



# WORKPLACES

BY

globalworth  
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Illustrated by Al Jane

# *Embrace the* **FUTURE** *of work*

Welcome to the new era of the **WORKPLACE** – it is no longer just a physical space but a vibrant ecosystem that embraces culture, values, well-being, technology, collaboration, and purpose. At Globalworth, we understand the true essence of a thriving workplace.

## **FUELLING SUCCESS**

With our dedicated team, we tailor solutions to your unique needs. We respect and enhance our assets while fostering a respectful environment for all tenants. Our innovative projects align with your goals and drive business growth.

## **TAILORING SPACES**

Apart from being functional, your workspace should inspire. We adapt our Globalworth portfolio to meet your requirements, providing modernisation and adherence to quality standards. Comfortable, modern, and purposeful environments are our priority.

## **INTEGRITY IN ACTION**

Our values define us. We act with integrity, delivering exceptional service, earning trust, and treating others with respect. We take full responsibility, fostering honesty and reliability.



# *The blueprint of a* **MODERN WORKPLACE**



Fostering innovation, teamwork,  
and knowledge sharing.



Creating a positive and inclusive  
work environment.



Embracing different backgrounds  
and perspectives.



Valuing and motivating  
employees.



Supporting employees' physical  
and mental health.



Promoting continuous growth  
and career advancement.



Enabling seamless communication  
and remote work.



Contributing to social and  
environmental goals.



# EXPERTS

*in crafting*

Our "one-stop-shop" **WORKPLACES** team of architects, engineers and project managers brings solid expertise and high attention to detail. From innovative designs to meticulous execution, we ensure quality and professionalism.

**250,000 SQM**  
OF OFFICE FIT OUTS

FOR  
**50 TENANTS**

IN  
**12 BUILDINGS**

# *Unlocking the power* **OF CHANGE**

## **TECHNOLOGICAL ADVANCEMENTS**

Our workplace services emphasise seamless technology integration in line with the digital era. We provide cutting-edge tools and infrastructure to support remote work, virtual collaboration, and efficient communication.

## **ARCHITECTURAL INNOVATION**

We prioritise collaborative spaces & modern design trends. We focus on creating functional environments that foster communication, creativity, and productivity.

## **FUNCTIONAL FLEXIBILITY**

Recognising the importance of adaptability, we integrate flexible work areas that accommodate various work styles and preferences.



*Staying*  
**AHEAD**  
*of the trend*

Through continuous research, industry engagement, and collaboration, we anticipate evolving needs and stay current with the latest trends.

**SMART BUILDINGS**

In the digital era, the technology inspires the office design. Our Smart Building solutions incorporate control and monitoring systems for lighting, temperature, air quality, and many other parameters. The tenant's feedback is priceless for us, and it drives our continuous improvement.



## FLEXIBLE OFFICES

The rise of Millennials and Generation Z has sparked a trend for flexible workspaces that adapt to evolving needs. Demountable partitions, adjustable desks, and fluid furniture arrangements offer versatility and open communication. Today's offices resemble cozy living rooms, fostering collaboration and comfort.

Recreation and relaxation areas have become essential, with informal discussion zones and engaging activities like games and themed settings. Shared workstations accommodate mobility, promoting flexibility and cost savings. Intelligent electronic systems enable employees to easily access the spaces.

The experience-driven design remains a significant trend, transforming workplaces into more than just functional spaces. As society evolves, our approach to offices keeps pace, ensuring dynamic environments that support productivity and adaptability.



## WELL-BEING

As leaders in the Romanian business community, we are committed to championing human-centric trends, ensuring that well-being and sustainability go hand in hand.

We assist businesses in creating pleasant and stress-free work environments. Our designs are driven by industry-specific needs and tailored to enhance productivity and comfort. We prioritise operational and functional excellence over standard layouts. Whether it is providing privacy for law offices or fostering collaboration in IT&C companies, our solutions align with the unique requirements of each industry.

Incorporating nature into the workplace is crucial, given global climate changes. We embrace sustainability through energy efficient buildings and certifications at highest ratings like LEED Platinum or BREEAM Outstanding. Our designs feature natural materials, including wood, stone, moss, fibres, and plants. With innovations like our large green wall and automated vertical garden system, we improve air quality and reduce carbon dioxide levels.





# *From a vision to* **REALITY**

**1**

## **DEFINING A PROJECT SCOPE & DESIGN**

Designing the perfect workplace begins with understanding our tenants' unique requirements and values. We create spaces that are not only visually stunning but also aligned with their needs and the way they do business.

**2**

## **PLANNING & BUDGETING**

With careful planning and budgeting, our project managers ensure cost-effective solutions without compromising quality. We optimise the budget and introduce value engineering to meet tenant expectations.

**3**

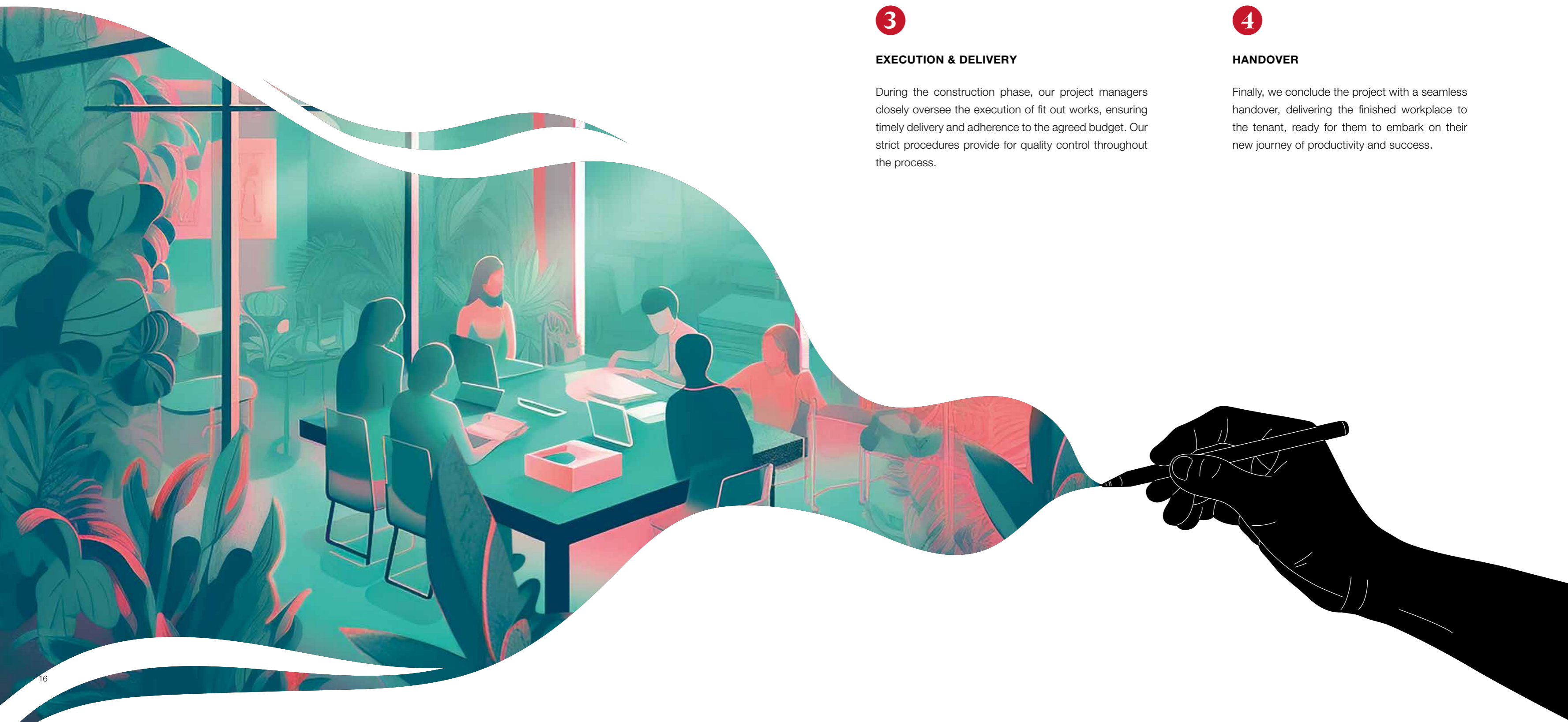
## **EXECUTION & DELIVERY**

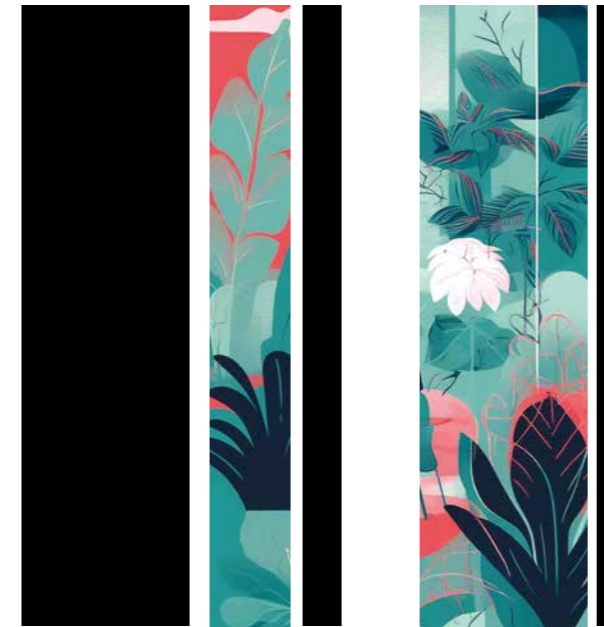
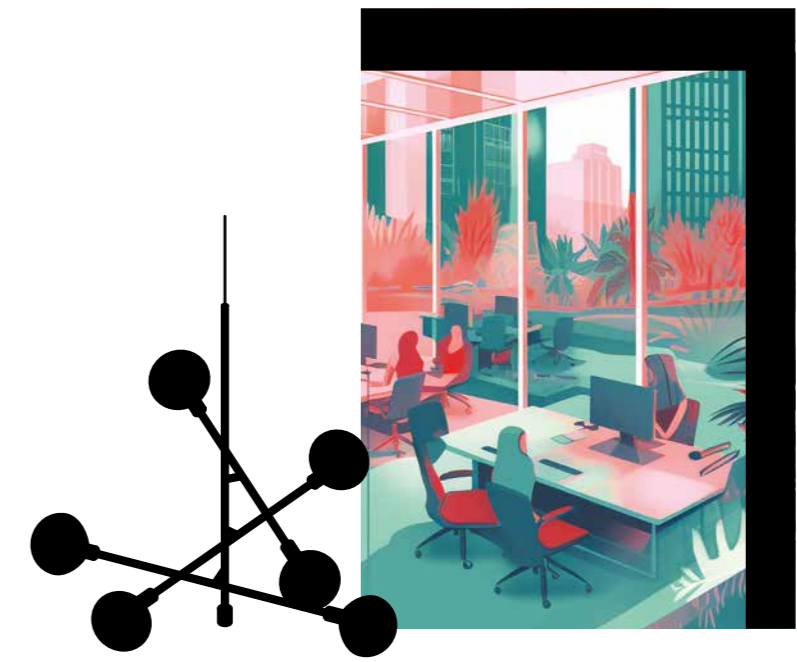
During the construction phase, our project managers closely oversee the execution of fit out works, ensuring timely delivery and adherence to the agreed budget. Our strict procedures provide for quality control throughout the process.

