

RICE UNIVERSITY

**Terms of Lease**

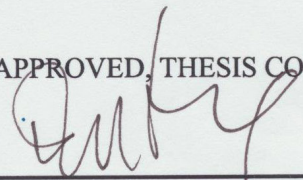
by

**James L. Carr**

A THESIS SUBMITTED  
IN PARTIAL FULFILLMENT OF THE  
REQUIREMENTS FOR THE DEGREE

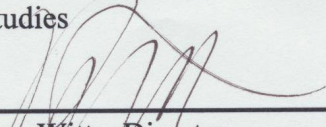
**Masters of Architecture**

APPROVED, THESIS COMMITTEE



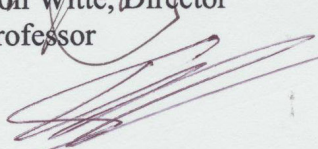
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January 2019

## ABSTRACT

### **Terms of Lease**

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The high rise typological model is the byproduct of developer proforma, through the perpetual maximization of rentable floor area on each plate. Speculative office buildings are designed with the preconceived intimation of how office space has been leased since the conception of the typology - one floor, or a parcel of the floor at a time.

This thesis establishes a new leasing model, through the reorganizing of planned office space. By displacing office amenity into a continuous network of shared program, a new interior context will be created, organizing large, non-contiguous populations of people into engaged neighborhoods, or zones of operation.

By exposing discrete levels towards a collective context within, the limits of workspaces take on new territories, expanding the bounds of interaction and available spatial variation into the entirety of the building section. In doing so, the model presents a architectural response to the operations of a mobile, contemporary workforce.



Acknowledgements

**My parents and my family** for their unending support during my educational pursuits.

**My classmates and the faculty at Rice Architecture** for their encouragement, and for elevating my design potential.

**Ron Witte** for all of his advice and instruction over the past year. You are an inspiring educator, and I truly admire your passion for architecture.

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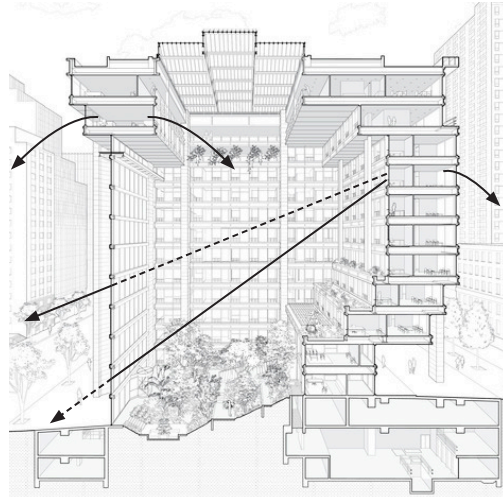
Pickard Chilton\_River Point Tower\_Chicago\_2016

## The Status Quo

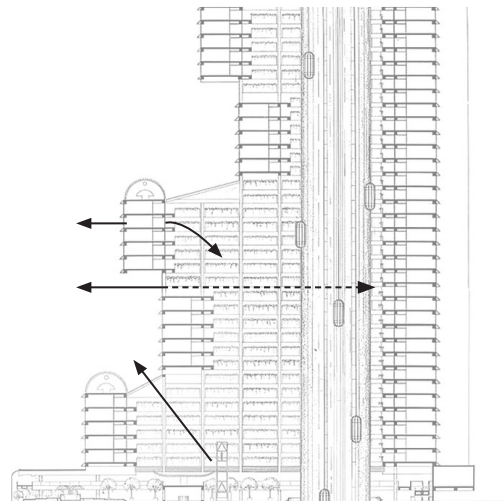
Rem Koolhaas writes in *Delirious New York*, "Through volume alone, life inside the Skyscraper is involved in a hostile relationship with life outside: the lobby competes with the street, presenting a linear display of the building's pretensions and seductions, marked by those frequent points of ascent - the elevators - that will transport the visitor even further into the buildings subjectivity." (p.88)

This thesis establishes a new formal relationship between circulation and program in high-rise office interiors to produce a new model occupancy that transcends the discrete boundaries of a conventionally stratified type. In doing so, life inside the skyscraper will take on a new public significance. This investigation relies on a series of assertions:

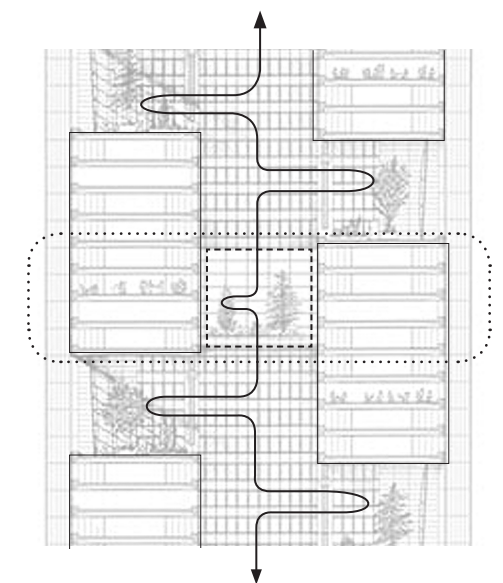
1. Technology has produced a contemporary workforce that is mobile and flexible, seeking varied environments for casual or formal tasks. Employees are now constantly connected via cell phones, laptops and videoconferencing, and are no longer confined to a workstation or conventional conference rooms. For this reason traditional office spaces have begun to use valuable rented space to construct office cafes, casual meeting spaces, cafeterias, etc.
2. Digital communication has produced a workforce that is connected in a different way - no longer requiring planar adjacency. Technology has rendered the tectonics of the traditional model inconsequential to the operations of business. By tailoring the architectural framework to the use-potential of the modern worker, a new model can be established that reinforces the tendencies of remote working.
3. Developers increasingly provide more and more amenities to attract tenants - bike storage, fitness facilities, restaurants, coffee shops etc.



Kevin Roche\_Ford Foundation\_New York



John Portman\_Marriott Marquis\_New York



Foster + Partners\_Commerzbank\_Germany

## Precedent Spatial Analysis

Through the analysis and employment of existing spatial models, seen in the Ford Foundation, the Marriott Marquis and the Commerzbank, techniques for organizing collective office space in the skyscraper can be adopted.

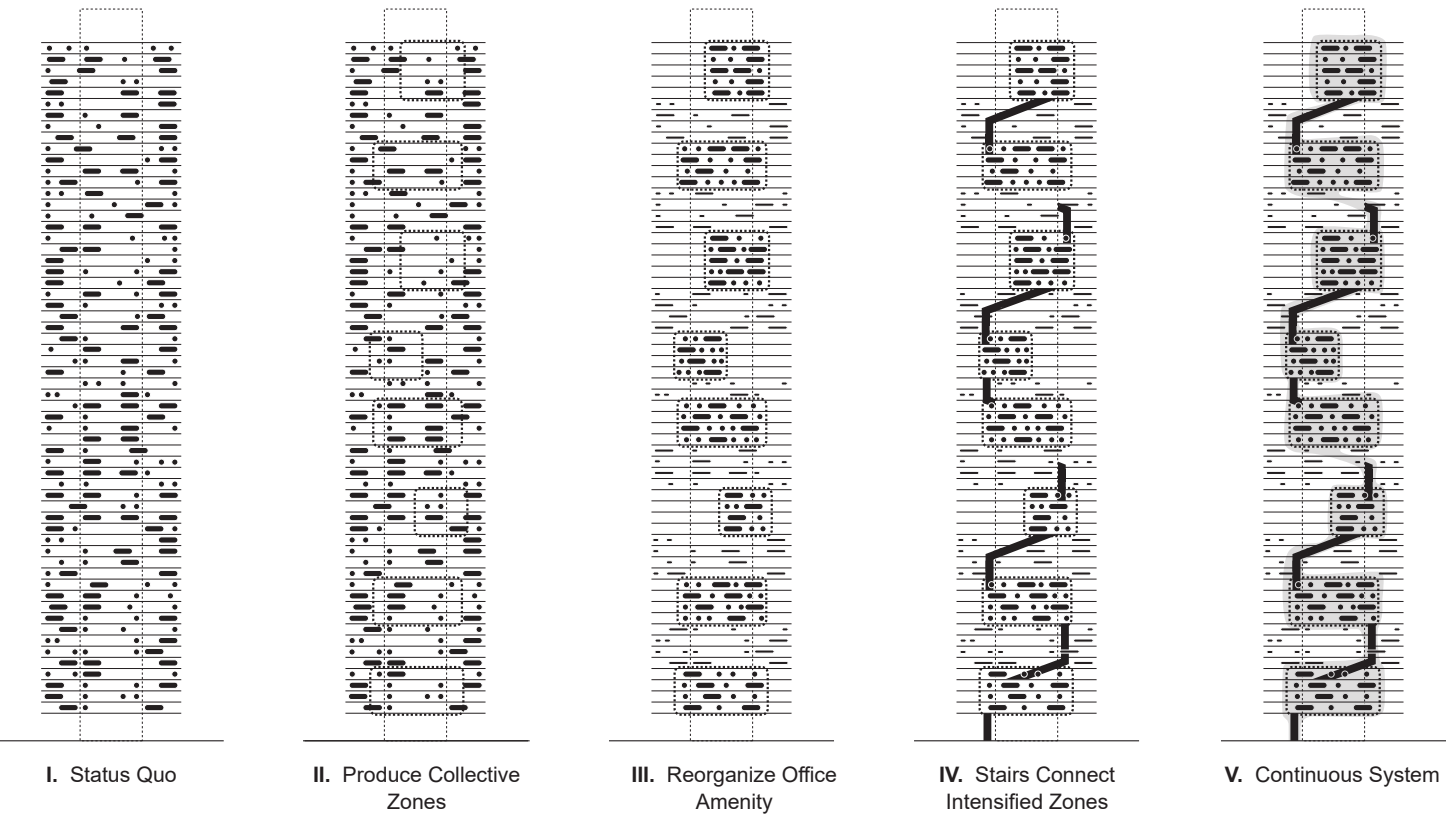
**The Ford Foundation** provides an organizational model in which void ruptures the superstructure, producing connections across interior levels. In doing so, thin office space gains two concurrent collective contexts - the life within and the context of the city. This collective form is staged in the backdrop of the city, separated by a monumental transparent facade.

**The Marriott Marquis** employs a similar technique in which a grand atrium space generates a thin program that engages two collectives. The enclosure of the volumetric space segregates life within and life outside. In this model, enclosure produces an intensification of life within, and filters contextual views across a collective space with program.

**The Commerzbank's** architectural system produces voids in two dimensions in order to expose life within, and organize the form into smaller, stacked modules. These modules organize large populations of people, intensifying activity and sectional proximity.

