

FINALIST: BEST REUSE/REHABILITATION PROJECT

Furniture dealership revamps paper mill into modern office

KEY PLAYERS

Owner:
One Workplace

Architect:
Dennis Kobza &
Associates and
Design Blitz

Developer:
Prologis Inc.

Contractor: OPI
Commercial
Builders

Subcontractors:
Techon, Serrano
Electric, Accel
Air Systems,
Pro-Formance
Painting

BY MARY ANN AZEVEDO

When commercial furniture dealership One Workplace decided to transform a rundown, old paper mill near San Jose International Airport into its swanky new headquarters and showroom, the project presented big challenges.

For starters, the 202,000-square-foot 1950s building needed to be completely re-designed. It lacked street appeal and was functionally challenged.

San Francisco-based industrial real estate company Prologis Inc., which was in contract to purchase the mill when One Workplace worked out a deal to buy the decades-old building, stayed involved in managing the development.

Prologis' senior vice president Mark Hansen said on top of the phys-

ical challenges, the paper mill owners wanted to continue to operate on a portion of the property. (They had sold 9.24 acres of site to OneWorkplace as surplus land and kept 6 acres for their own operation).

"It was challenging to figure out how to be able to develop a high-end project and still maintain the operations at the mill next door," Hansen said. This required government approval to remap the area so it could be legally subdivided.

The end result of the \$18.6 million renovation: lots of steel and glass; walls that roll open to blend interior and exterior space; an idea lab in the old boiler room; and 19 new loading docks.

"We wanted to keep some of the character of the building," Hansen said.

"Some elements we kept and incorporated into the new design ... It's unique and different."

ONE WORKPLACE HEADQUARTERS
2500 De La Cruz Blvd., Santa Clara



COURTESY OF ONE WORKPLACE

165

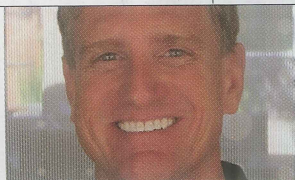
Days to complete

\$18.6M

Project cost, including purchase of building

202,345

Square footage of building on 9.24 acres



This particular building is smack in the middle of Silicon Valley near Mineta San Jose International Airport... This may be the only space in the Valley where you've got a mile of open space in front of you and views of a runway." **Mike Drez, executive sales director of One Workplace**