**4**

## **HANDOVER**

Finally, we conclude the project with a seamless handover, delivering the finished workplace to the tenant, ready for them to embark on their new journey of productivity and success.





*Our inspiring*  
**PROJECTS**



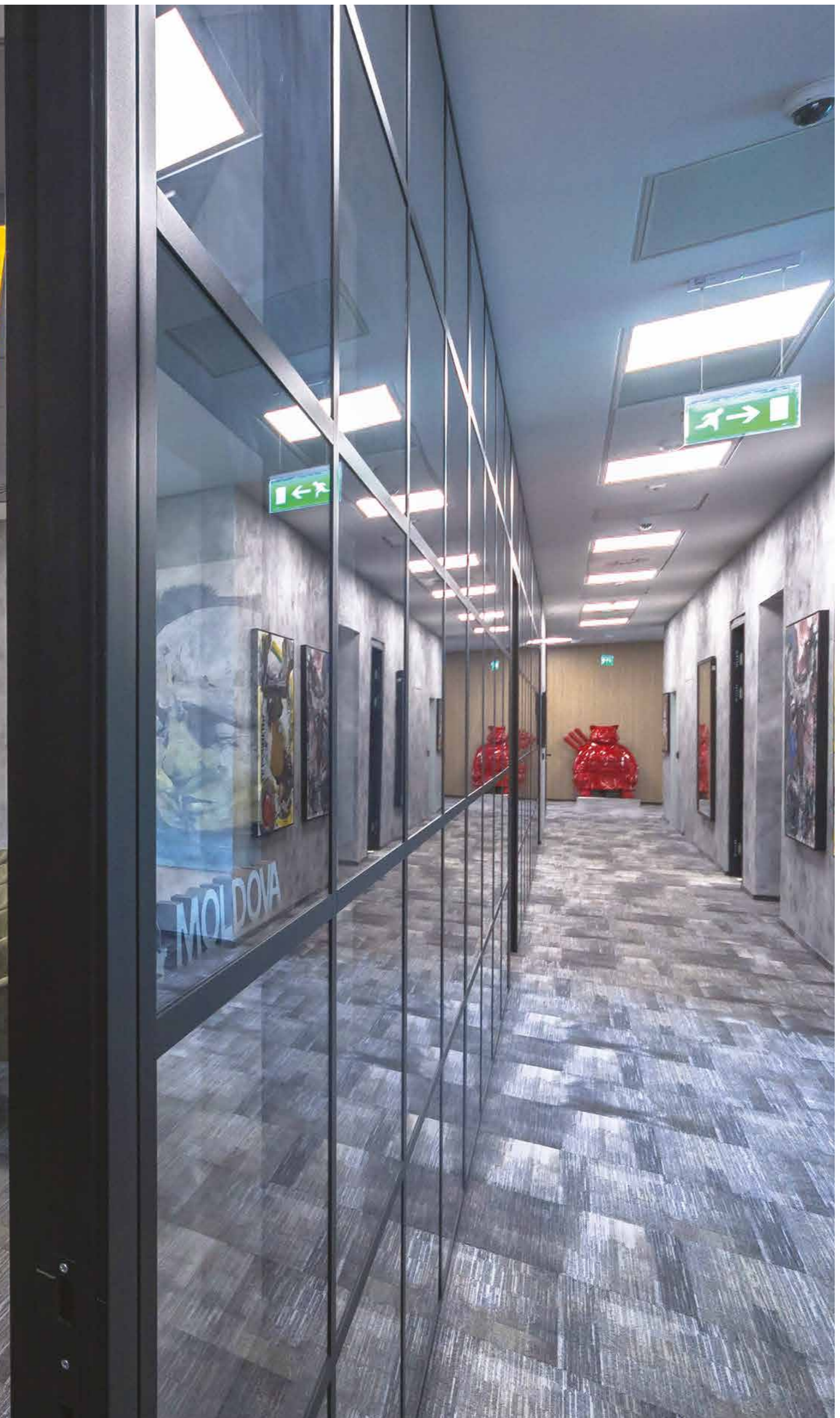
*Globalworth Tower*

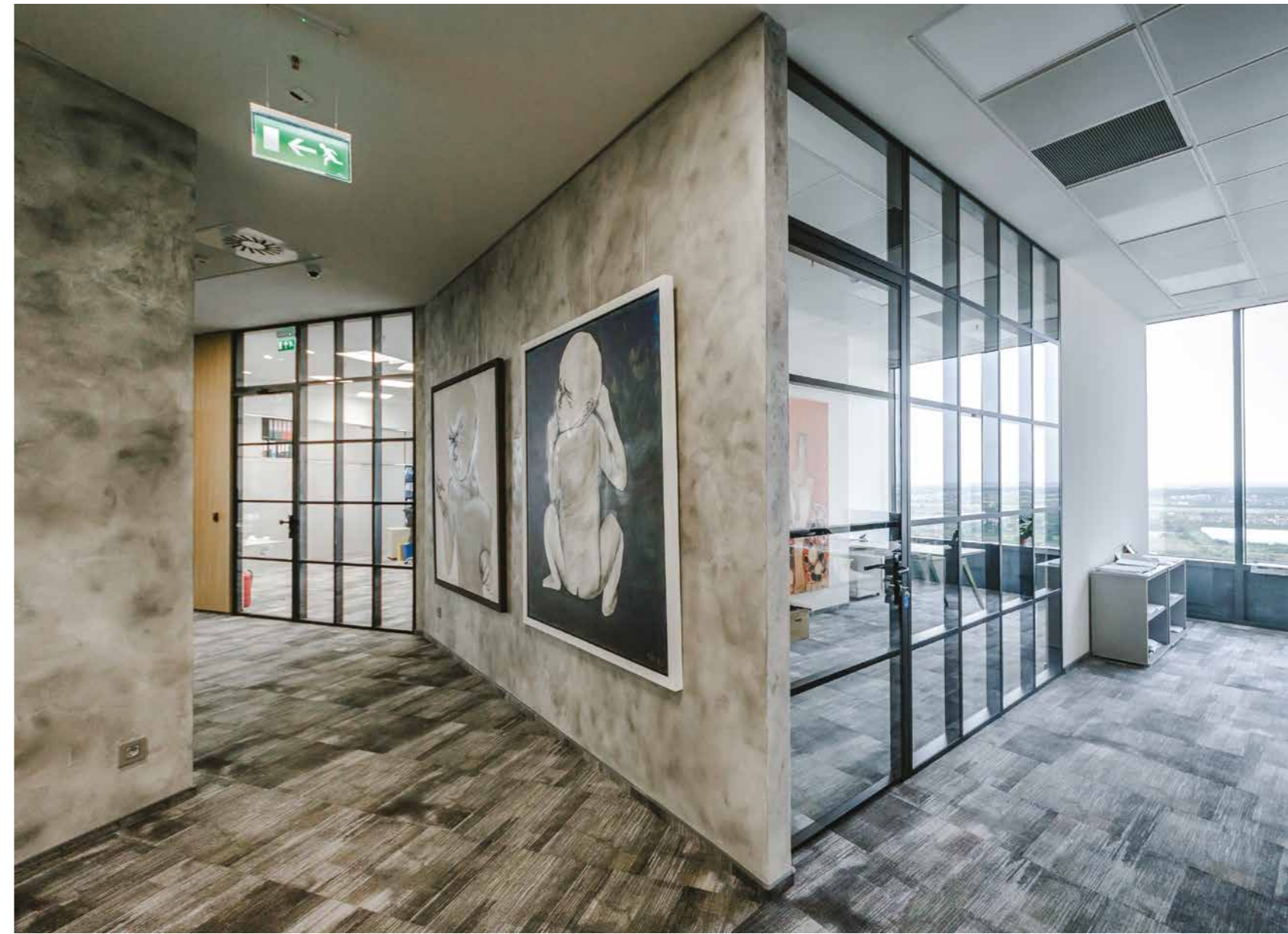
# GLOBALWORTH HEADQUARTERS

YEAR:  
2016

AREA:  
1,900.00 sqm

This inspiring art gallery concept design is a reflection of our values and our aspirations for the ideal corporate headquarters. In our opinion, an office should be more than just a functional space; it should be a place where people are motivated to do their best work, where they enjoy spending time with their coworkers, and where they feel proud to represent the company's culture.