The organizational principles of the precedents are applied to a new architectural model that breaks down the section into compartmentalized zones that generates thin office space, wedged in between collective amenity within and the envelope.

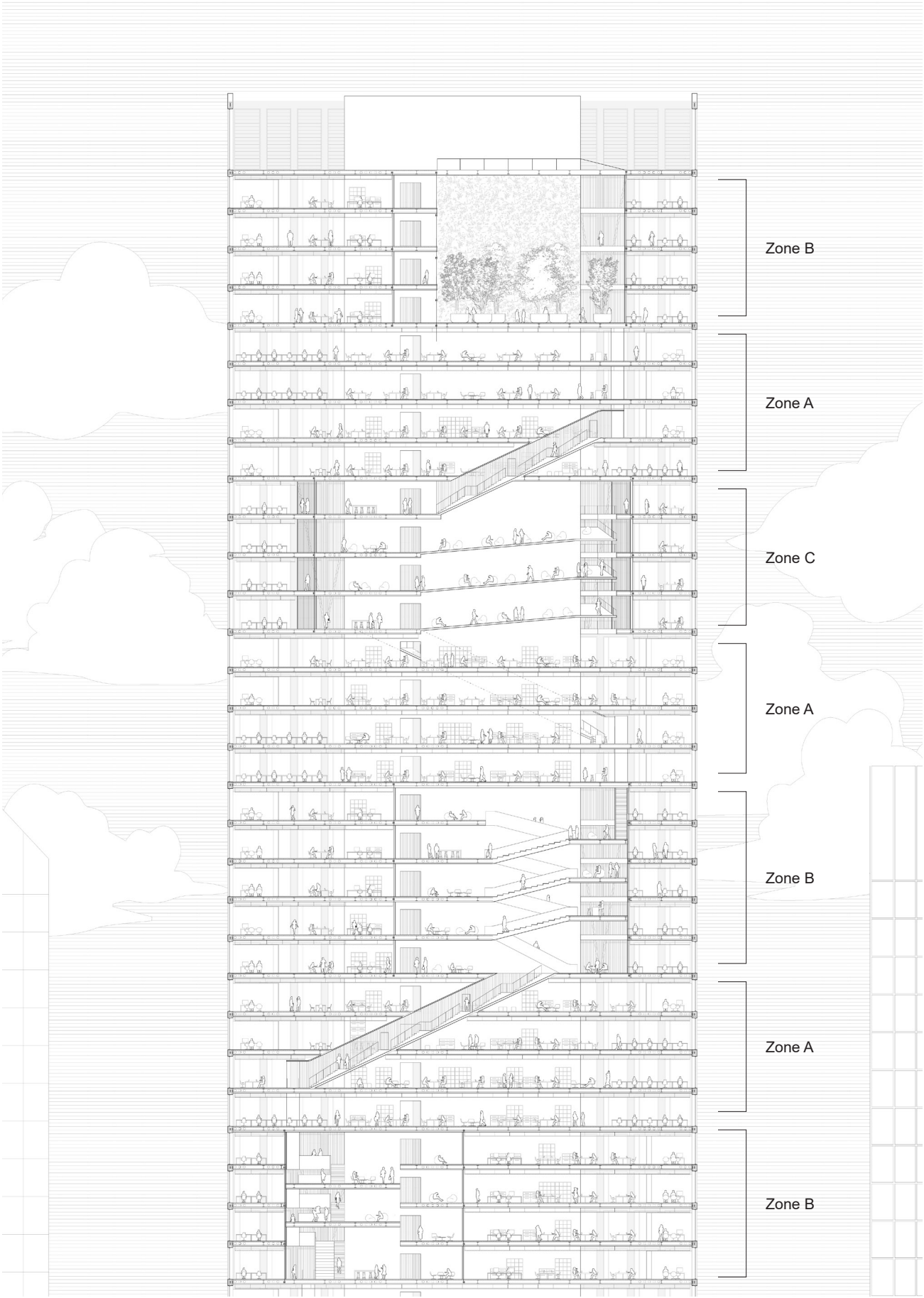




Formal Breakdown

Through a series of diagrams, a new model for arranging program is produced, serving a mobile workforce, and will lead to the invention of a new leasing model.

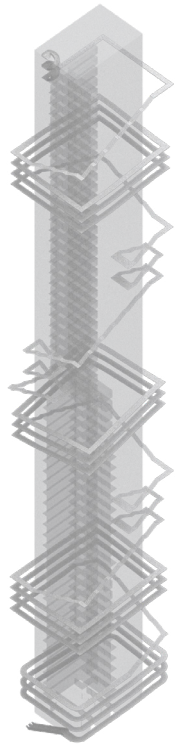
- I. This diagram shows the layout of a conventional speculative office space, depicting the stratified organization of amenity programs on discrete levels. This is shown as black dots of varying scales. These intensified public zones include conference rooms, collaboration spaces, kitchens etc. - spaces of interaction.
- II. The section is broken down into a series of zones, which could be accessed laterally, or vertically.
- III. These zones are saturated with office amenity, which become tilted into a public state. Surrounding office space functions purely as private workstations as provided by an employer.
- IV. By connecting these zones, into a continuous system of tenant shared amenity, the confines of the conventional typology are broken down, revealing the heterogeneity of the accepted model. The result of this circulation, allows tenant access to all zones in the section of the building from the space of an employer.
- V. These zone connections are made through a continuous stair and ramp circulation that extends from the lobby of the building to the penthouse. This circulation expands in the collective zones to absorb a saturation, and intensification of office amenity, and variations of work related programs that can be found in the city - coffeehouses, bars, lounges, libraries etc.



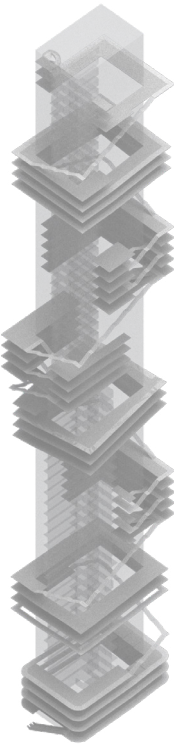
Building Section\_Top Half

Amenity Zones

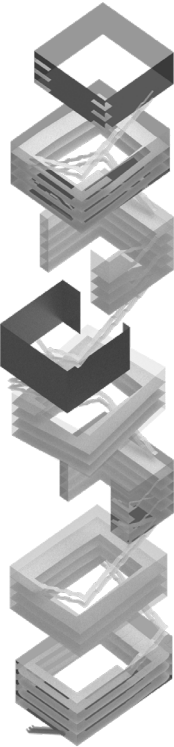
- I. Building Circulation** - The architectural model produces a continuous string of amenities that extend from the lobby at the base of the building to the penthouse garden at the top.
- II. Soft Space Program** - The floor area in between the public circulation and the building core are filled with kitchens, cafes, bars, lounges, open meeting spaces, closed meeting spaces, informal work spaces and recreational programs.
- III. Unique Neighborhoods** - Each zone possesses its own unique facade and interior gestalt. Variation occurs in the scale of programs and the way in which the public body interacts with the porosity of the screened facade through tenant space to varied contexts.



