

MEDITERRANEAN SHIPPING COMPANY (MSC)

3,022 sqm (32,528 sqft) | 2023

Location: Mexico City.

Industry: Logistics

Service provided: Support to the Brokerage team in the lease process to determine space surface and areas for MSC new offices according to their needs.

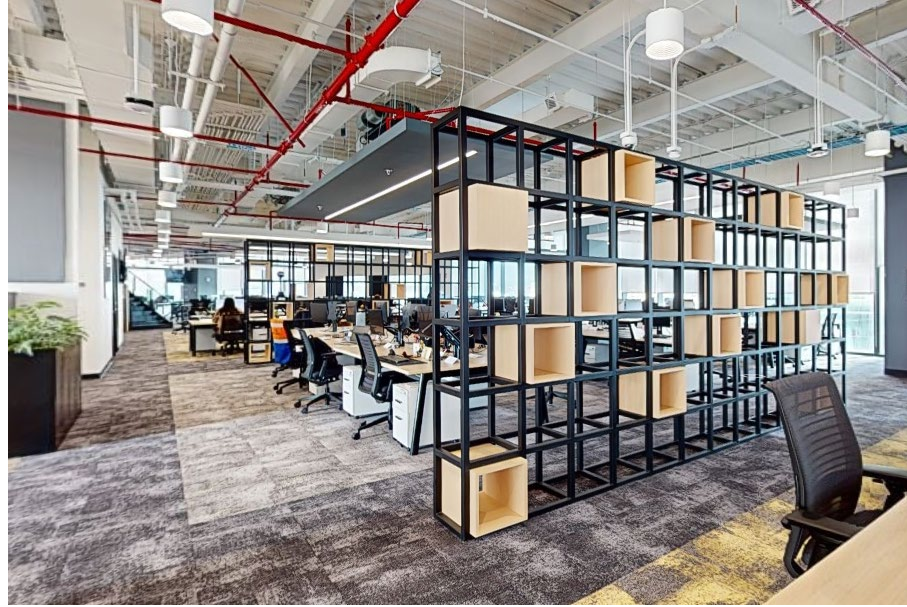
Project information

Highlights:

- Development of space programming considering their upcoming growth and new work culture (no assigned offices, more open spaces)
- Testfits to determine the best distribution of their offices in 3 levels.
- BOMA Measurement: during the negotiations with the Landlord and close the lease agreement.

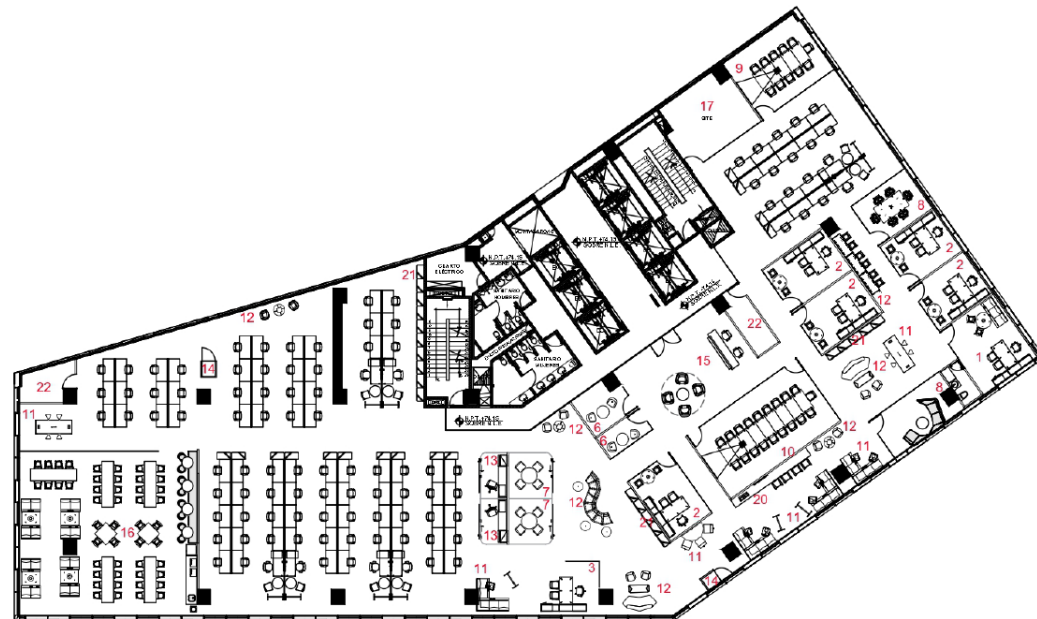
Results:

- The landlord applied the BOMA measurement we developed for the lease agreement, optimizing rental costs. After the lease was concluded, the project was handed over to the Project Management team, guided by the space programming and TestFit analysis.



FLOOR:
RENTABLE AREA- 1,618.13 m2
USABLE AREA- 1,388.35 m2
TOTAL:
RENTABLE AREA- 4,123.43 m2
USABLE AREA- 3,537.88 m2
SEATCOUNT - 357
TOTAL DENSITY- 11.55 m2/seat

Operative Area / Level		Total Spaces
Indiv.	1 CEO Office	1
	2 Director Office	5
	3 Director Office	5
	4 Workstation (Managers)	25
	5 Workstation (Staff)	319
Collaborative	6 Meeting Room (one to one)	3
	7 Meeting Room (4p)	4
	8 Meeting Room (6-8p)	4
	9 Meeting Room (12p)	2
	10 Meeting Room (20p)	1
	11 Collaborate Area	15
	12 Casual Collision	15
	13 Private Office unassigned	4
	14 Phone Booth	4
	15 Reception	1
Services	16 Pantry	1
	17 Site	1
	18 Mothers Room	1
	19 Dr's Clinic	1
	20 Coffe Work	4
	21 File	10
	22 Storage	4



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