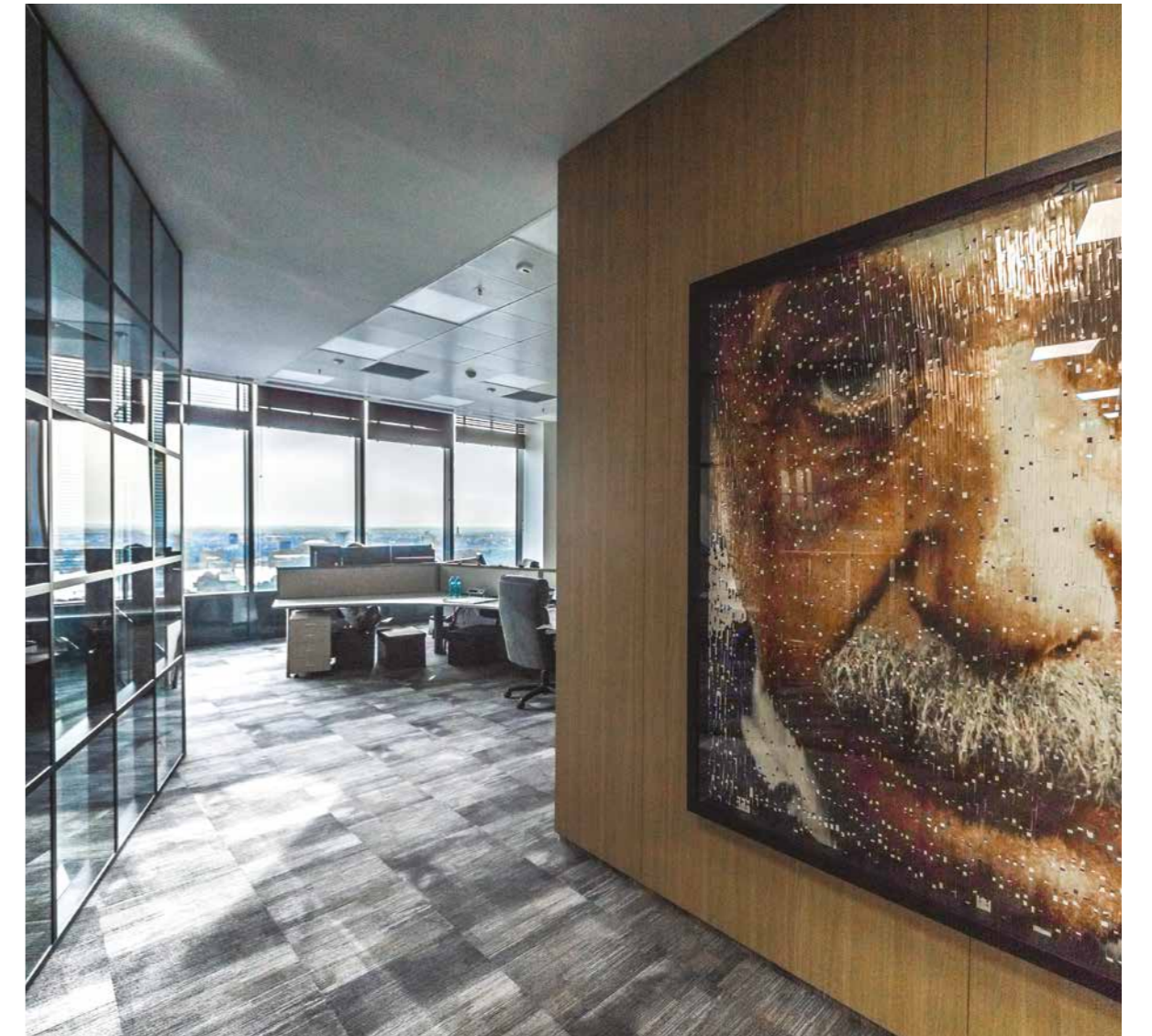


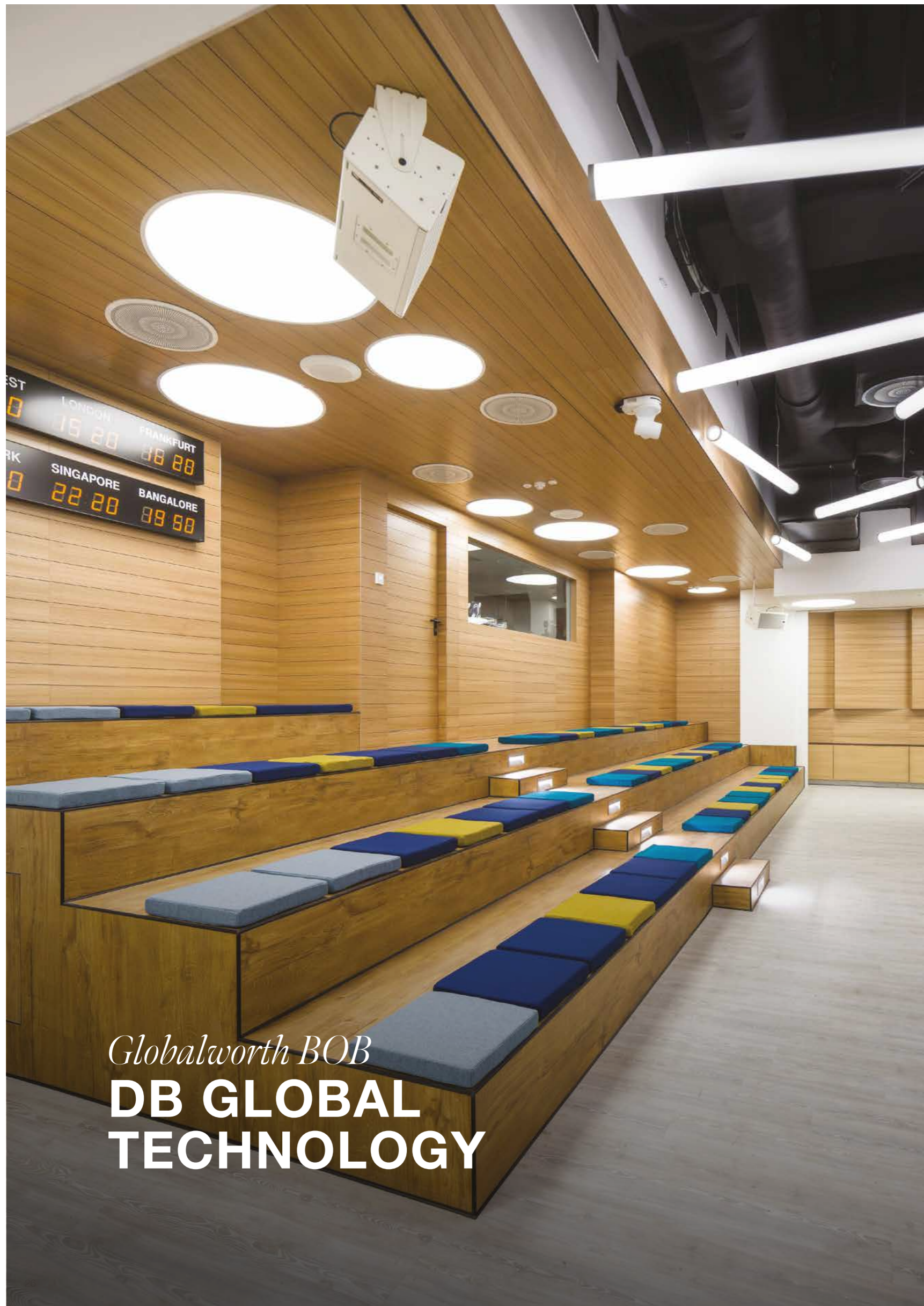


The panoramic view from the 26th floor provides an ever-changing backdrop of the city's skyline, offering a constant source of inspiration to all employees.

We believe that art has the power to transform spaces, cultivate connections, and inspire greatness, and this gallery concept design for a new kind of office headquarters exemplifies this belief. It is a representation of our dedication to creating a workplace that not only embodies our values but also motivates and enlightens everyone who enters it.







**YEAR:** 2014-2017  
**AREA:** 12,871.07 sqm

The DB Global Technology fit out was a multi-phase project that began in 2014 and was completed in 2017. It converted the core and shell office space into the office space for the software programming activity.

The scope of work included modifications and upgrades to the building's systems and finishes, and its core spaces such as bathrooms and pantries, as well as furniture installation and coordination. All these works were completed in phases.

The office space, which is spread across five floors, includes socialising areas as well as conference rooms, meeting rooms, cafeterias, and other amenities.







A typical day at DB Global Technology begins with an hour of morning exercises in the DB Connect centre, continues with coffee in the social space, and then moves on to a team meeting in one of the upstairs rooms, a phone call in one of the booths with specially arranged telephones, and finally a visit to the "forest" - the green area where you can relax, and then work together with your team on one of the projects in the "industrial area" called The Production Boulevard. Do not be surprised if you come across graffiti or even tricycles, while walking through the halls of DB Global Technology!