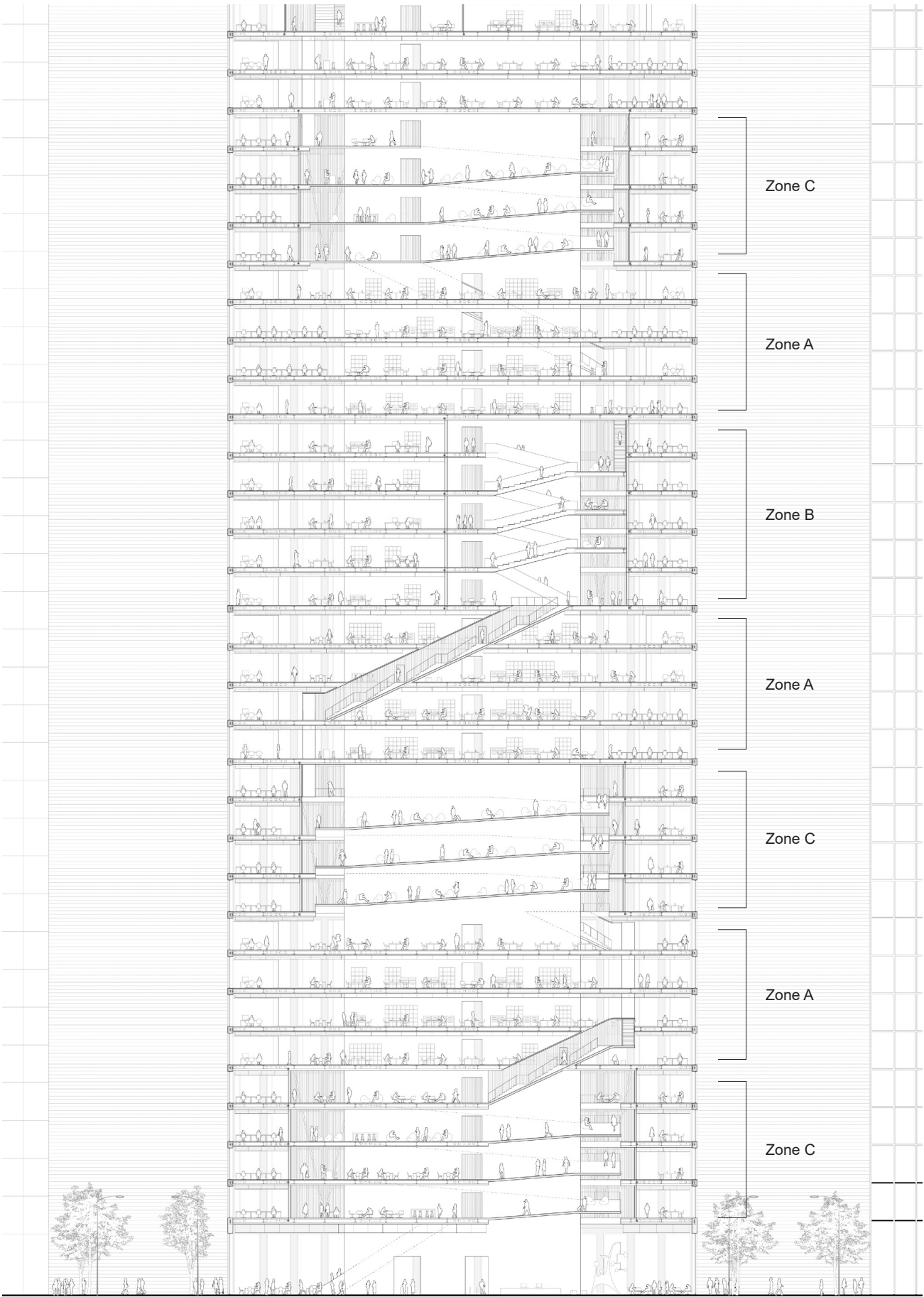
I. Building Circulation



II. Soft Space Program



III. Unique Neighborhoods

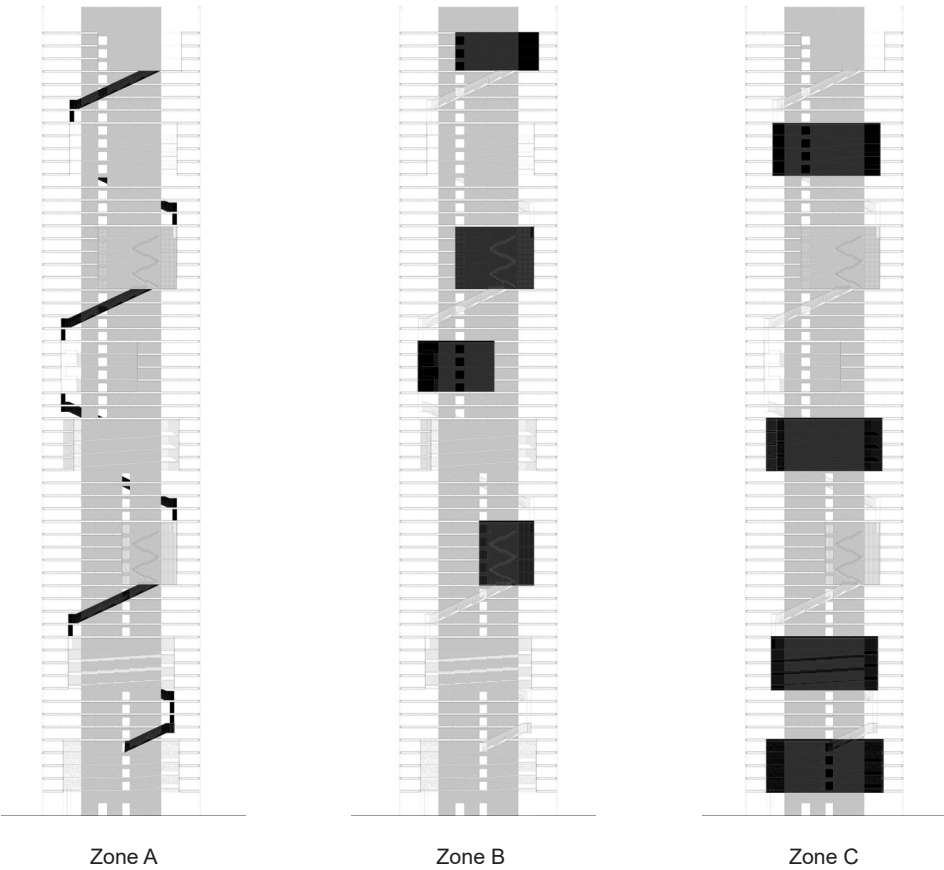


Building Section\_Bottom Half

Zone Distribution

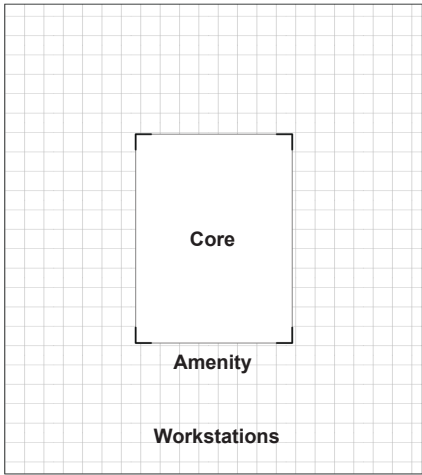
The constructed architectural model is broken down into three zones, which are termed Zone A, B and C. **Zone A** is an enclosed public staircase that passes through private tenant spaces, allowing access to the larger zones above and below. **Zone B** is an expanded public stair circulation that adheres to half of the core of the building. **Zone C** is an even larger amenity zone that shifts from a stair circulation to a spiraling ramp. This zone surrounds the building's core, effectively creating lofted lobbies, which become saturated with cafes, lounges and informal workspaces.

The diagrams below key the positioning of the zones in the superstructure, and the section to the left depict their operation in the overall chemistry of the skyscraper.

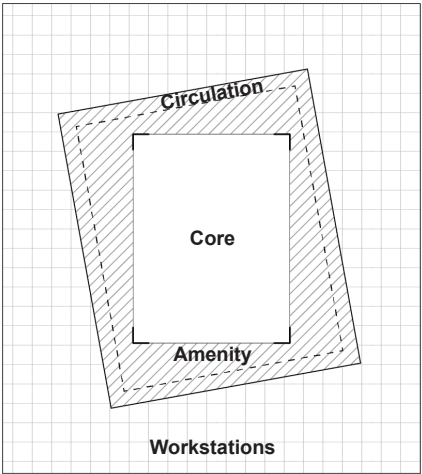


Sectional Zone Diagrams

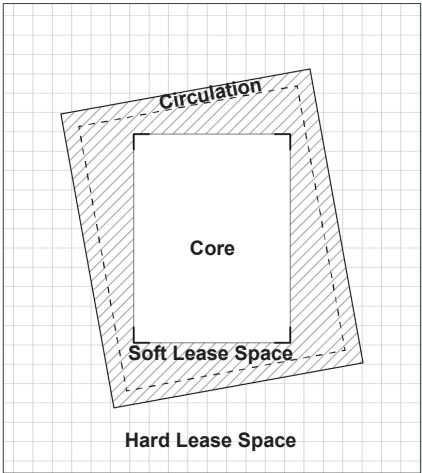




I. Conventional Model - Zones



II. New Model - Zones

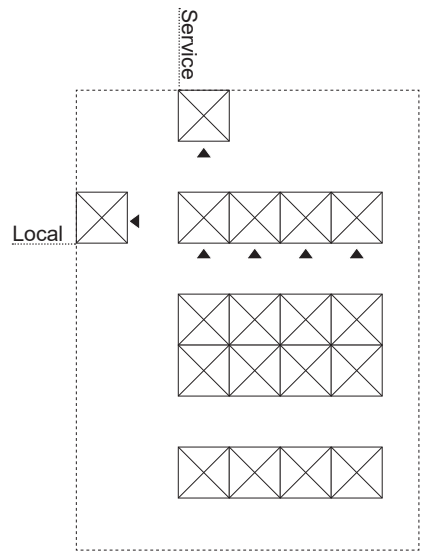


III. New Model - Zone Terminology

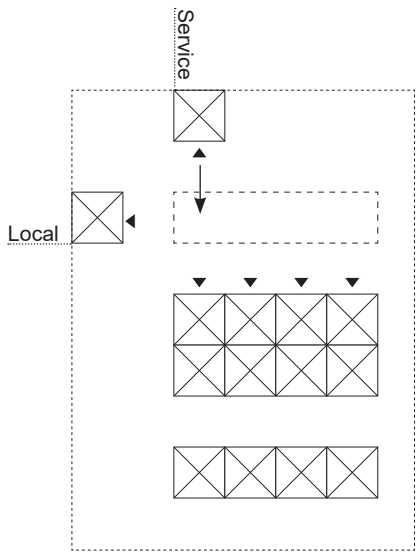
- Hard Lease Space** - Company occupancy of office floor space.
- Soft Lease Space** - System of collective amenity.
- Circualtion** - Strings together soft lease space.
- Core** - Technical apparatus that flexibly serves hard and soft lease spaces.

The Terminology

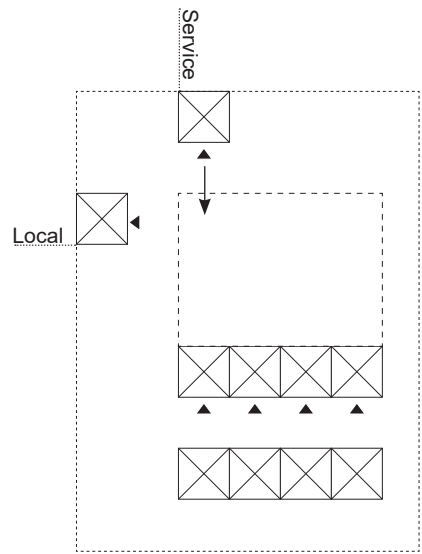
This organization prompts a redefinition of leasing terms, and ways of occupying workspace. The diagram to the top left depicts a conventional leased space in which amenity is placed around the building’s core to preserve window workstations. By reappropriating this zone to the collective, this building-wide shared amenity takes on a new term, Soft Lease Space. Conventional rentable area, comprised of office workstations, will be termed Hard Lease Space. Tenants will lease both spaces simultaneously, providing their employees maximum access to amenity across the entirety of the building section, providing alternative work environments.



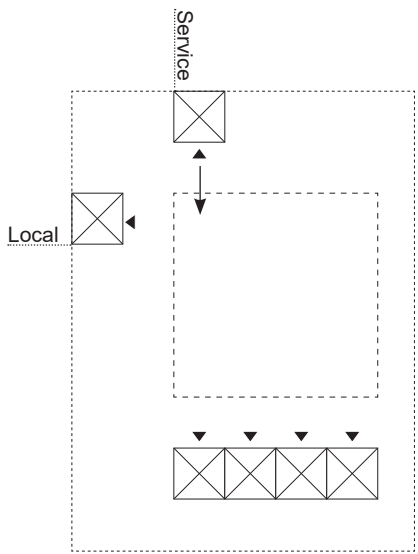
I. Levels 2-16



II. Levels 17-31



III. Levels 32-46



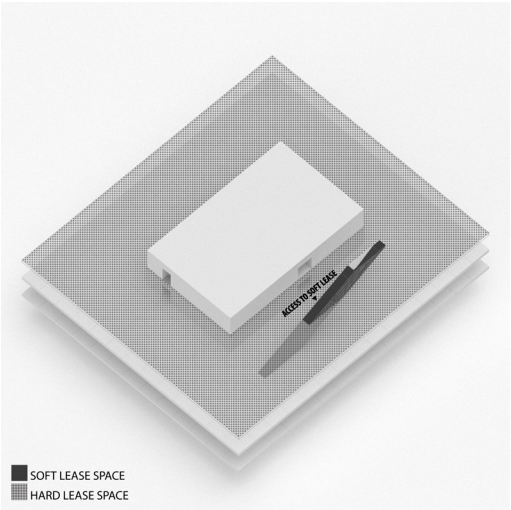
IV. Levels 47-60

**Servicing New Amenity**

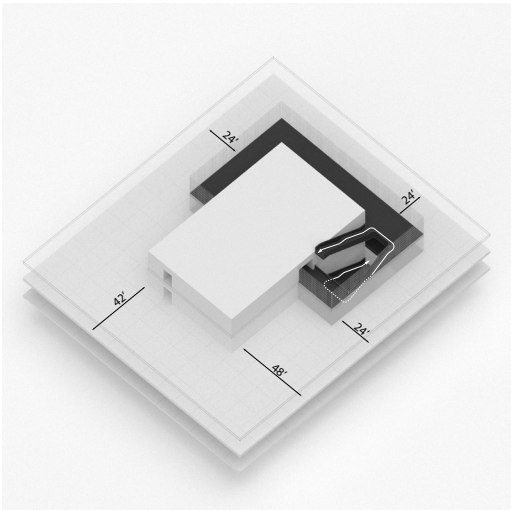
The building's core is rearranged in order to service and support the saturation of new program and activity. As the buildings elevators drop off, they reveal increasingly larger spaces to become populated with support programs for cafes, restaurants, snack shops. The way in which the elevators drop off away from the service elevator allows for a separate circulation for the delivery of goods and materials to those programs.



