

A blue-tinted photograph of a modern office interior. The office has large windows, glass partitions, and people sitting at tables. The overall atmosphere is bright and professional.

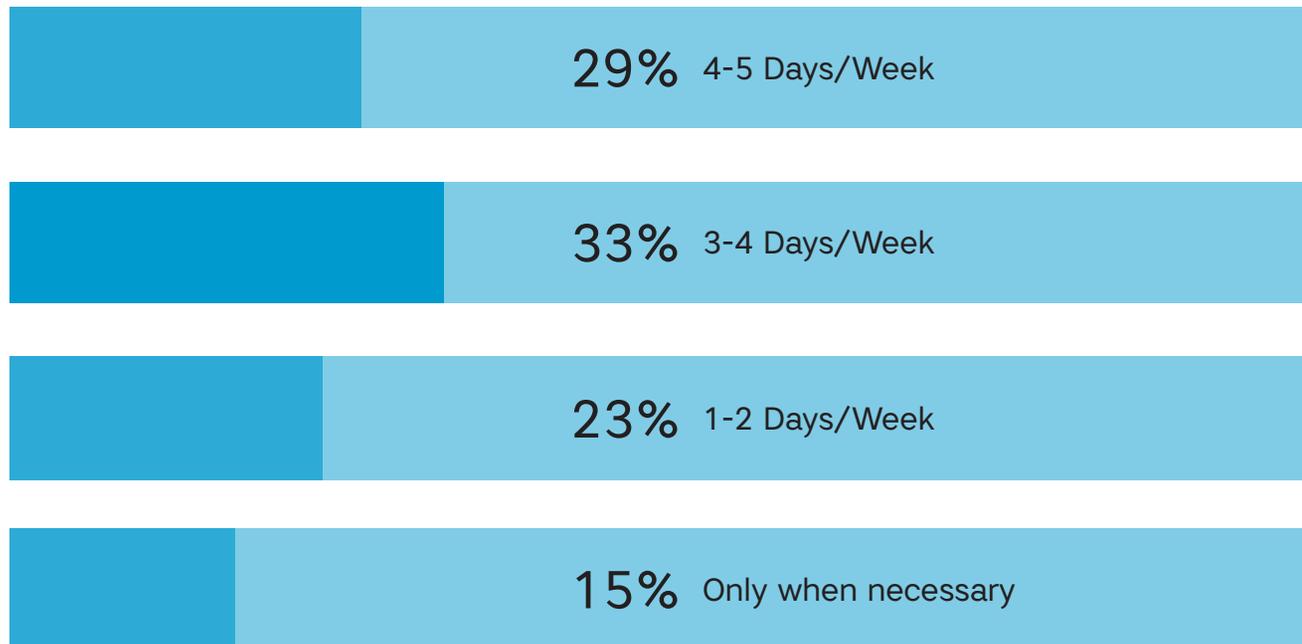
Workplace Amenities Report

The logo for SCA, consisting of the letters 'S' and 'CA' in a stylized, bold font.

With the traditional workplace upended by the pandemic and changing social habits, amenities that transform the workplace into a destination have become essential to attracting people back to the office. The question is: what are the most desirable amenities for workers in a post-pandemic environment?