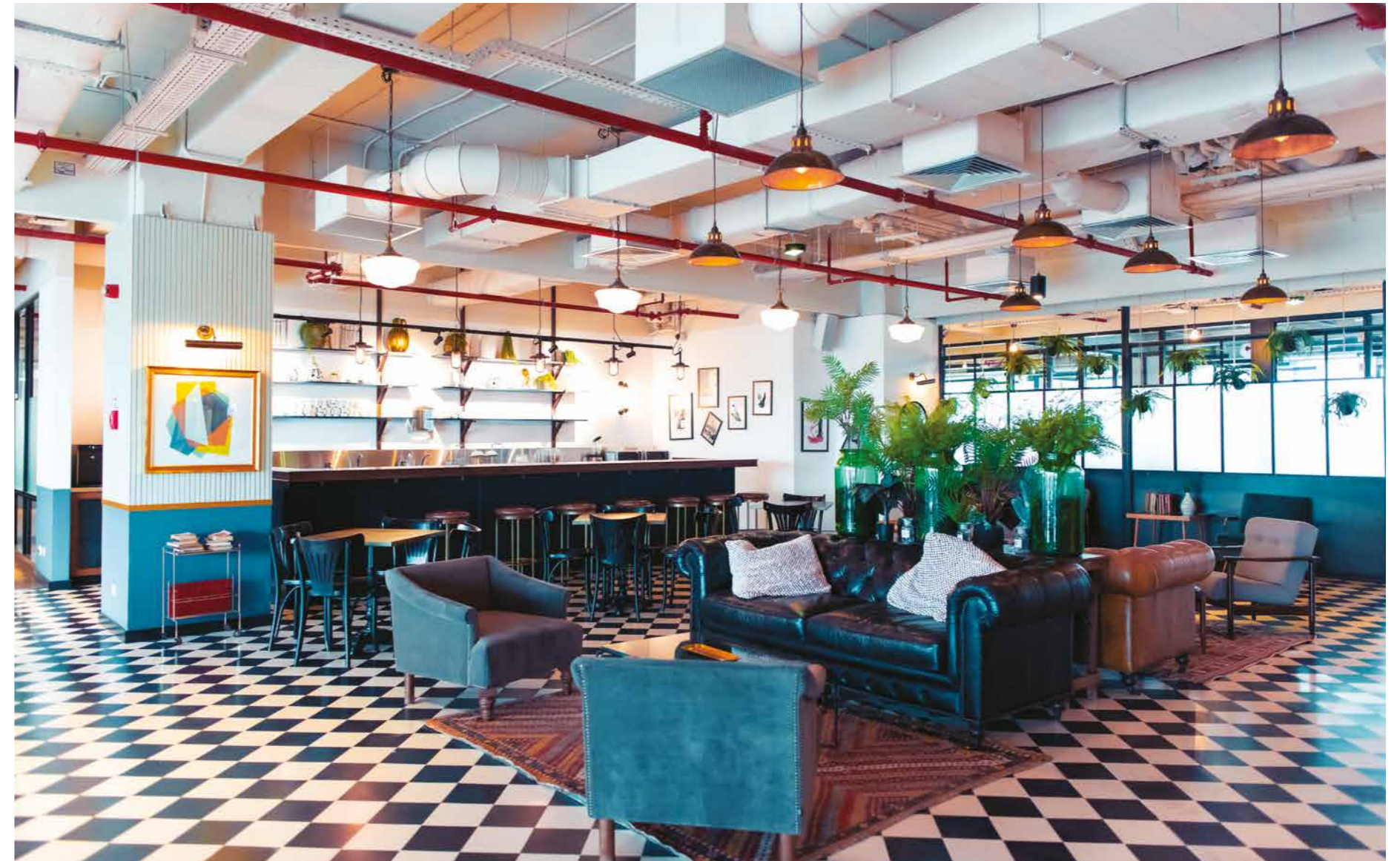


*Globalworth Campus  
& Globalworth Tower  
Center International*

# MINDSPACE

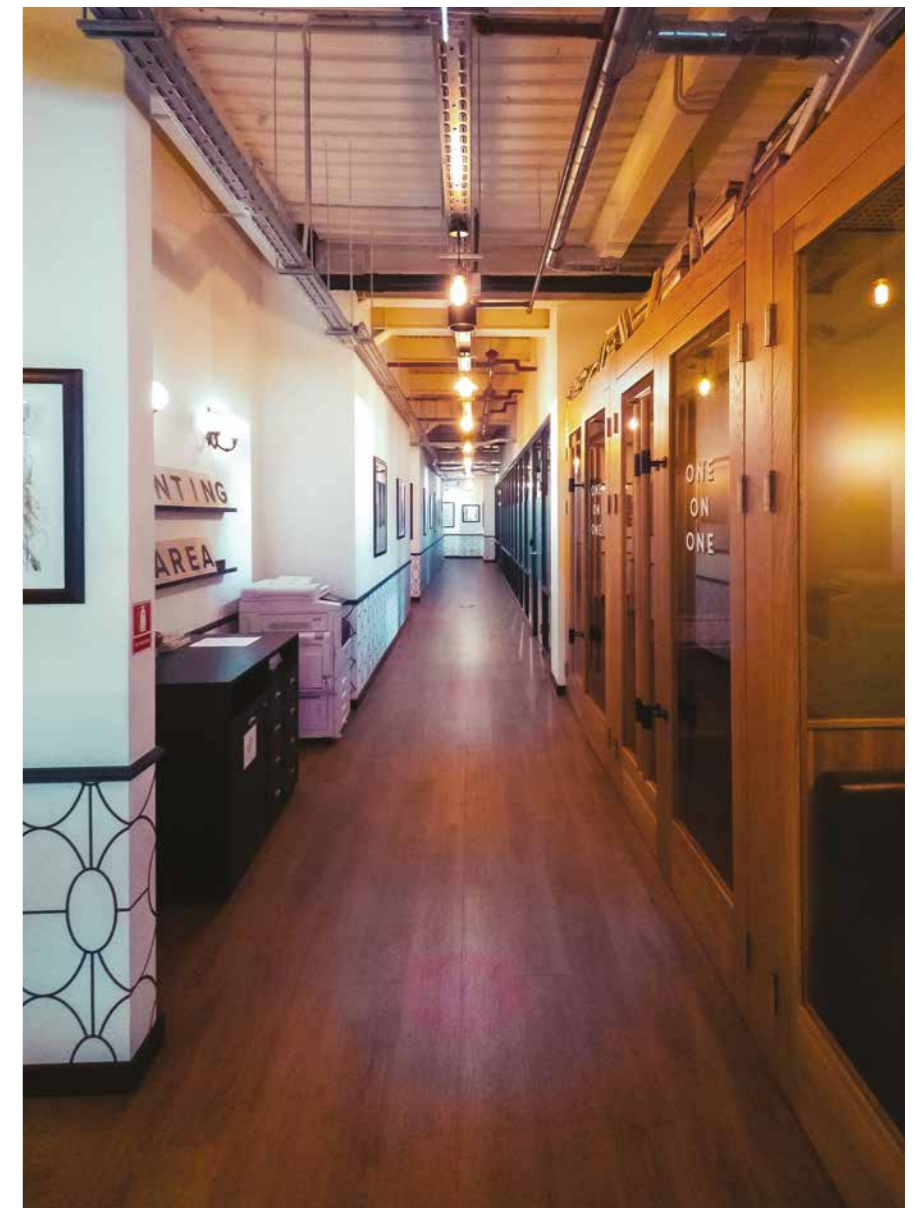
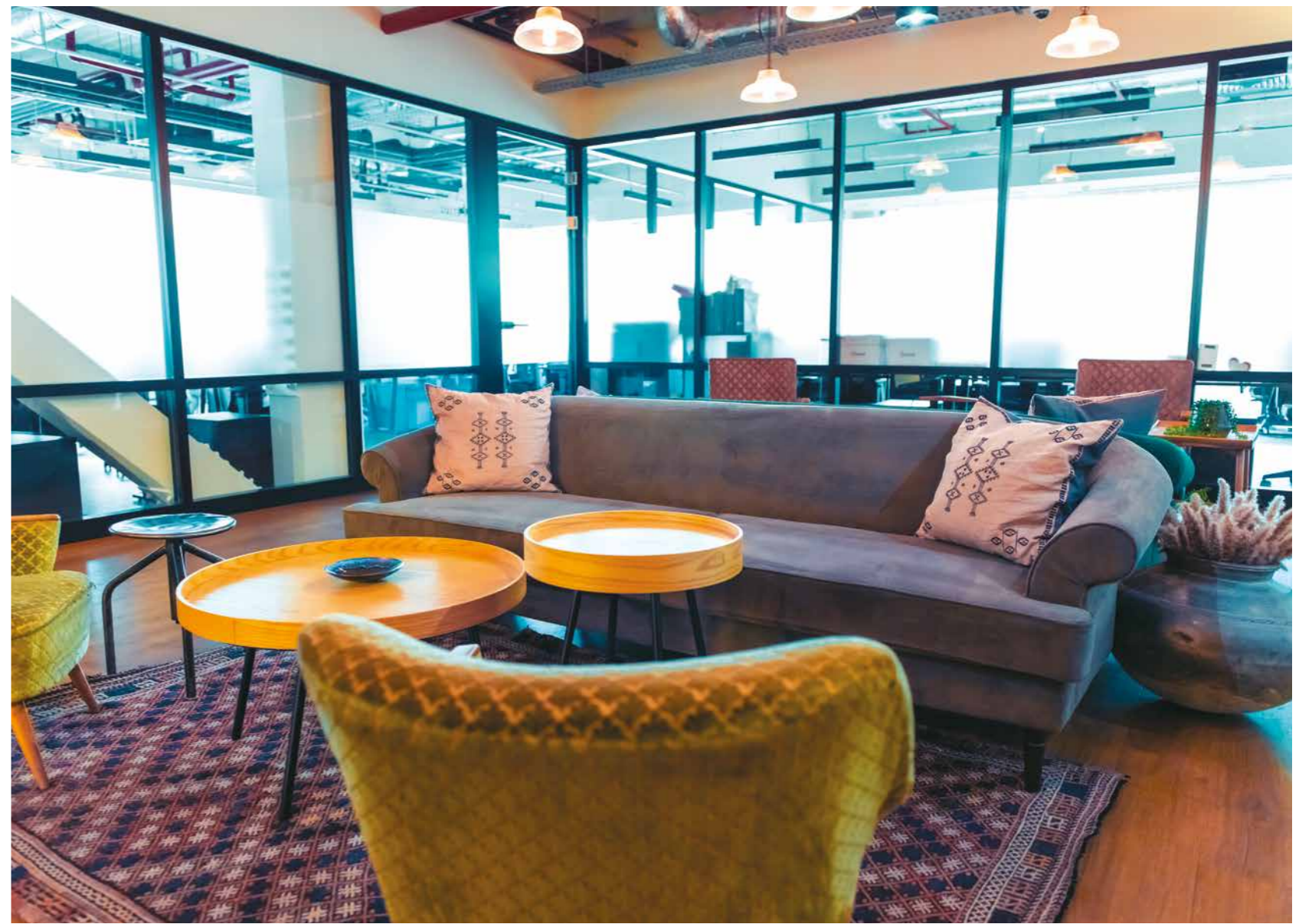
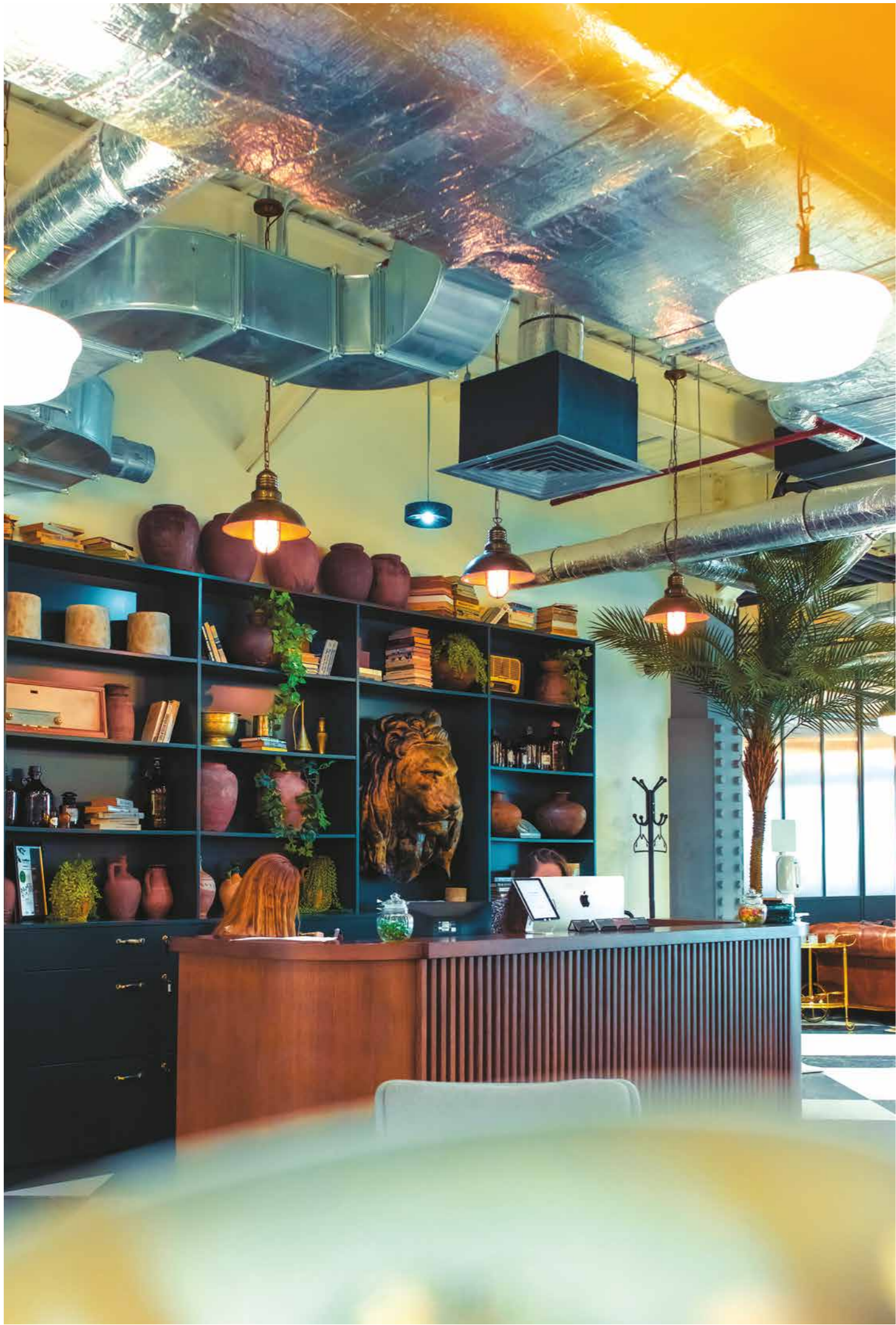
**YEAR:** 2019      **AREA:** 6,413.21 sqm