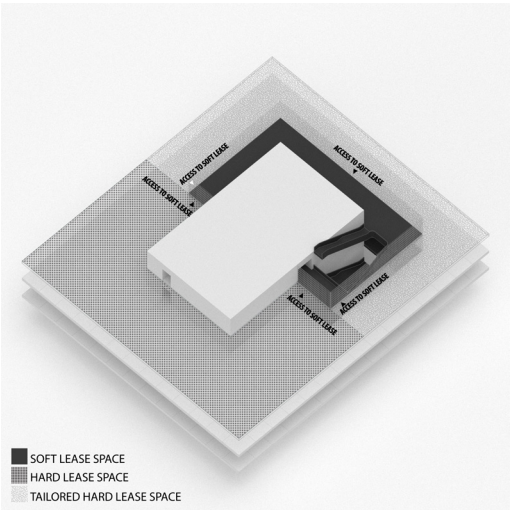
I. Zone A - Isolated



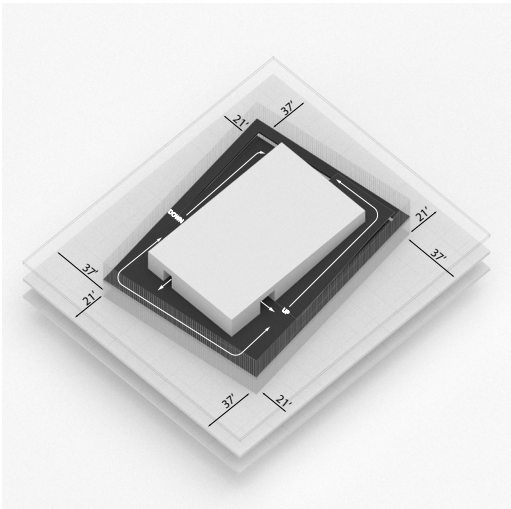
II. Minimum System Impact



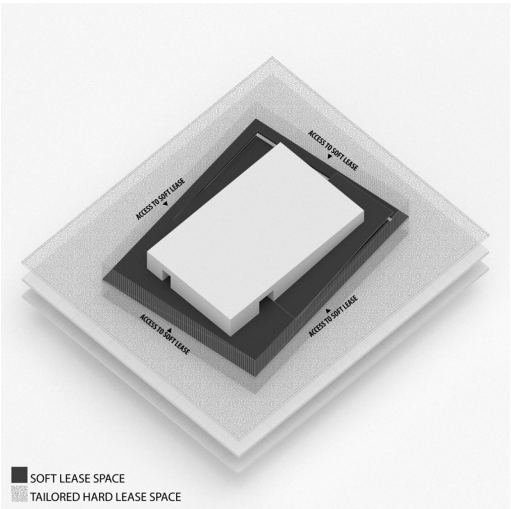
III. Zone B - Balanced



IV. Partial System Impact



V. Zone C - Dominant



VI. Total System Impact

Zone Techniques

Zone A possesses the most conventional plate configuration in which the system produces a very surgical intervention. This isolated system is very faint, allowing for a more conventional office plan configuration that serves tenants with greater privacy needs.

Zone B is balanced, and produces a soft lease space that impacts only half of the leased plan, allowing a new tailored office space to employ collective amenity in the planning of spatial layouts. The amenity of this zone occupies the landing of the continuous staircase system that winds upon itself, hanging program in a mezzanine in between two levels.

Zone C produces an entirely new leasing chemistry that clusters easily divisible office space around an intensified amenity program. This soft lease space adopts a programmed ramp circulation that provides proximity to three office plates at a time, and exposes large, filtered views through office program to the context.



Amended Leasing terms

LEASE AGREEMENT

This Office Lease, dated as of the date (the “Effective Date”) set forth the Summary of Basic Lease Information (the "Summary"), below, is made by and between Development Company ("Landlord"), and Company ("Tenant").

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SECTION 01 - BASIC LEASE PROVISIONS

- 1.1 Basic Lease Definitions. In this Lease, the following defined terms have the meanings indicated.
- (a) Execution Date: \_\_\_\_\_, 2019.

(b) Landlord: Development Company.

(c) Tenant: Company, a Texas corporation.

(d) Building: High Rise Office Building - Location (Address, City, State, Zip Code)  
1,455,000 RSF (60 Floors).

(e) Premises: Suite #, Floor Location (X<sup>rd</sup>) floor of the Building (as identified on Exhibit “A”) and deemed to contain: (X) RSF.

(f) Use: General non-governmental administrative office use consistent with that of a first-class office building.

- (g) Scheduled Term: 84 Months (with the actual Commencement Date and Expiration Date determined pursuant to §3.1).
- (h) Scheduled Commencement Date: September 1, 2019.
- (i) Base Rent (Hard Lease): The following amounts payable in accordance with Article 4: \$(X) Per Month
- (j) Office Amenity Rent (Soft Lease): The following amounts payable in accordance with Article 4: \$(X) Per Month

SECTION 02 - DEFINITIONS

- 2.1 Project. The Land, Building, Common Areas and Premises (as defined in §1 and below) are collectively referred to as the “Project.”
- 2.2 Land. “Land” means the real property on which the Building and Common Areas are located, including easements and other rights that benefit or encumber the real property. Landlord’s interest in the Land may be in fee or a leasehold. The Land may be expanded or reduced after the Execution Date. A legal description of the Land is attached hereto as Exhibit C.
- 2.3 Office Floor Types. The building is composed of three office types that fall into Categories: Zone A, B, C.

(a) “Zone A” possesses the most conventional leased space. This space has access to “Soft Lease Space” through the public amenity circulation as outlined in Section 02\_2.5\_c. Access into this space will be free into, but will require an authorized keycard upon reentry.

(b) “Zone B” possesses two kinds of leased spaces - half a conventional layout, and half a tailored layout. Both plan types have equal right to “Soft Lease” amenity occupancy and can adjust their office layouts accordingly. Office space can rely on the “Soft Lease” zone for meeting spaces, kitchens, lounges other amenities, etc.

(c) “Zone C” possesses a tailored office plan. All tenants on respective levels have equal right to “Soft Lease” amenity occupancy and can adjust their office layouts accordingly. Office Space can rely on the “Soft Lease” zone for meeting spaces, kitchens, lounges other amenities, etc.
- 2.4 Base Building. “Base Building” means Building Structure and Mechanical Systems, collectively, defined as follows:

(a) Building Structure. “Building Structure” means the structural components in the Building, including foundations, floor and ceiling slabs, roofs, exterior walls, exterior glass and mullions, columns, beams, shafts and emergency stairwells. The Building Structure excludes the Leasehold Improvements (and similar improvements to other premises) and the Mechanical Systems.

(b) Mechanical Systems. “Mechanical Systems” means the mechanical, electronic, electric, physical or informational systems generally serving the Building or Common Areas, including the sprinkler, plumbing, heating, ventilating, air conditioning, lighting, communications, security, drainage, sewage, waste disposal, vertical transportation, fire/life safety systems.
- 2.5 Common Areas. “Common Areas” means Public Areas, Parking Facilities and Public Amenity Space, collectively, defined as follows:

(a) Public Areas. “Public Areas” means those interior and exterior common and public areas on the Land and in the Base Building, including appurtenant easements, designated by Landlord for the non-exclusive use by Tenant in common with Landlord, other tenants and occupants, and their employees, agents and invitees.

- (b) Parking Facilities. “Parking Facilities” means all facilities owned or leased by Landlord that are designated for parking of motor vehicles by Tenant, Landlord, other tenants and occupants, and their employees, agents and invitees.
- (c) Public Amenity Space. “Public Amenity Space” means that part of the Base Building core consisting of multi-story space accessible to Tenant in common with Landlord, other tenants and occupants, and their employees, agents and invitees, that has been dedicated for use as a conference room, informal meeting space, recreational room, exercise facility, lounge space, café, restaurant, or like facility. Each tenant will be assessed for the utilization of this public amenity in the building’s core - herein referred to as “Soft Lease Space.” This shared amenity that extends from the lobby of the building to the roof garden is connected with a tenant-public accessway (stairs and ramps). In this space, office amenities will be provided for reservation and use. They may be used as mobile workstations for workers within the building who are employed by companies that lease space and will accommodate traveling workers.
- (d) Reservation of Spaces. “Soft Lease Amenities” can be reserved through the building’s online management system - solely to include enclosed conference rooms. Open floor space will accommodate on a “first come, first serve basis.”

**2.5 Special Tenants.** Special tenants include service staff and amenity staff. Their use and occupancy of space are outlined below:

- (a) Circulation and Delivery
  - (i) Employee access to space may occur through the appropriate elevator, or through the “Soft Lease” amenity circulation. Occupancy of space during break periods are permitted.
  - (ii) No employees are permitted to enter Tenant space without the special consent of tenants.
  - (iii) Deliveries are to be conducted solely through the assigned freight elevator and should never be conducted through passenger elevators - this is to include off-hours.