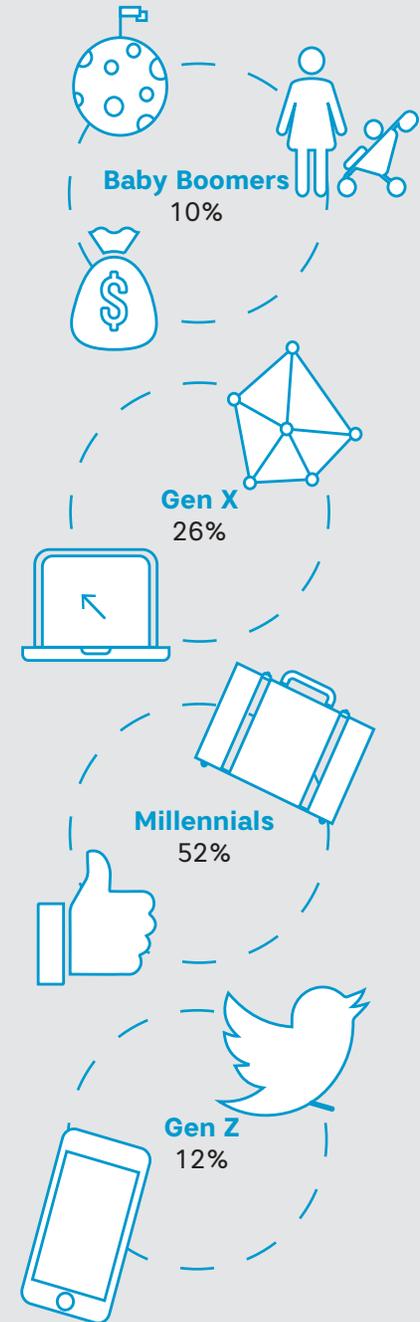
To find out, SGA conducted a national multi-generational survey to pinpoint the right mix of amenities and gauge respondents' needs across a range of categories including health and wellness, productivity & meeting space, daily convenience, and transportation. It's important to note that the majority of the respondents are located in the Northeast and work in a hybrid capacity in urban environments while residing in both urban and suburban settings. They also work across a broad range of industries.

How many days are people going into the office? Our survey indicated the following:



SGA is a national, multi-disciplinary firm whose work spans interior design, architecture, and master planning for commercial clients, life sciences, academic and mixed-use. With offices in Boston and New York City, the firm has a team of over 130 professionals who strive to create meaningful experiences through great design.

The Breakdown of Generations in our survey:



Health + Wellness

Of all the health & wellness related amenities, respondents had the strongest desire for air purification systems, which has become an essential post-covid amenity that helps workers feel safe in their office environment. Buildings with sustainable certifications, programs that promote personal wellness, and access to outdoor space are also in high demand as society takes a vested interest in eco-forward building practices and personal well-being, which are inextricably linked. Additionally, options for healthy food and post-workout nourishment are emerging amenity trends to support employees' health and wellness beyond physical fitness.