MindSpace is a boutique flex space provider that serves businesses in more than 40 prime locations in Europe and the United States. The beautifully designed spaces are ideal for hosting an off-site meeting, a workshop, a guest lecture, or an informal gathering. MindSpace provides adaptable office solutions (private offices, team suites, and hybrid offices) as well as spaces that can be configured according to client's specific requirements.



MindSpace occupies approximately 6,500 square meters in two of our buildings, namely Globalworth Campus and Globalworth Tower Center International.

MindSpace designs awe-inspiring workspaces in form of offices that boost productivity, creative lounges, fully-equipped meeting rooms, and open-concept kitchens, with a meticulous attention to detail and uncompromising quality standards. In a collaborative atmosphere, the diverse community of member companies enjoys weekly networking events, professional meetups, and happy hours.







*Globalworth Square*  
**WIPRO  
TECHNOLOGIES**



**YEAR:** 2021  
**AREA:** 10,647.56 sqm

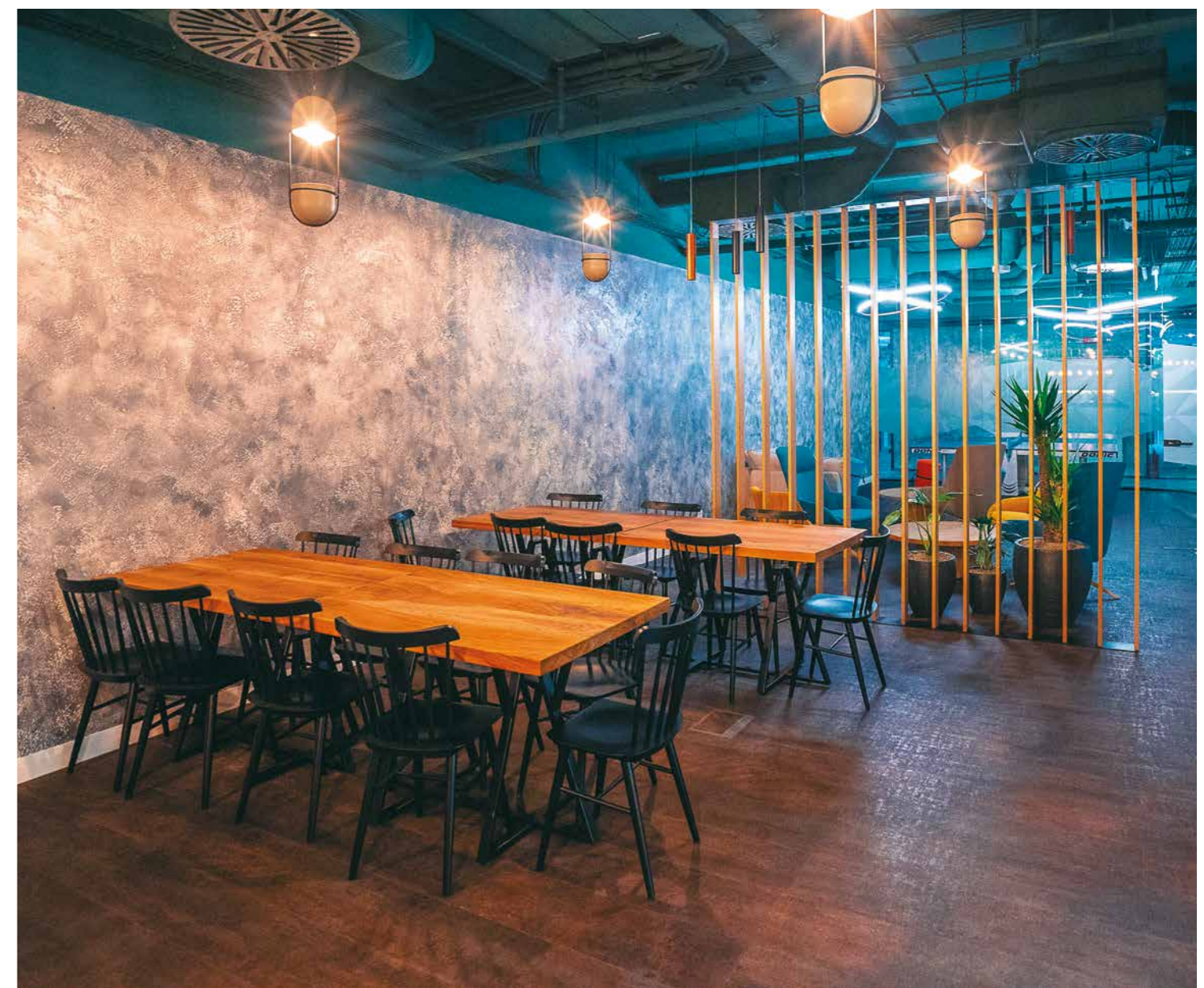
Flexible workstations, ergonomic furniture, relaxation areas, warm colours, an abundance of game areas, amphitheatres, and cutting-edge materials can all be found in the space of nearly 11,000 square meters, which serves as a literal representation of the office of the future. We should also mention curved walls, unique lighting, glass walls, and an exposed concrete finish on the plasterboard lining.

The project encompasses five floors, more than 1,000 workstations, and meeting rooms offering 100 seats. With the assistance of concept design architects, the Workplaces Globalworth team has created a modern environment in which WIPRO teams can develop projects and generate new ideas on a daily basis.

A large variety of natural plants have been utilised in the fit out project. The aesthetic value of these plants is undeniable; however, they also serve a functional purpose as biofilters for cleaning the air, reducing carbon dioxide levels, and releasing oxygen.