**2.5 Premises.** Landlord leases to Tenant the Premises subject to the terms of this Lease. Except as provided elsewhere in this Lease, by taking possession of the Premises Tenant accepts the Premises in its “as is” condition and with all faults, and the Premises is deemed in good order, condition, and repair except that Landlord will construct the Leasehold Improvements to the Premises, if any, as described in the Work Letter, attached hereto as Exhibit F. The Premises includes the Leasehold Improvements and excludes certain areas, facilities and systems, as follows:

- (a) Leasehold Improvements. “Leasehold Improvements” means all non-structural improvements in the Premises or exclusively serving the Premises, and any structural improvements to the Building made to accommodate Tenant’s particular use of the Premises. The Leasehold Improvements may exist in the Premises as of the Execution Date, or be installed by Landlord or Tenant under this Lease at the cost of either party. The Leasehold Improvements include: (1) interior walls and partitions (including those surrounding structural columns entirely or partly within the Premises); (2) the interior one-half of walls that separate the Premises from adjacent areas designated for leasing; (3) the interior drywall on exterior structural walls, and walls that separate the Premises from the Common Areas; (4) interior stairways and stairwells connecting parts of the Premises on different floors, except those required for emergency exiting; (5) the frames, casements, doors, windows and openings installed in or on the improvements described in (1-4), or that provide entry/exit to/from the Premises; (6) all hardware, fixtures, cabinetry, railings, paneling, woodwork and finishes in the Premises or that are installed in or on the improvements described in (1-5); (7) if any part of the Premises is on the ground floor, the ground floor exterior windows (including mullions, frames and glass); (8) integrated ceiling systems (including grid, panels and lighting); (9) carpeting and other floor finishes; (10) kitchen, rest room, lavatory or other similar facilities that exclusively serve the Premises (including plumbing fixtures, toilets, sinks and built-in appliances); and (11) the sprinkler, plumbing, heating,

- (b) Parking Facilities. “Parking Facilities” means all facilities owned or leased by Landlord that are designated for parking of motor vehicles by Tenant, Landlord, other tenants and occupants, and their employees, agents and invitees.
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- (d) Reservation of Spaces. “Soft Lease Amenities” can be reserved through the building’s online management system - solely to include enclosed conference rooms. Open floor space will accommodate on a “first come, first serve basis.”

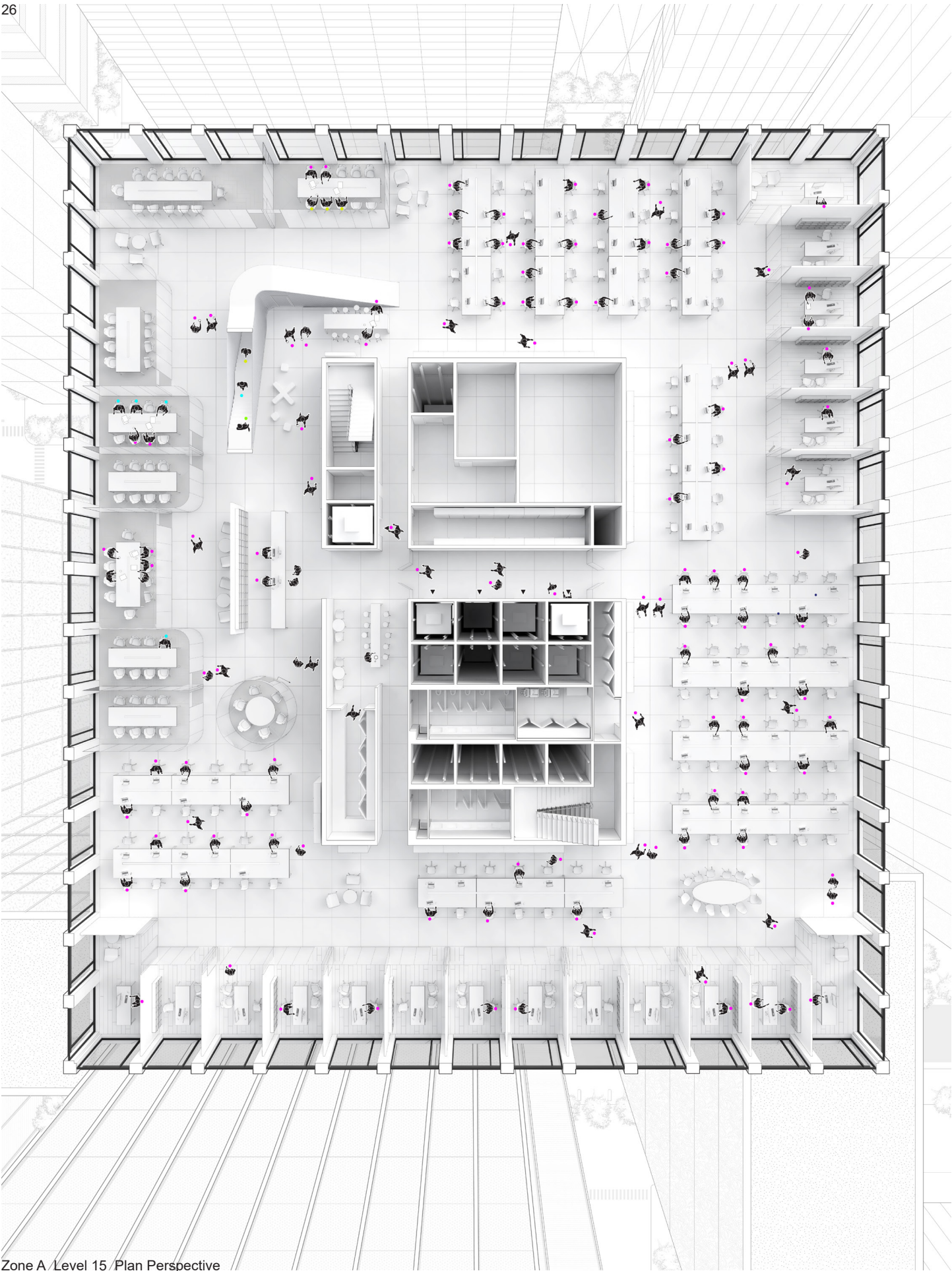
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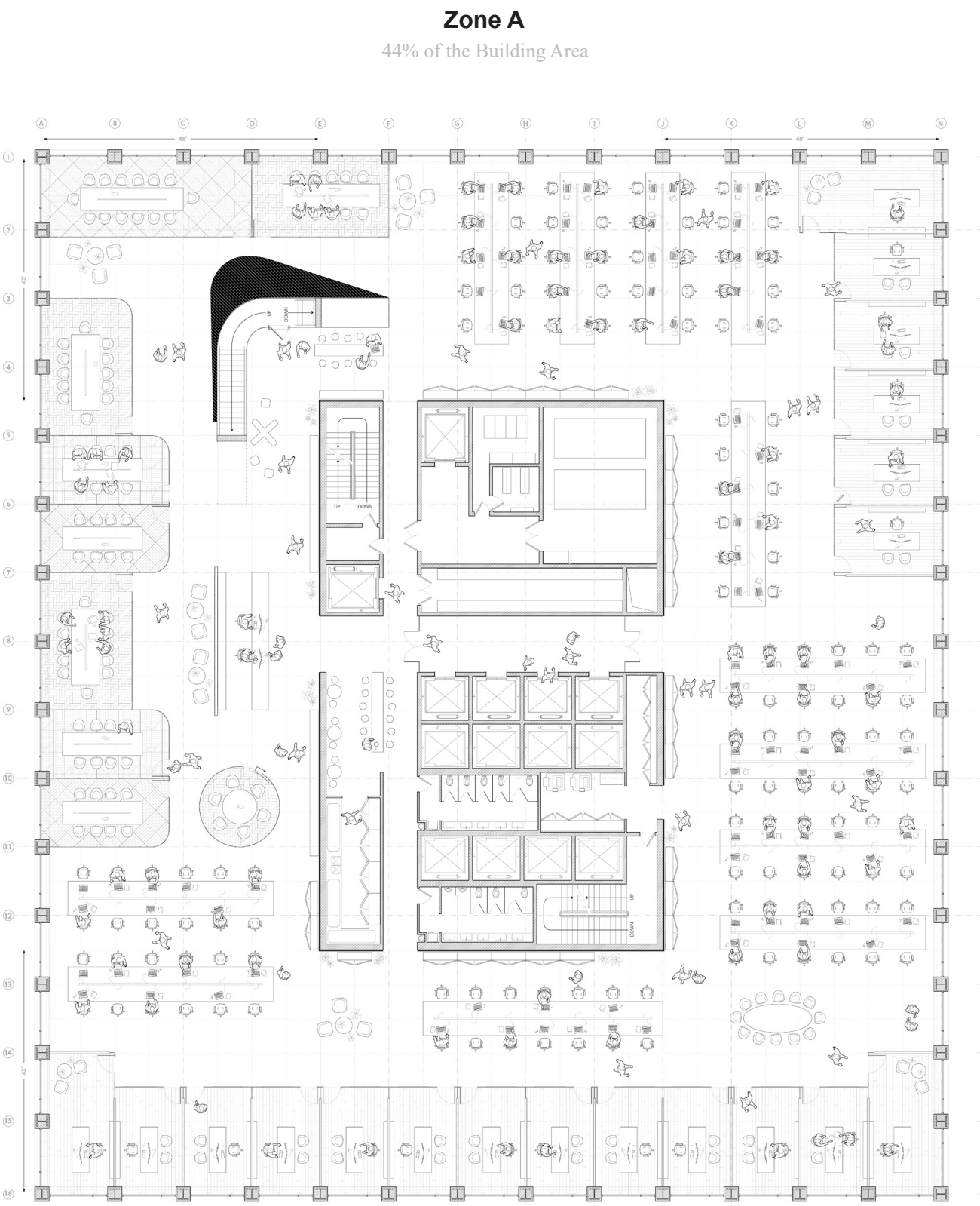
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Zone A\_Level 15\_Plan Perspective