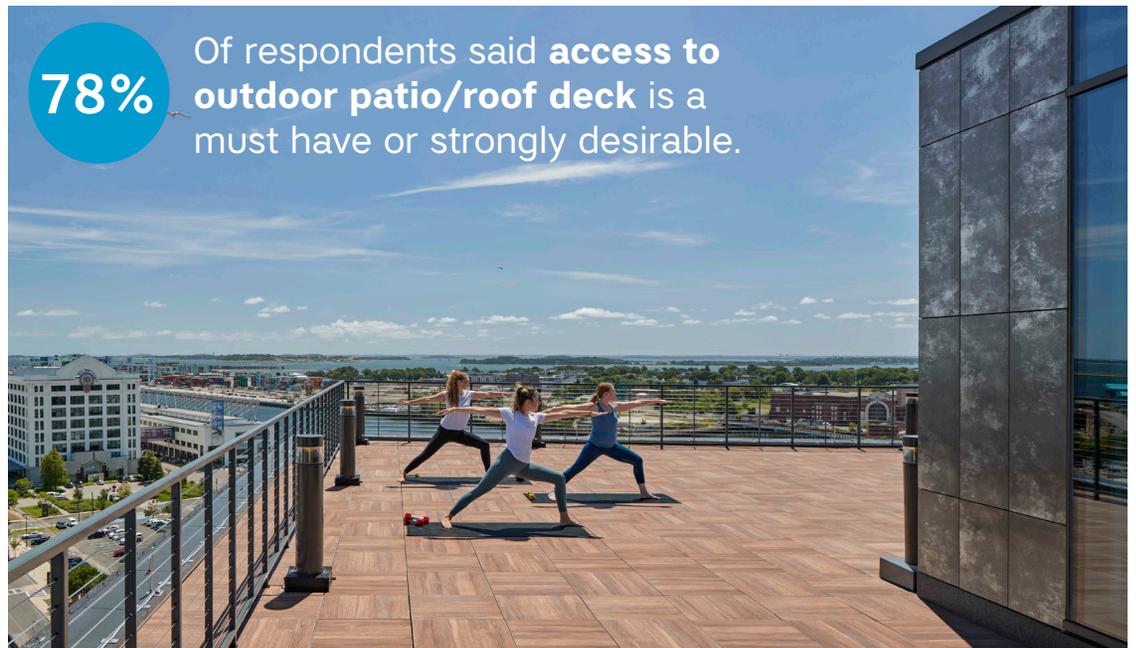
Emerging Trends

86% Of respondents said **air purification systems** are a must-have or strongly desirable.

45% Of respondents said a **post-workout nourishment station** (juice/snacks) is a must-have or strongly desirable.

Continuing Trend

67% Of respondents said a **basic unstaffed fitness center** is a must-have or strongly desirable, while only 35% said a **robust staffed fitness center** is desirable.



78% Of respondents said **access to outdoor patio/roof deck** is a must have or strongly desirable.

57%

Of respondents said **reservable meeting rooms** are a must-have.



Productivity + Meeting Space

With hybrid work the new norm, spaces and programs that facilitate connectivity - both in-person and virtually - are highly desirable. Offices need to be designed for flexibility to accommodate a variety of work modes and scales of gatherings. For example, flexible meeting areas with the ability to support “all-hands” functions provide tenants the space to accommodate large gatherings without dedicating rentable space to a rarely used function. Meanwhile, increasing reliance on technology has created the need for IT touch points from staffed Tech Bars to assist in general laptop support to vending machines that provide electronics necessities.

Emerging Trends

64%

Of respondents said **IT/Tech Bars** are a must-have or strongly desirable.

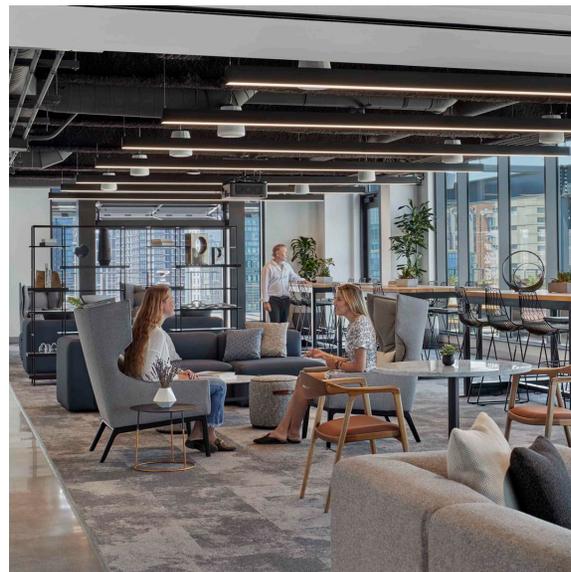
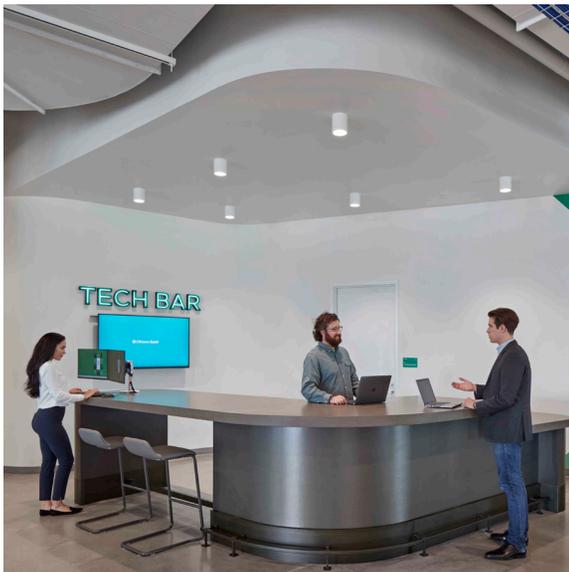
72%

Of respondents said **quiet lounges** are a must-have or strongly desirable.