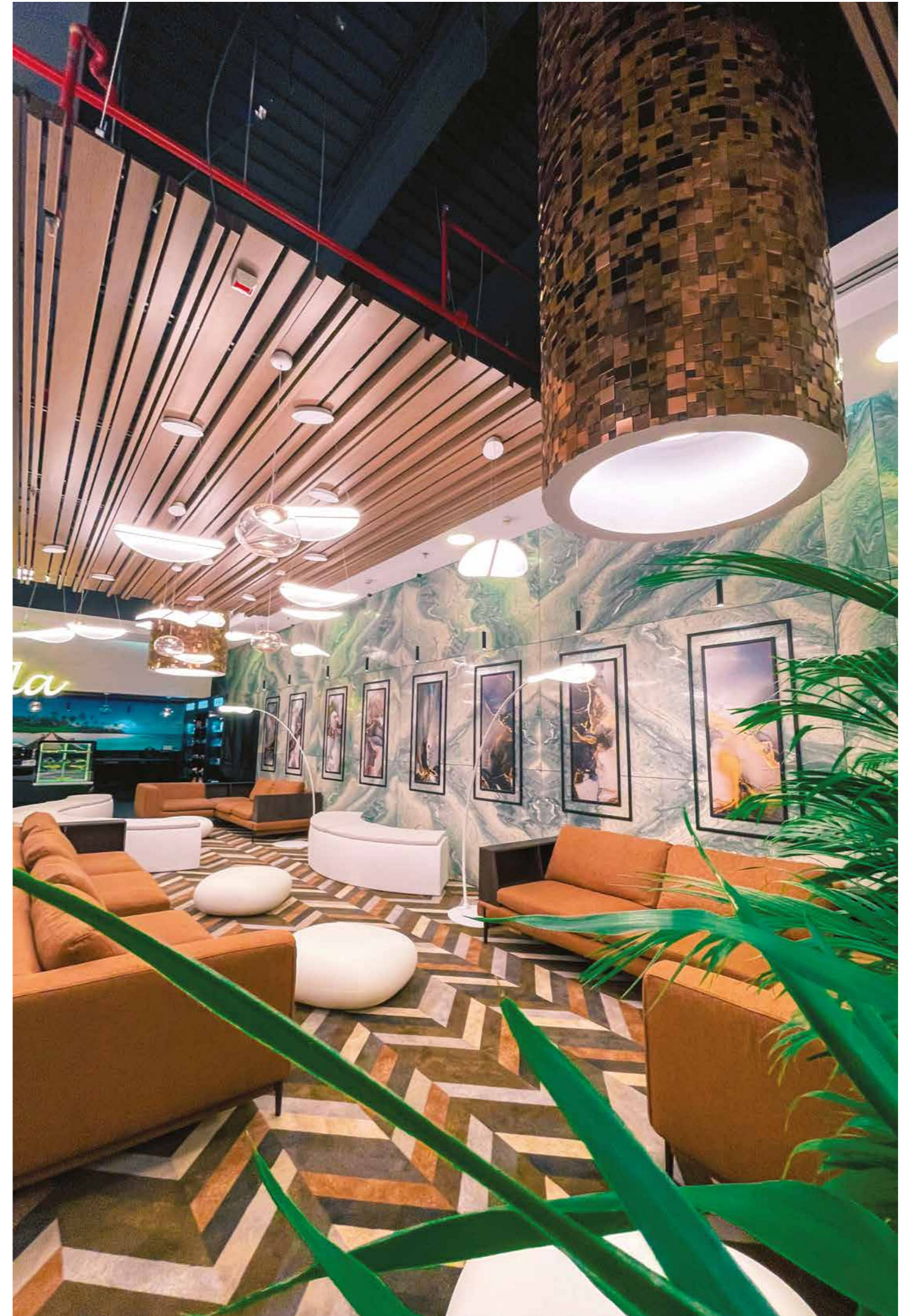
*Globalworth Tower  
Center International*

# GLOBALWORTH TCI LOBBY REFURBISHMENT

**YEAR:** 2021  
**AREA:** 450,00 sqm

The new TCI lobby follows the trend of transforming office lobbies into more inviting "hospitality-like" settings, with the goal of providing a leisurely place for a break from work.

The refurbishment gave the workplace a new look and feel and brought it in line with the latest sustainability and efficiency standards.









*Globalworth Square*  
**SAMEDAY**



**YEAR:** 2022  
**AREA:** 4,259.04 sqm

The space was designed in accordance with the company's guiding principle, which is to be incredibly quick, and this principle was incorporated into the interior design of the space.

The headquarters was designed to foster teamwork and collaboration through a variety of informal and formal gathering spaces, including an amphitheatre, a library, a cafeteria, a phone booth, a kitchen, a gaming area, offices with windows, a coffee bar, and a printing station. Its strong point is the specially designed cafe for the company's employees, which creates a unique atmosphere and ensures moments of relaxation for the team.