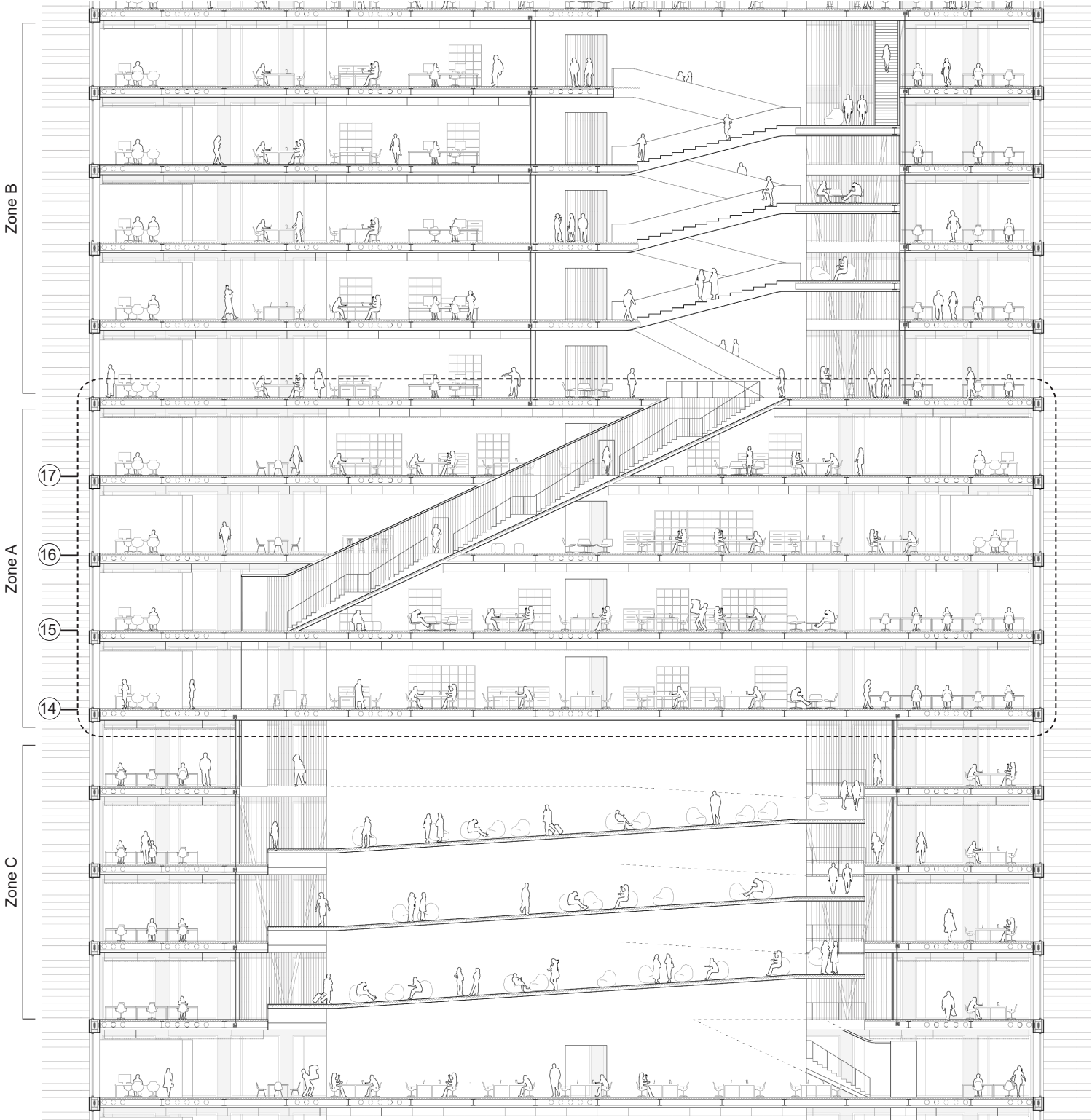


Zone A  
44% of the Building Area

The stair in Zone A operates as a 'back door' to the office plan, offering a secured connection for employees to alternate work and collaboration spaces above and below. Its positioning in the plan provokes a reorganization of private program - the most public spaces are adjacent to it. The secured stair is translucent, casting shadows of movement inside the enclosed conduit. It is informal space puncturing through formal program. The drawing to the left depicts employees of various tenants passing through the space.