Continuing Trend

59%

Of respondents said **a training room or all-hands meeting space** is a must have or strongly desirable.



Daily Convenience

In terms of convenience offerings, those that cater to daily eating and drinking rituals - particularly coffee - were deemed the most necessary while food trucks and convenience stores are emerging as new trends. In addition, the popularity of ecommerce coupled with the concern over package theft makes the presence of lockers for deliveries a desirable amenity.

Emerging Trends

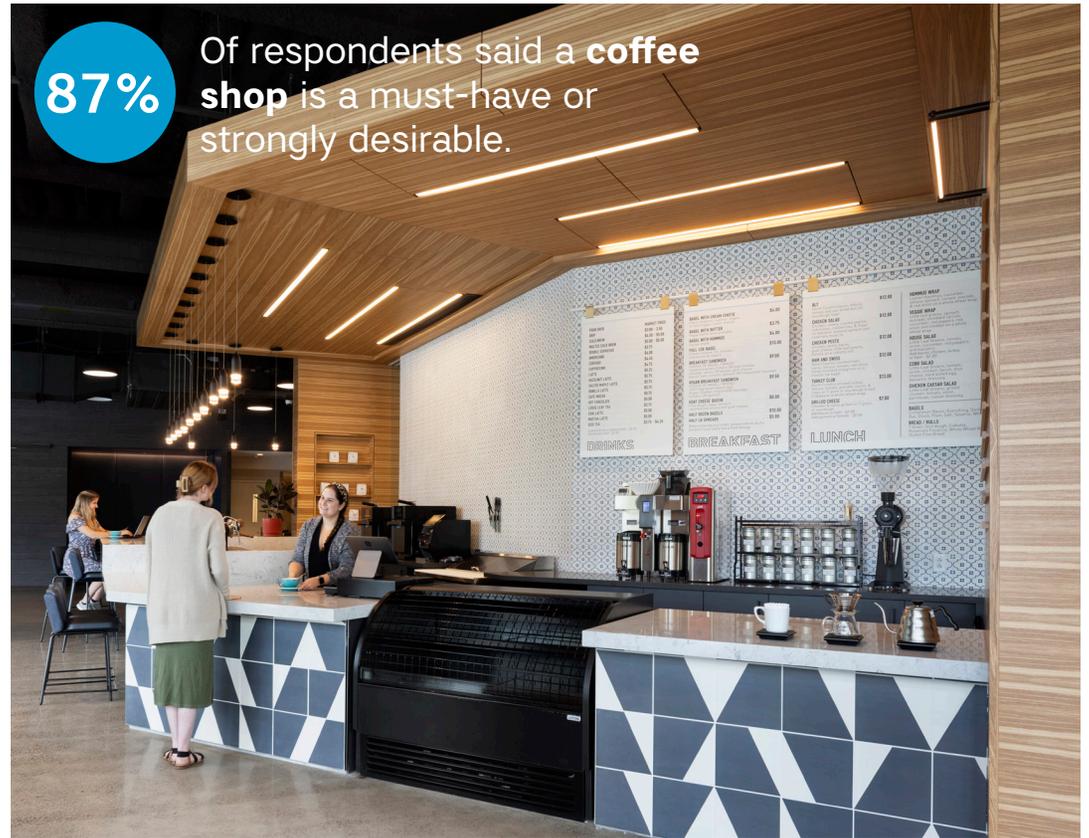
33% Of respondents said **grocery/meal pickup area or lockers** are a must-have or strongly desirable.

49% Of respondents said **convenience stores** are a must-have or strongly desirable.

56% Of respondents said **food trucks** are a must-have or strongly desirable.

Continuing Trend

75% Of respondents said **a grab + go providing pre-made breakfast or lunch** was a must-have or strongly desirable.

