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| project | BAY COLONY CORPORATE CENTER | | |
| location | WALTHAM, MA | client | BEACON CAPITAL PARTNERS |
| architect | SIGNER HARRIS ARCHITECTS | contractor | SPAULDING & SLYE |
| project type | MANAGEMENT | | |

comprehensive design assessment
 high design value without high cost
 enhance property's appeal

assessment

“map-lab collaboratively and thoughtfully shepherded the project through the design and construction process with their unique ability to act as an advocate for quality design in service of the client’s interests.”

Bill Harris, Vince Pan
 Signer Harris Architects

Beacon Capital Partners needed to update the interiors of the newly acquired Bay Colony Corporate Center to make it more attractive to new tenants. map-lab was hired to oversee the project and presented a comprehensive design assessment that acted as an overall program for the entire property. Working closely with the client, architect and contractor, items were prioritized by cost and design impact to keep the project within the set budget.

The design assessment showed that improvements to the lobbies in two of the buildings would increase the visibility of the outstanding views offered by the Cambridge Reservoir, and enhance the property’s appeal to potential tenants. Each lobby contained three separate atria, and this complicated structure added a unique challenge to the phasing of the project. Guided by the design assessment recommendations, simple changes were made, such as new lighting, furniture, plantings, flooring and accent paint, that added a high design value to the building without the high cost.