Zone A\_Level 15\_Building Plan\_Financial Services Test Fit

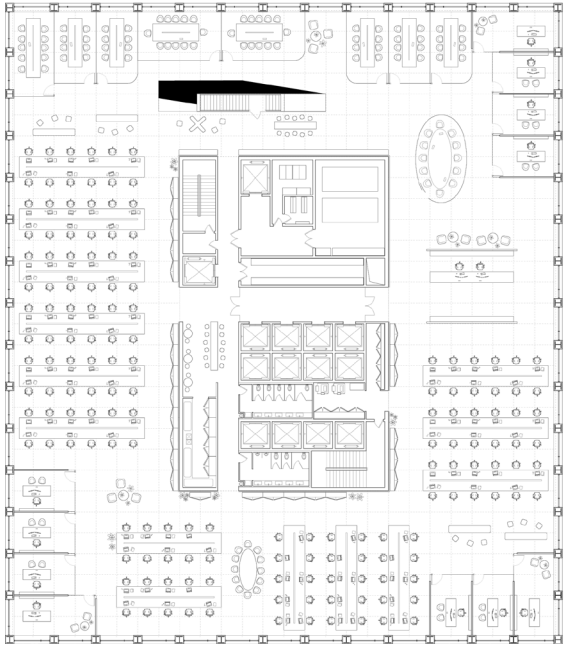




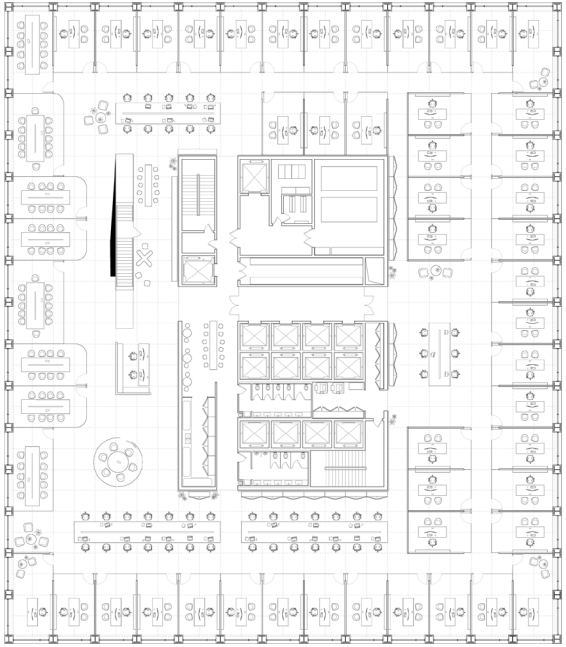
Zone A\_Zoom Section Levels 14-17

Zone A

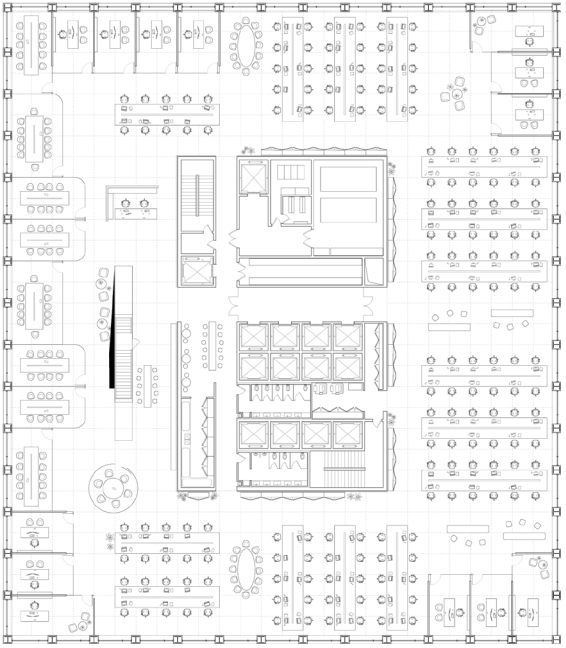
44% of the Building Area



Plan: Level 14  
Open Office Layout



Plan: Level 16  
Legal Office Layout



Plan: Level 17  
Financial Services Layout

Zone A\_Floor Plan Test Fit Layouts





Rendering\_Zone A Floor Plan Looking at Stair and Controlled Entry



Rendering\_Inside Zone A Stair

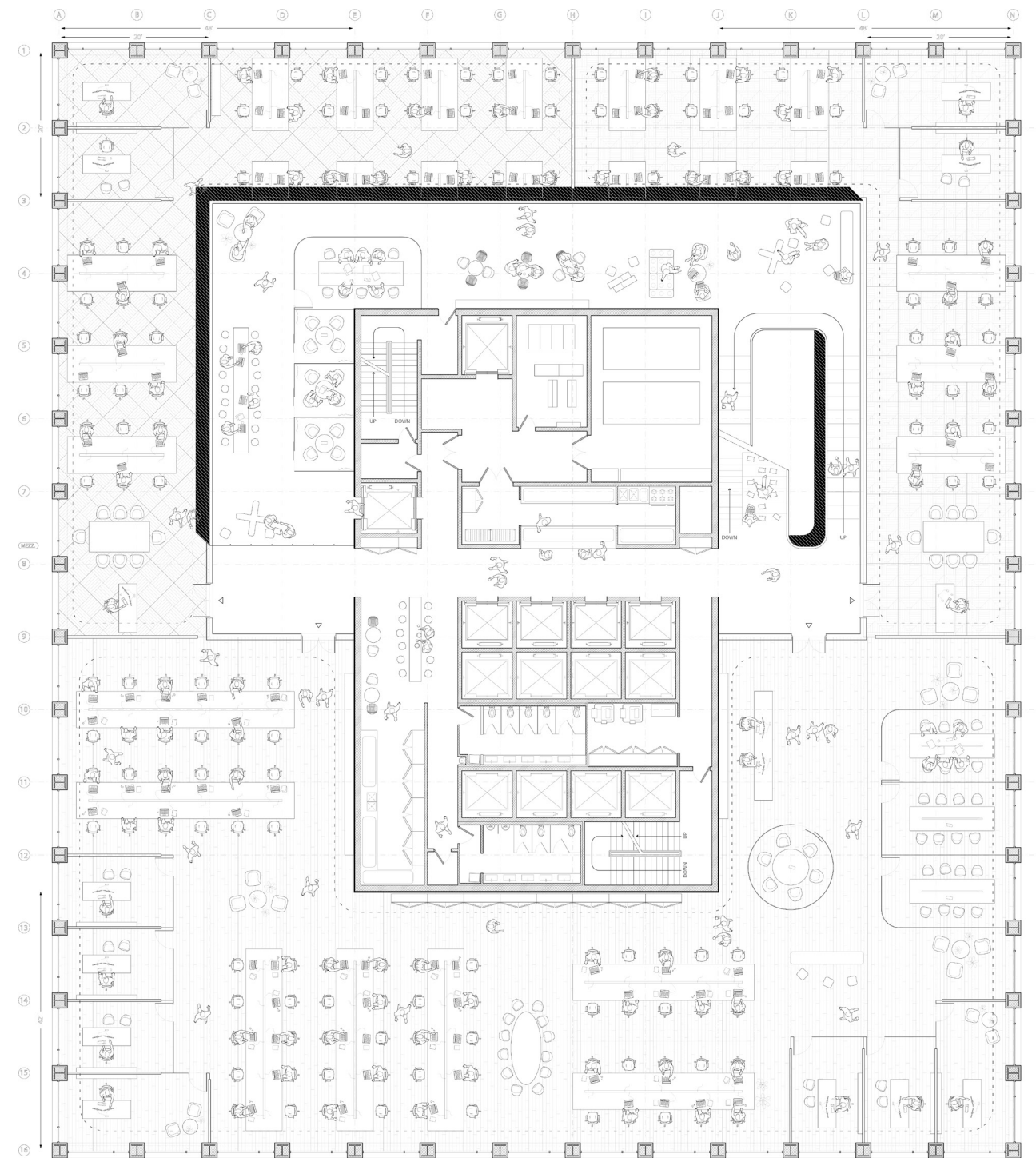




Zone B\_Level 19-22\_Plan Perspective

## Zone B

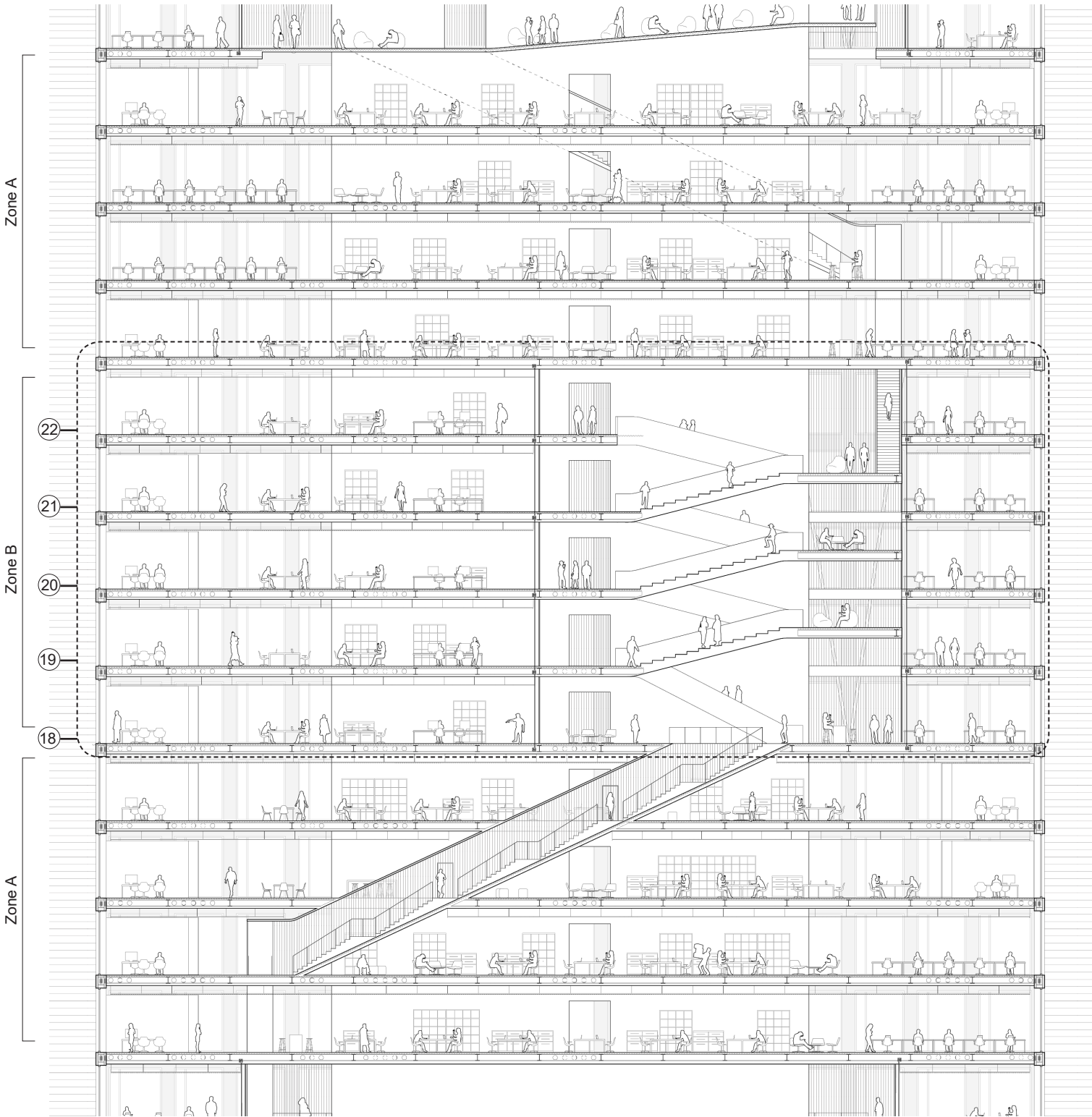
30% of the Building Area



Zone B\_Level 19\_Building Plan

Zone B has a balanced footprint, providing varied collaboration and casual workspaces. The sectional shift reveals two floor simultaneously and intensifies program and interaction. In the drawing to the left, the space becomes a casual environment in which people of various corporate affiliations can escape the rigidity of employer space in search of a more relaxed, casual environment. This shift in occupancy generates a new, screened interior storefront that filters views and provides thin office space with views into simultaneous collectives.

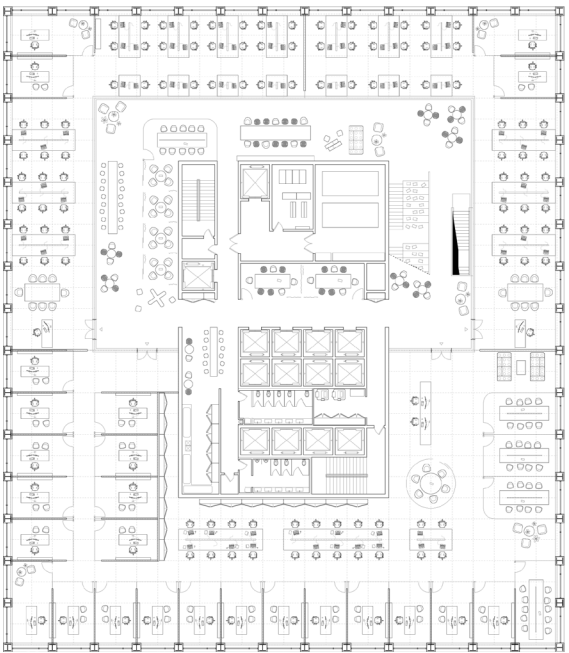




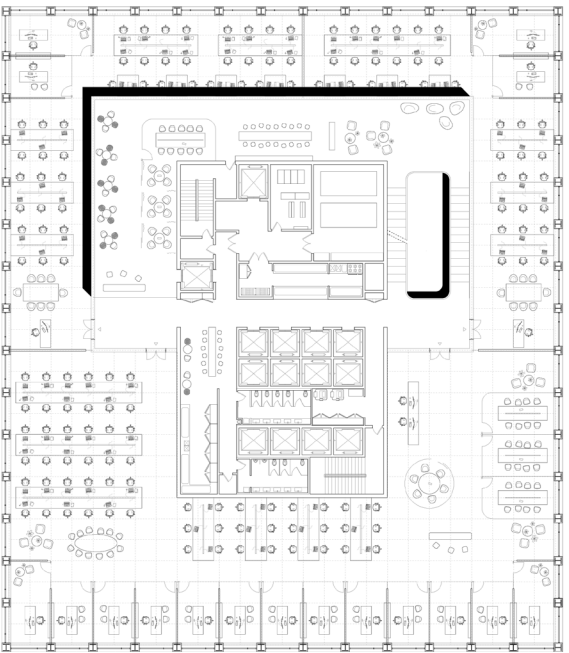
Zone B\_Zoom Section Levels 18-22

Zone B

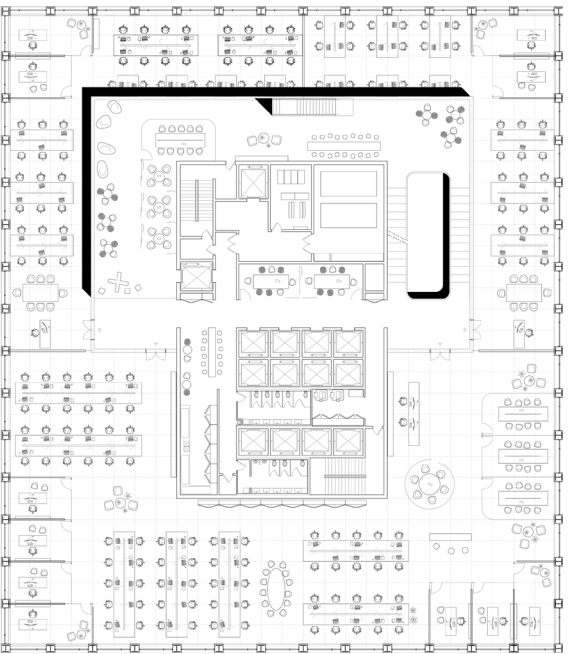
30% of the Building Area



Plan: Level 18  
Law Office + Tailored Office Layout



Plan: Level 20  
Financial Services + Tailored Office Layout



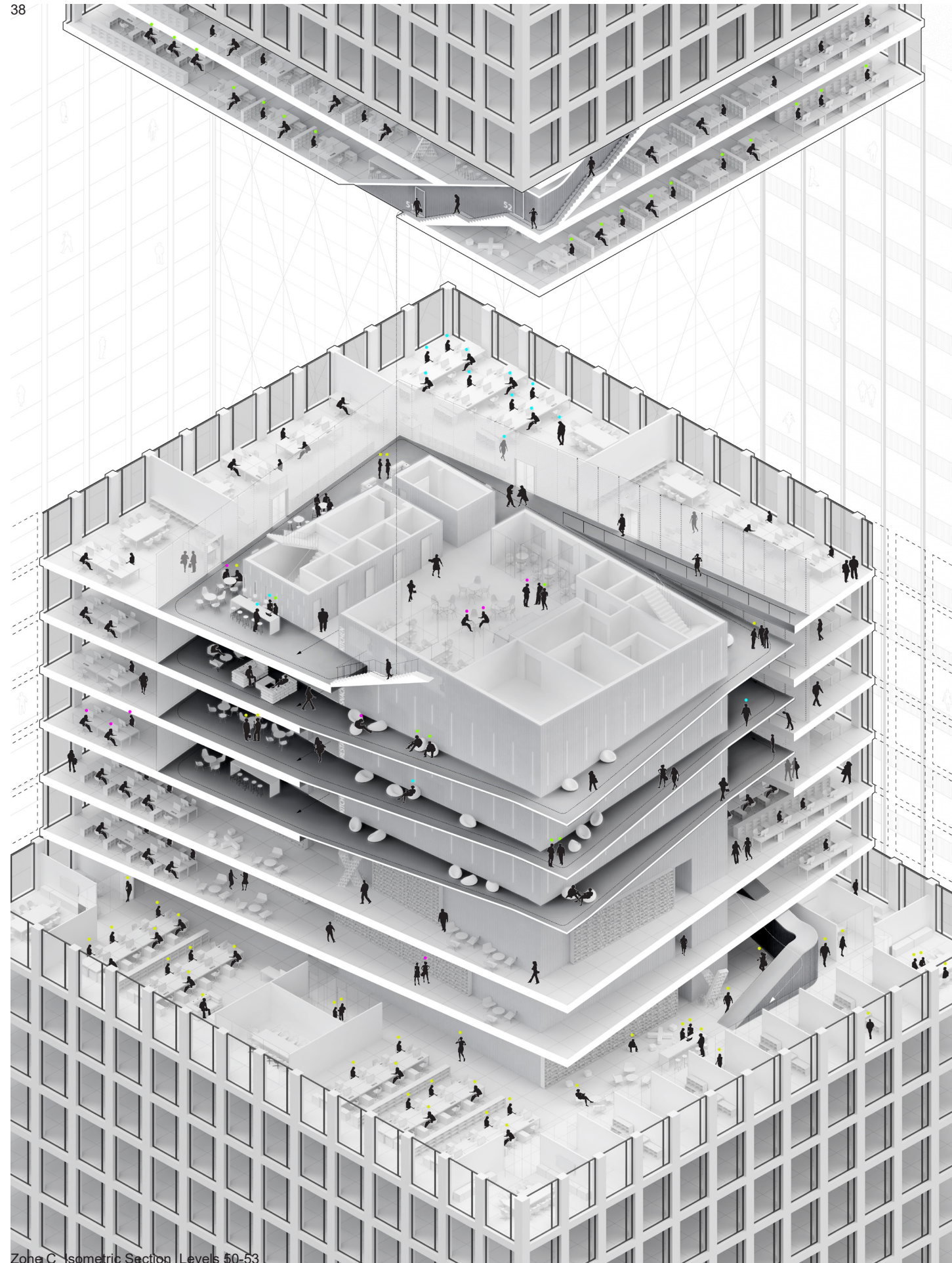
Plan: Level 21  
Open Office + Tailored Office Layout