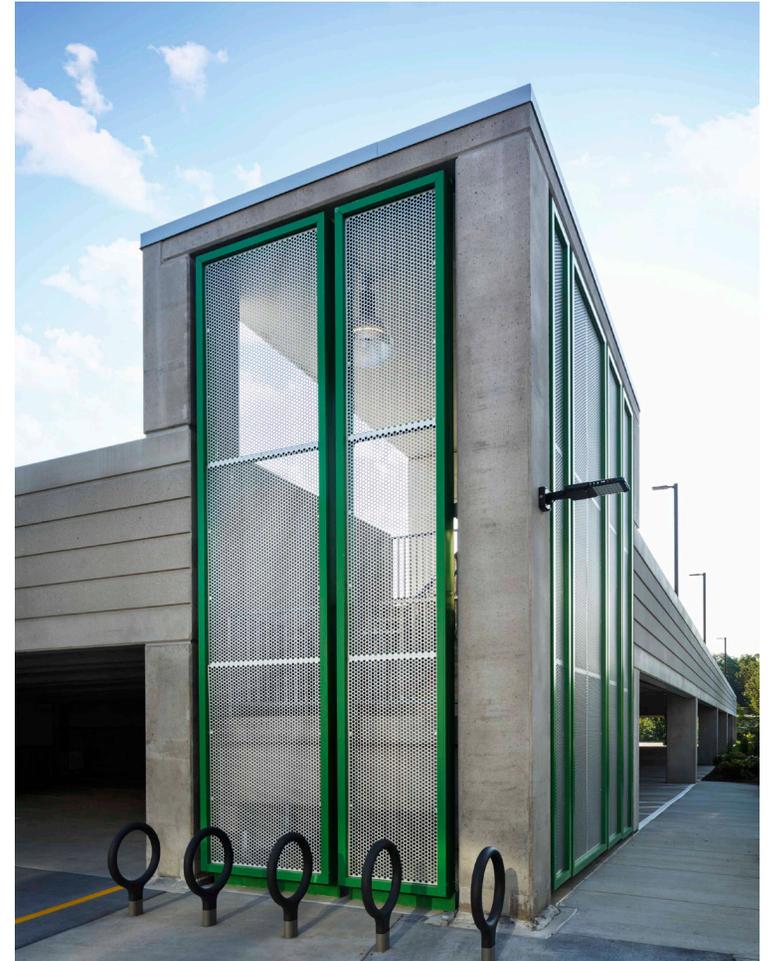


87% Of respondents said a **coffee shop** is a must-have or strongly desirable.



Transportation

Commuting habits are slowly changing as cities invest in infrastructure to support more sustainable methods of transportation. In fact, a number of cities, such as Boston, are beginning to implement quotas for electric vehicle charging stations and bike parking, which should be reflected in building amenity programs. However, there is still a large portion of people who drive to their place of work, making parking lots and garages still desirable for many. And for those who are not within reasonable walking distance of public transportation, amenities such as shuttle services should be considered.



Emerging Trends

44% Of respondents said **bike parking + repair** are strongly or somewhat desirable.

52% Of respondents said **EV charging stations** are a must have or strongly desirable.



Want to learn more?

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Overall, the results demonstrate a reflection of larger societal shifts: a greater focus on personal well-being and safety, interest in sustainable modes of transportation, convenient places to grab food and packages, and spaces that facilitate social interactions. The survey also shows that workers do not need an overly robust amenity program in their building or campus (think: pet grooming and athletic courts). Traditional amenities such as a staffed security desk and reservable meeting rooms continue to be important while modern amenities like IT bars, bike parking and gender neutral restrooms are emerging trends demonstrating the state of the evolving workplace.

