



Case Study:

BUILDING RE-STACK

HOW ONE FORTUNE 100 INNERSPACE CLIENT RE-STACKED THEIR OFFICE AND SAVED MONEY

The challenge

Our client, a multinational Fortune 100 company ran one part of their operation out of two office buildings, across the street from one another. One of the spaces was about 350,000 square feet. The other was about 150,000 square feet. Before the pandemic, this worked, but post-pandemic, the client opted for a hybrid model of work for their teams. Around the time this decision was made, the lease for the smaller office space was up for renewal.

The client imagined closing the smaller space and consolidating their operations into the larger one. However, they were concerned about the feasibility of this change and the impact on their employees' productivity. Would they have enough space?



The big questions:

- + Would they have enough room to accommodate all the employees plus new employees?
- + Would the big building have the right mix of spaces for all of the employees to keep productivity high?

The answers:

With InnerSpace's extensive insights, the client was able to answer these questions, and implement a restack that transformed their operation in more ways than one. They discovered that:

- + They had the room to accommodate their current teams and planned new employees, with some changes to the layout of the big building.
- + They needed some new space types; the teams coming from the smaller building liked enclosed, head down workspaces, and the teams from the larger buildings worked better in larger spaces. This resulted in a mix up of some of the underused larger spaces into smaller neighborhoods, and the addition of heads down desk spaces.
- + Reducing mobility, by putting collaborators and teams together could save everyone a lot of time and increase productivity.

Understanding where people went when they were moving, and the spaces they gravitated towards informed the re-stack.

THE RESULT

Cost Savings

Through the re-stack, our client **saved a million annually in operating expenses**, reduced their carbon footprint, and had a productivity gain that equated to around 2 million dollars.

RESULTS	PRE RE-STACK	POST RE-STACK	CHANGE
# employees (Larger building)	1411	2106	42.8%
Space allocation per employee	248 sq.ft	159 sq.ft	-35.9%
Blended space utilization (across all space types)	61%	78%	17%
Annual leasing cost savings	\$4.5M	\$3.6M	-\$916k
Est. value of annual productivity gains	-	\$2.1M	\$2.1M

Employee Satisfaction

Teams were happier with more of the preferred workspace types, and the time savings they gained by not having to go so far to collaborate. These changes, in a large organization equated to 11 person years of productivity annually.

Employee Experience

The re-stack also meant people wanted to be in the office more. After the changes to the office, there was a 17% increase in employees coming in, without any changes to the hybrid work mandate, and when they were there, they spent 15% more time than they had before the re-stack.

RESULTS	PRE RE-STACK	POST RE-STACK	CHANGE
Blended Team Mobility Score	38.9	31.9	-18%
Time spent searching for suitable meeting or work spaces	19.5 min	18 min	-7.6%
Time spent traveling to suitable meeting or work spaces	21 min	20 min	-4.7%
Time spent traveling for in-person work with key collaborators	13 min	12.3 min	-5.3%
Average Days on Site Per Week	2.3	2.7	17.3%
Average time on site	4.8h	5.5h	14.5%
Est. Value of Annual Productivity Gains	-	\$2.1M	\$2.1M

Sustainability

The re-stack provided huge sustainability benefits. The reduced carbon footprint equalled about 450 households.

RESULTS	ABSOLUTE REDUCTION	OPERATING COST SAVINGS	REDUCTION IN CO2 PRODUCTION
Energy Consumption	4.75 - 7.12M kWh/ year	\$475,k - \$712k / year	3,245 - 4,870 metric tons CO2/ year
Water Consumption	2.8M - 4.5M liters / year	\$7.5k - \$12k / year	205-328 metric tons CO2/ year
Waste Production	30k - 45k kg / year	-	191 - 290 metric tons CO2 / year
		\$482,500 - \$724,000 / year	3,641 - 5,488 metric tons of CO2 / year

THE WRAP UP

Data-driven insights can lead to a marked improvement in your workplace, whether a restack is in the cards or not. If you're looking for cost savings, increases in productivity and sustainability, and a better employee experience, we'd love to chat about how we can help you transform your office with data.

About InnerSpace

InnerSpace is a space utilization platform that helps large enterprises make smarter decisions about their use of corporate real estate. Our powerful technology leverages a company's existing Wi-Fi infrastructure to provide unrivaled, multi-dimensional workplace intelligence without all the cost and effort needed for traditional sensor-based systems.

We can get up and running within 24 hours to offer best-in-class data insights that go beyond simple people counting and provide a fuller picture of how individuals and teams interact, navigate and use space. With recommendations for improved efficiency, employee experience and sustainability, our highly scalable solutions help turn your workspace into a competitive advantage.

Built for privacy and security, our platform is GDPR compliant as well as SOC 2 Type I and ISO-27001 certified. InnerSpace is proudly headquartered in Toronto, Canada. To learn more about us, visit our website at [innerspace.io](https://www.innerspace.io).