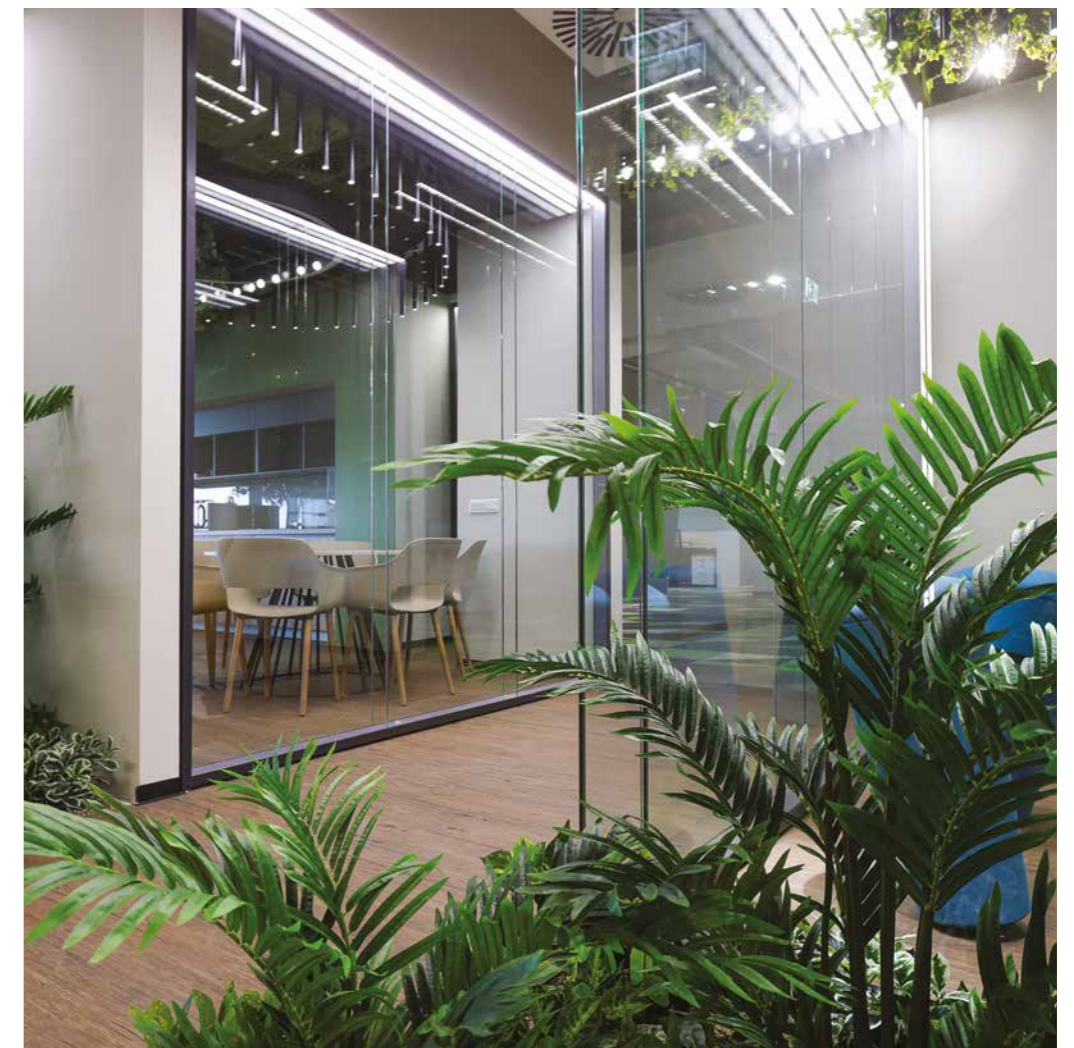








*Globalworth City Offices*  
**BRD – GROUPE  
SOCIÉTÉ GÉNÉRALE**





**YEAR:**  
**2022**

**AREA:**  
**9,074.00 sqm**

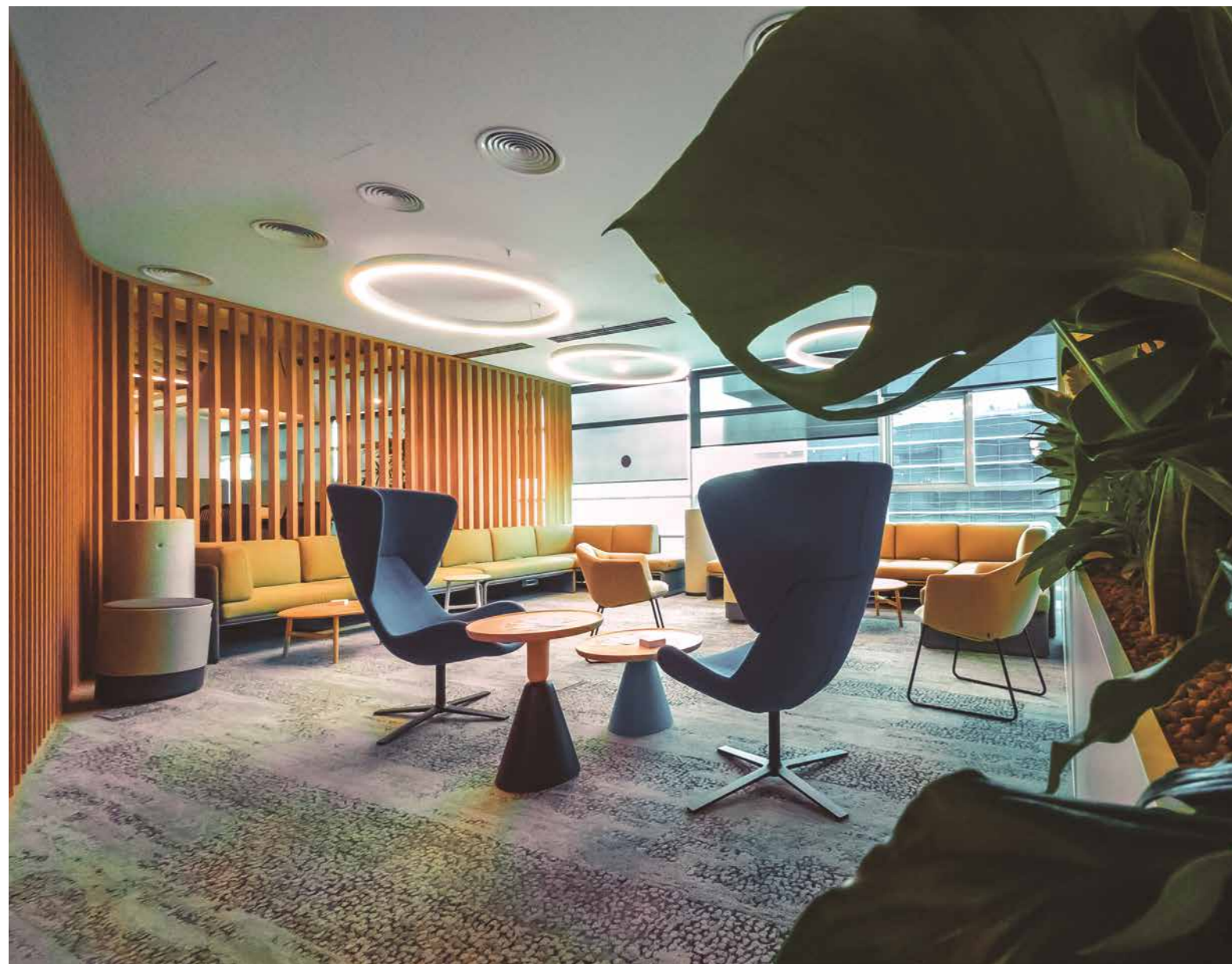
The entire 9,000 sqm design was conceived as adaptable, movable areas that form an uncluttered, unhurried, nature-inspired contemporary space.

The project includes relaxation areas, kitchenettes, office spaces, coffee corners, printer areas, and a skylight area with domes and a 100-seat amphitheatre.

The combination of geometric lighting fixtures, acoustic elements, open ceilings, festoons, varied textures, glass, materials used, and the colour choices results in a peaceful, upbeat, and inviting place of business.







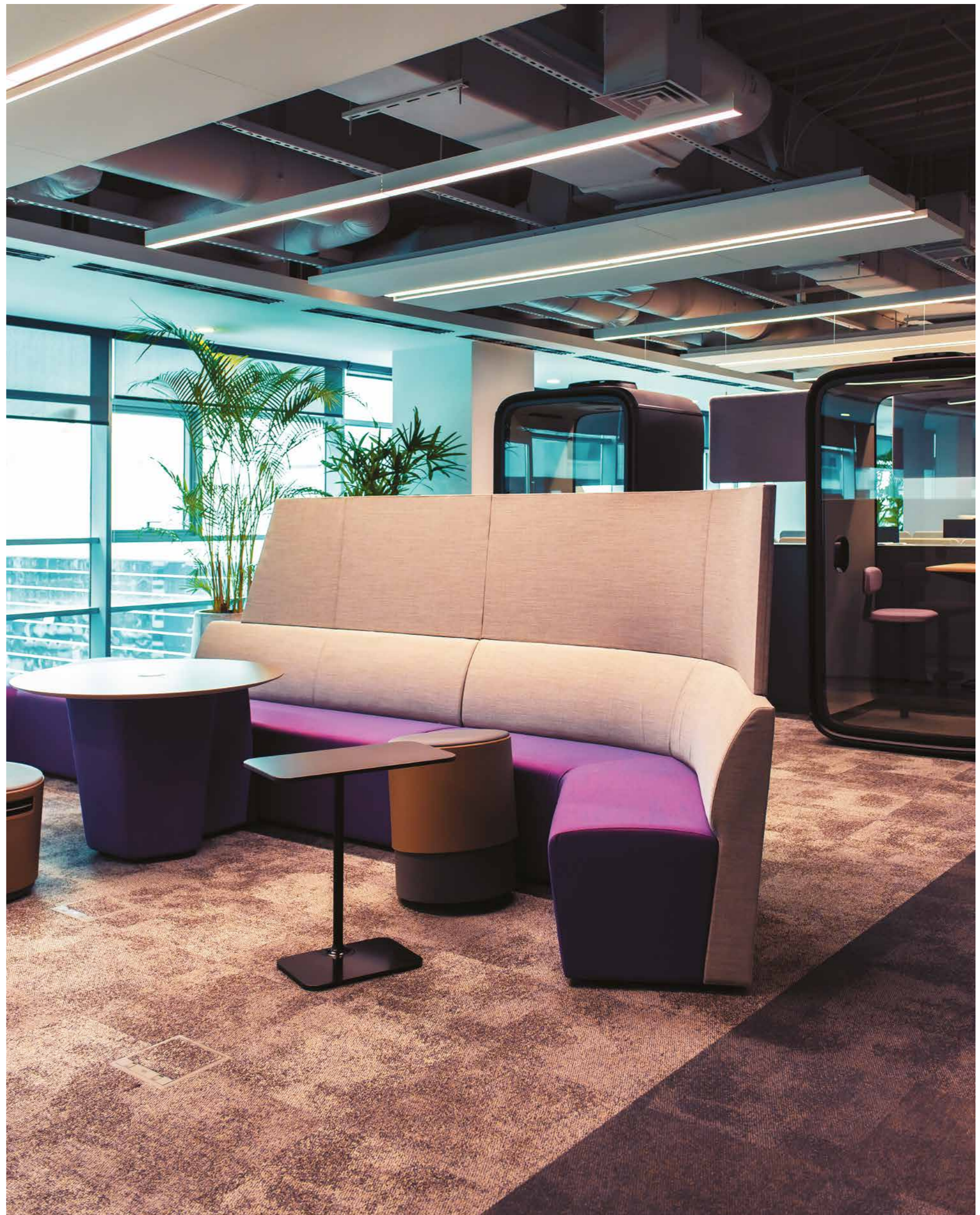
## *Globalworth BOC* **SES**

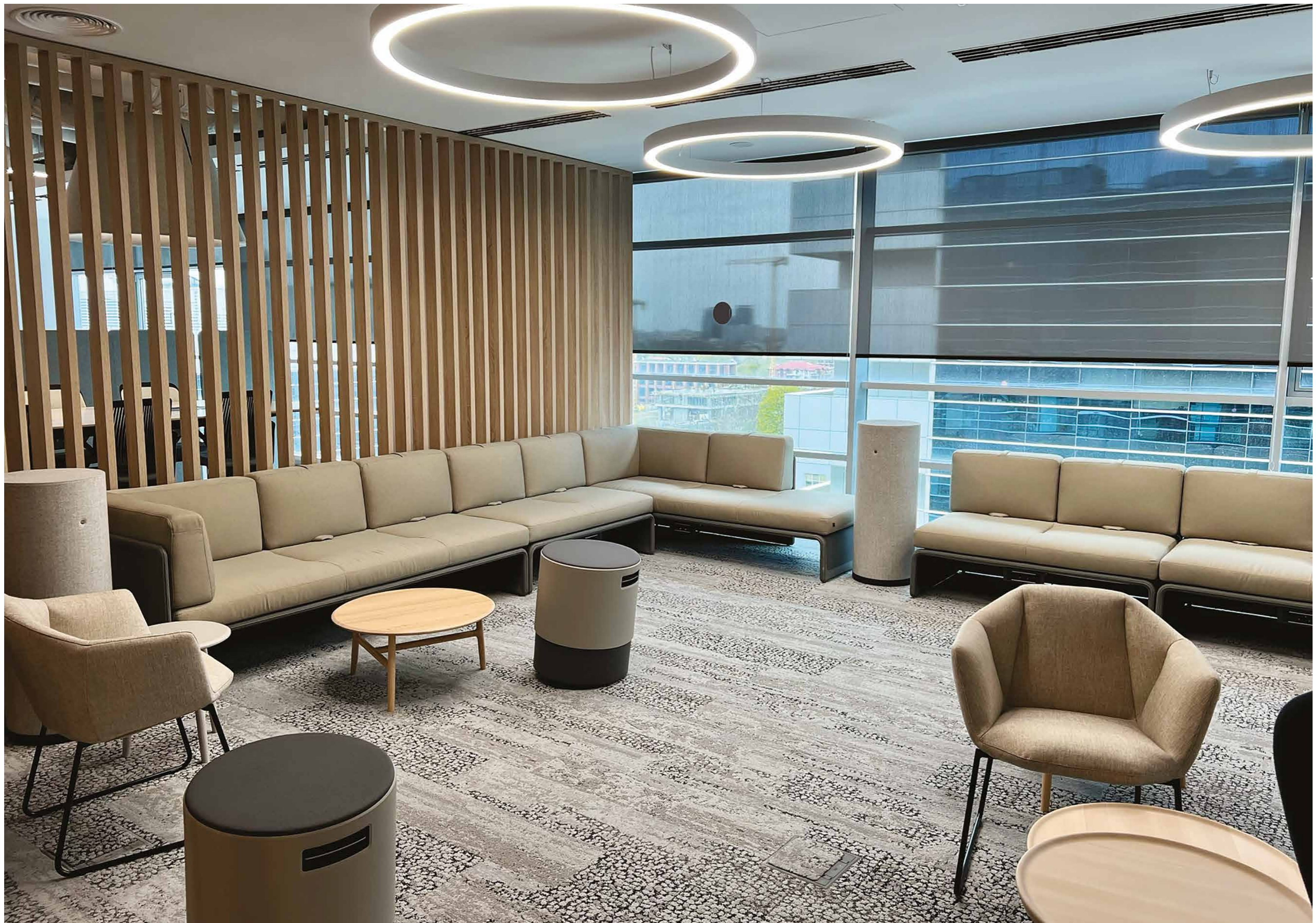
**YEAR:** 2022      **AREA:** 1,179.00 sqm

