49% of teams were trained on running hybrid meetings last year, and the core problem becomes clear. [4]

Right now, we're asking people to navigate a tricky, complicated meeting environment without the guidance and support they need to succeed.

common
ground







social spaces have to *pull double duty.*

Time spent working alone has fallen 17% since the pandemic, while time spent learning and socializing has risen, in some cases more than doubling. [3]

Facing inward,
Spaces now offer the relaxed comfort of home. Just as importantly, it's where junior staff absorb institutional knowledge and firm culture through the kind of casual, everyday interactions they wouldn't get in formal meetings.



Facing outward,
Client areas are now designed with hospitality in mind. Because people come into the office less frequently, every visit carries more weight. This is where guests are welcomed, entertained, and where the trust that makes or breaks a relationship is actually built.



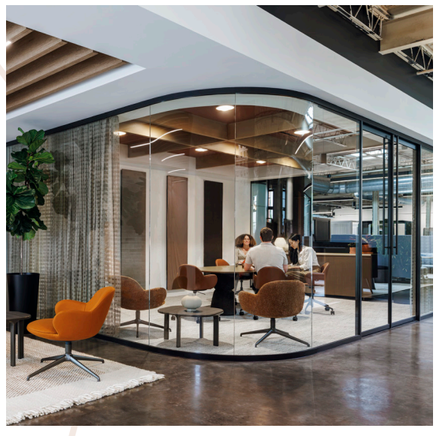
Social Areas
studio TK

shared
outcomes





The way we attend meetings has changed, *so have the numbers*



Today's work environments look entirely different from what they did a few years ago. Collaboration is the primary reason people come into the office. Finance and tech professionals currently spend about 40% of their workweek attending meetings. However, the nature of collaboration has shifted, with at least half of today's meetings still taking place in a hybrid format.[5] Despite the heavy reliance on video calls, the desire for face-to-face connection hasn't disappeared. For finance workers, in-person team meetings are the second biggest driver pulling them back to their desks. The modern office is no longer the default destination for solo work; it has become a hub for connection.

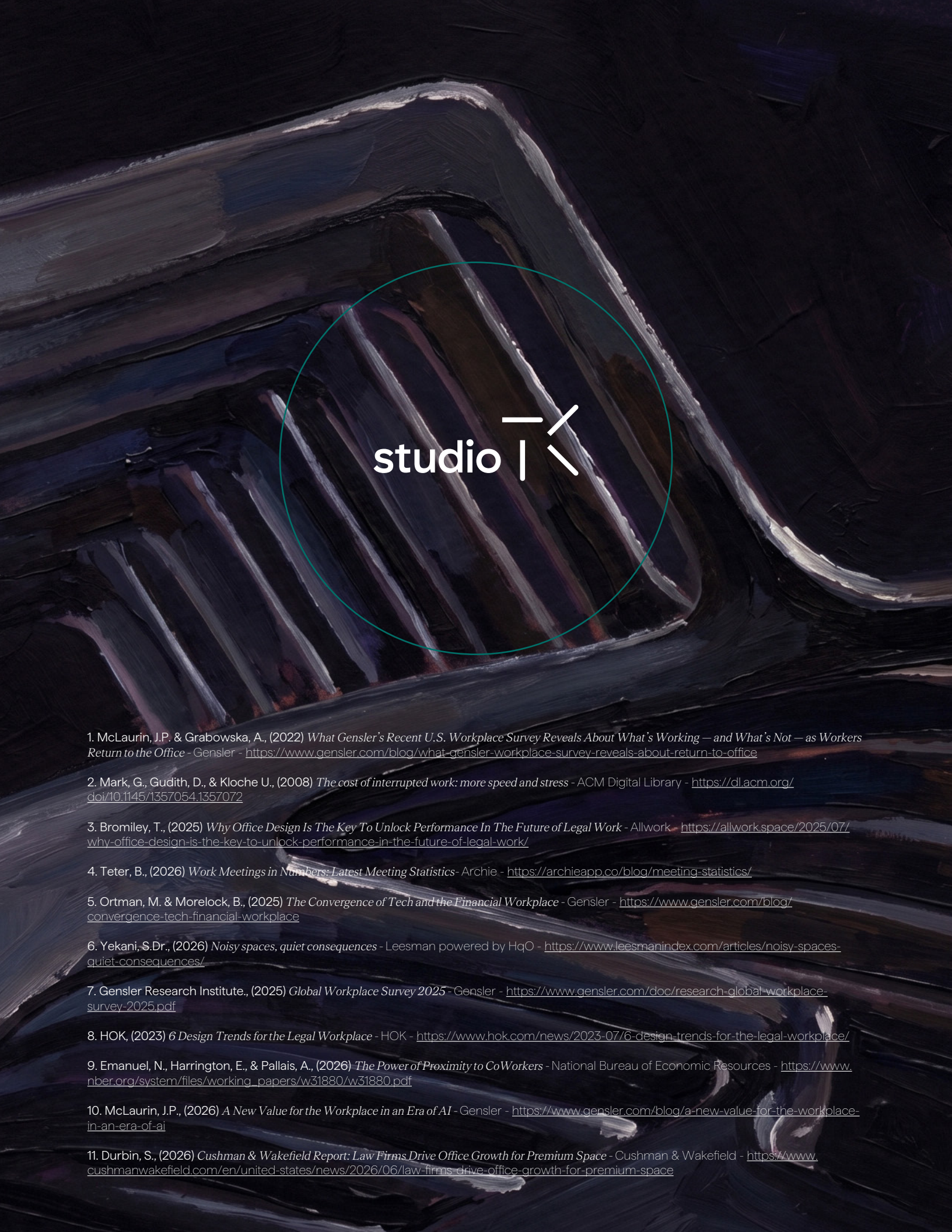


11.8 *hours*
the amount of time employees spend in meetings each week.[4]

86%
of meetings include at least one remote participant.[4]



72%
of workers lose time due to technical issues.[4]



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