Zone B\_Floor Plan Test Fit Layouts









Zone C\_Isometric Section\_Levels 50-53

## Zone C

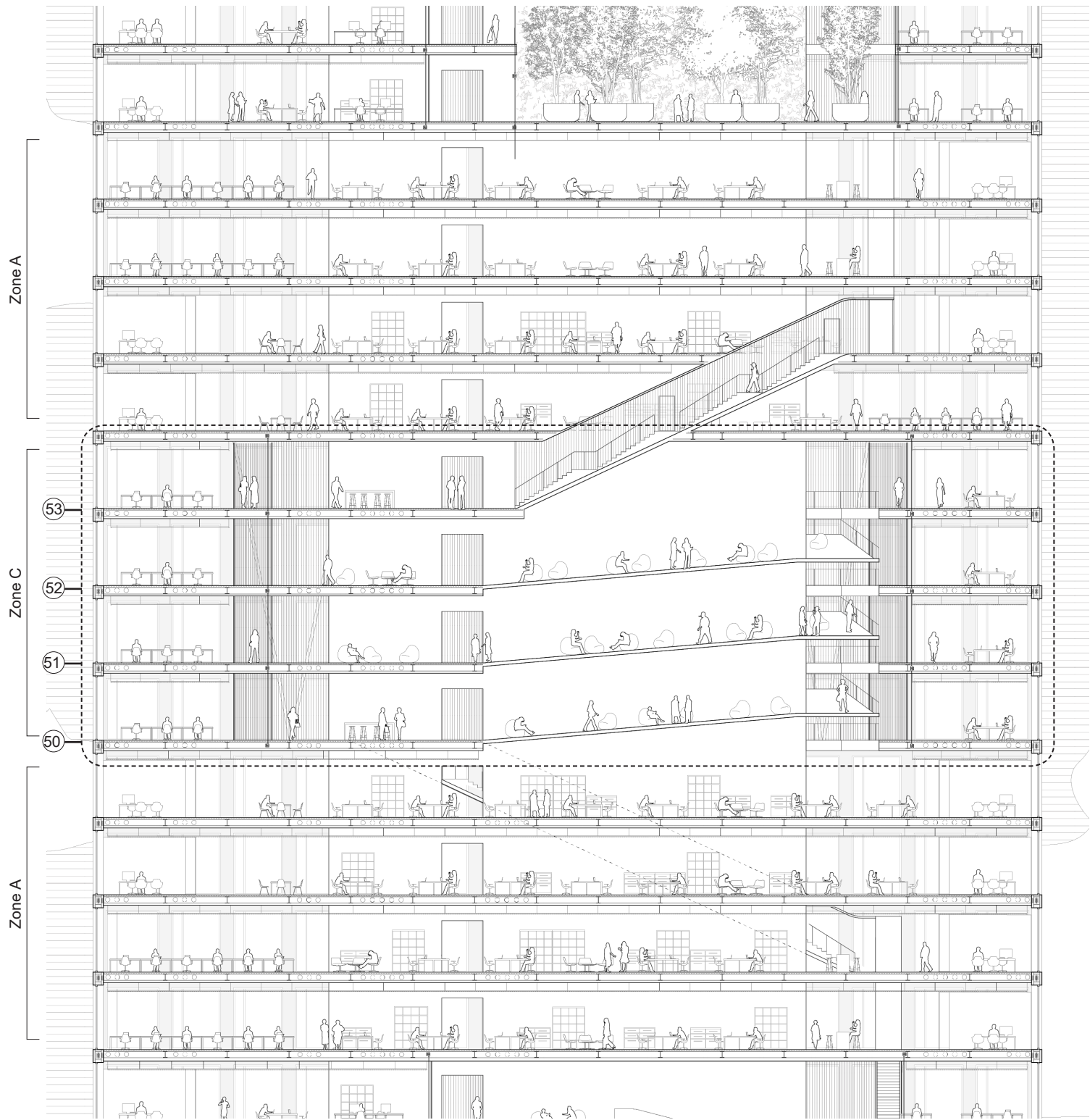
26% of the Building Area



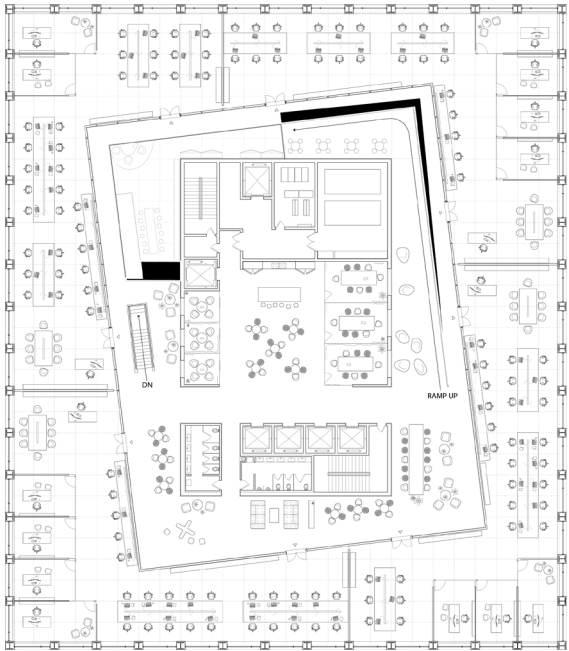
Zone C develops an entirely new configuration in which floors are connected by a ramp. The amenity zone encapsulates the building core and utilizes its technical functions to service large informal programs - restaurants, cafes, snack shops, kitchens. The system allows for an easily divisible plan in which smaller tenants now have access to the resources of large companies. The peeling of the ramp exposes three floor of activity and large fragmented views of the city beyond.

Zone c\_Level 51\_Building Plan

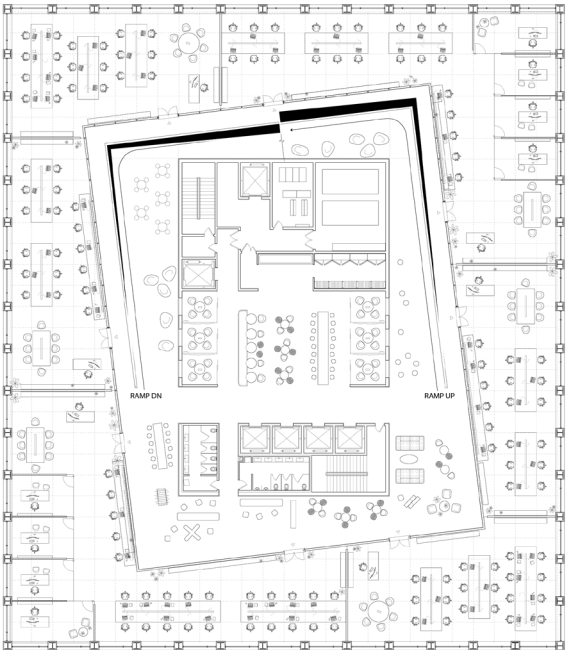




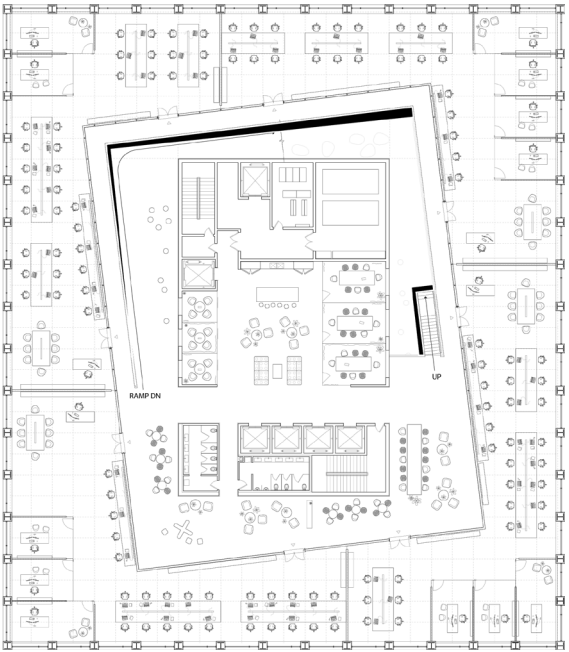
Zone C\_Zoom Section Levels 50-53



Plan: Level 50  
Tailored Office Layout



Plan: Level 52  
Tailored Office Layout



Plan: Level 21  
Tailored Office Layout

Zone C\_Floor Plan Test Fit Layouts









Rendering\_Zone C\_ Floor 52 Inside Soft Lease Space

The congestion of the city has produced a disconnected culture, which is further emphasized in the collective monumental expression of discontinuous, stacked realities - the high rise office building. Through a reconfiguration of leased space, program and circulation, a new architectural paradigm is born in the provision of interior collective contexts that better serve a mobile, connected workforce.

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**Images used in the production of diagrams (p.8)**

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