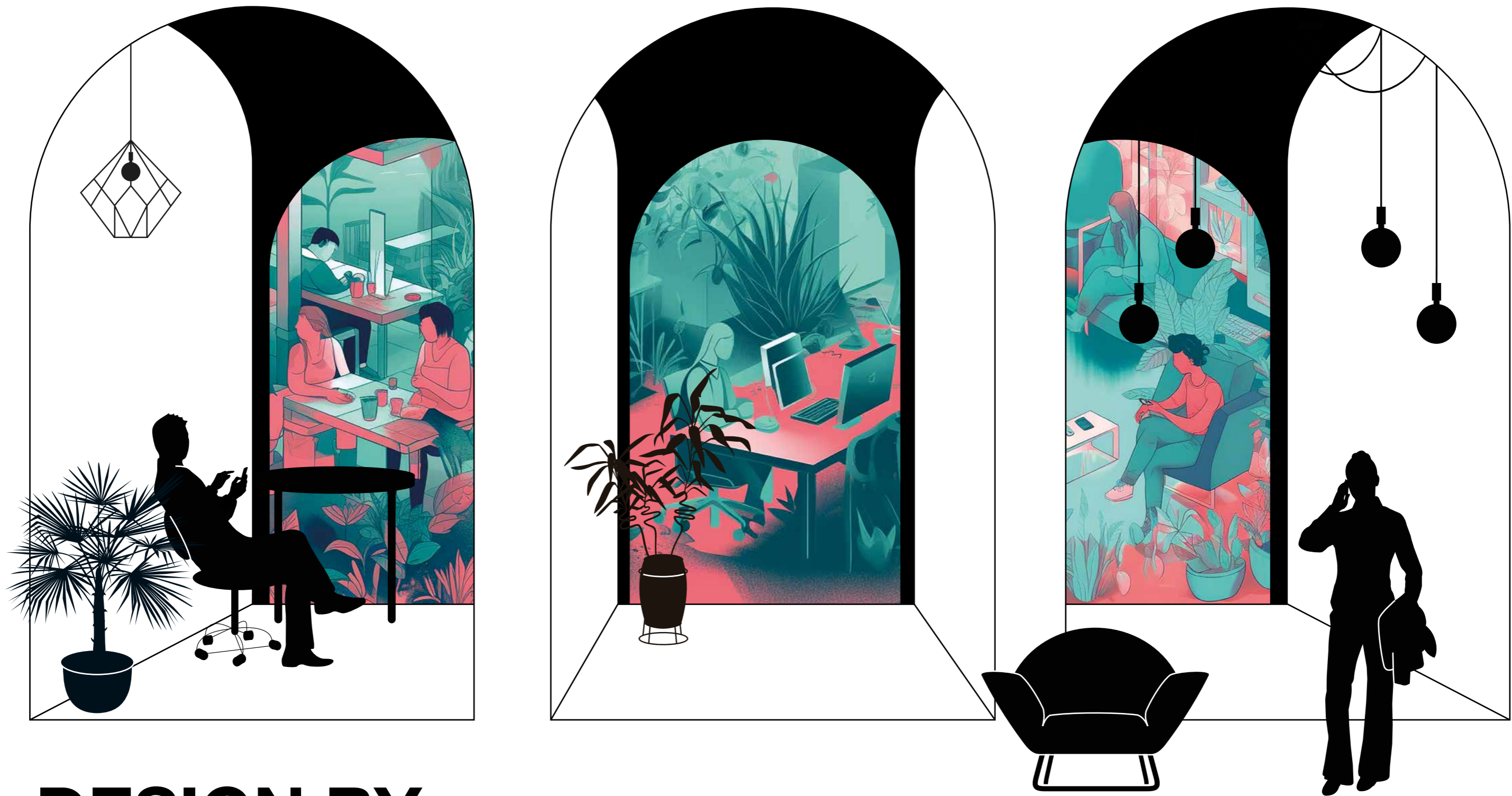
This design incorporates modern architectural elements, colours, various construction and decorative elements, and architectural lighting. The purpose of including all of those components was to make the working environment friendlier and more accommodating to the employees.

The layout features a spacious open workspace, meeting rooms, phone booths, a kitchenette, and an open relaxation area, all of which are furnished with pieces of furniture that are modern, colourful, and comfortable.









**DESIGN BY**  
**GLOBALWORTH**  
*New Beginnings*

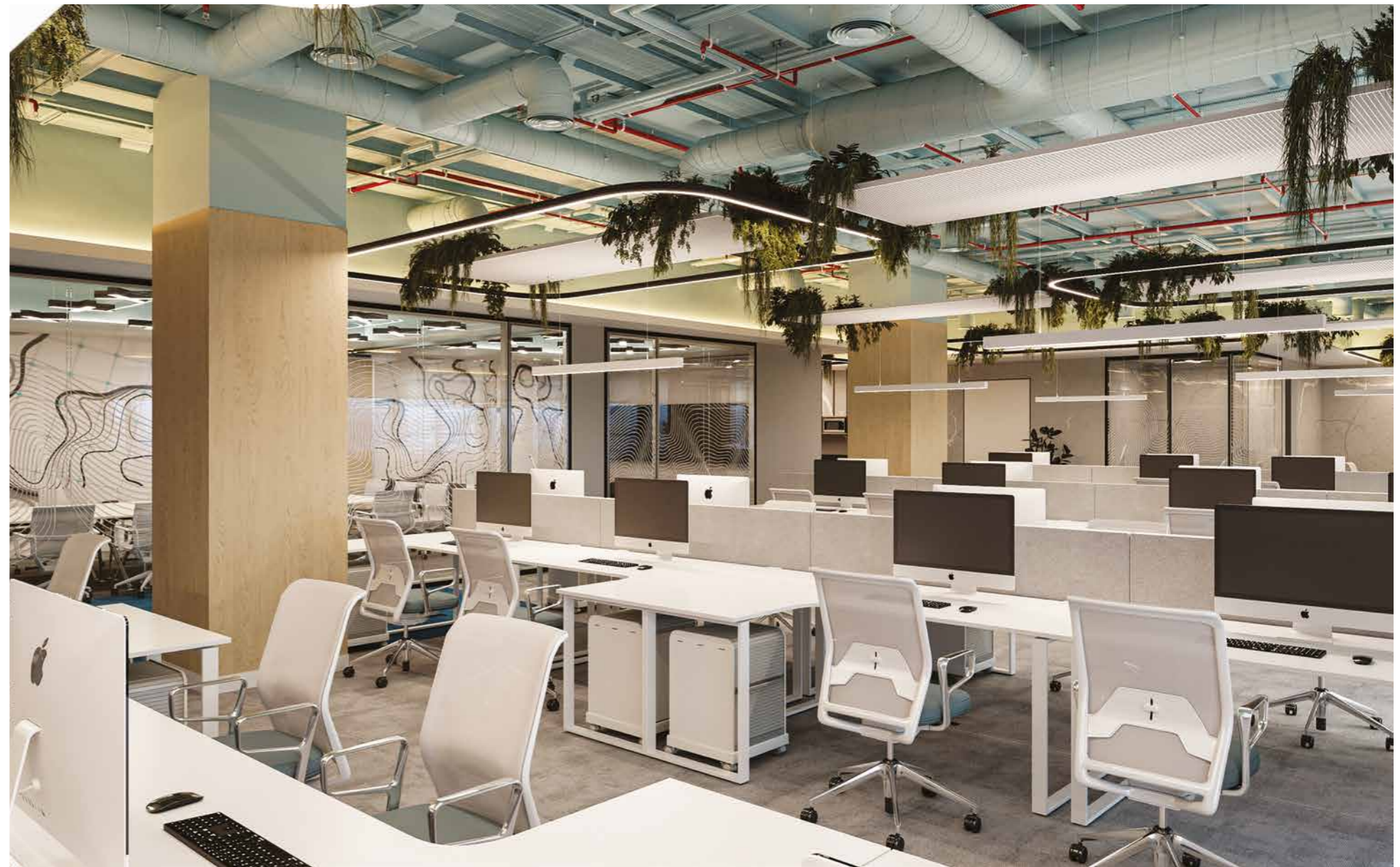


## *Globalworth Campus A* **ESRI**

Creating geospatial technology for business and government leaders around the world, Esri's new office space inspires innovation and creativity.

Aiming for a light and collaborative environment, we combined two elements that at first sight seem to be in contrast with each other: technology and nature. The result surprises us by being welcoming, and yet intriguing.

The visual leitmotif is the map, emphasising that Esri is the global market leader in geographic information system (GIS) software, location intelligence, and mapping. A river route crosses the entire office as an expression of the company's path, its connections, and its knowledge.





Hidden patterns, trends, and relationships emerge when you visualise and analyse data on a map.

Light brings the space to life by changing hues, and by being interactive, smart and adaptable to the needs of the user.

Business and government leaders around the world apply Esri's technology to understand and address important challenges such as climate change, supply chain resilience, public health, and social equity. The field of our customers' activity was the inspiration for our design.





*UniCredit HQ*  
**MAIN LOBBY**

The design sees the reception space as the heart of the building, the place for interaction - interaction with each other, but also with the space. By using technology, users can control and influence the light, images and sound in the welcoming zone by accessing touch screens in the waiting area.

The concept aims to make the entrance more visible and the reception space more attractive from outside.



After the shadowed path leading to the revolving door, the space surprises us by opening towards the sky, by inviting the light and nature inside through wide glass windows. We gave "a voice" to this path by transforming it into light. The light moves through the space guided by our own will, expressing our emotions.

The minimalist shapes and textures are there to compliment the leitmotif of the space.





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Designed by Urban Jungle