TOP 5 TRENDS

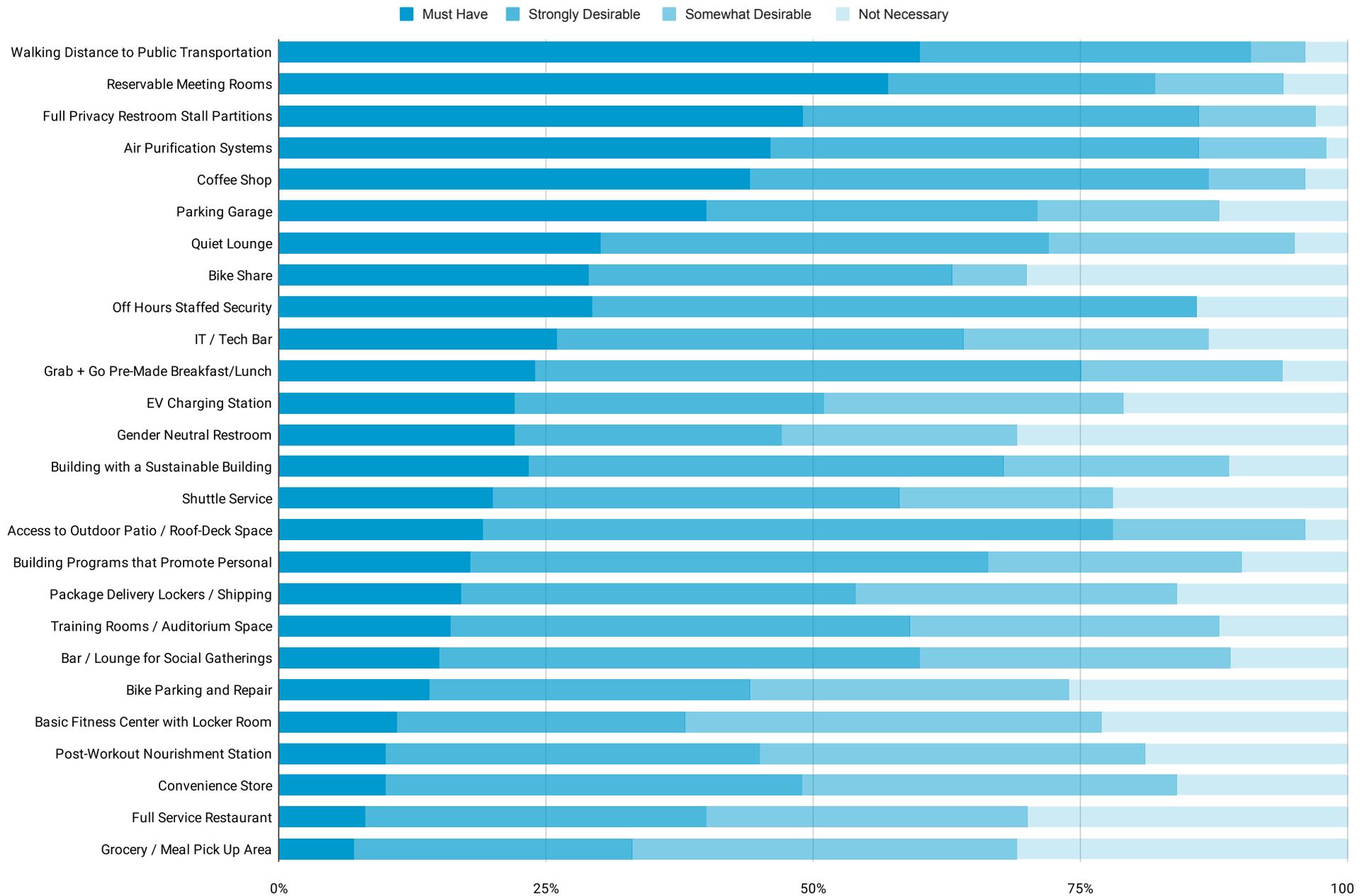
1. Coffee Shop
2. Air Purification Systems
3. Access to Outdoor Space
4. Grab + Go Pre-Made Breakfast/Lunch
5. Quiet Lounge



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Appendix | Full Survey Results

SGA conducted this survey over a period of four weeks in late 2022. Respondents spanned 19 states, and 88% were located in the Northeast.



Appendix | Full Survey Results Continued

