

MITSUI & CO. (U.S.A.), INC.

New York, NY
U.S. Headquarters

Size

91,000 rentable square feet

Project Highlights

Phased, in-place renovation for original MetLife Building tenant, including swing space coordination

Renovation resulted more workstations and high-design amenities

The welcome center features dramatic, two-story stair, Italian marble, and photo-worthy Manhattan views

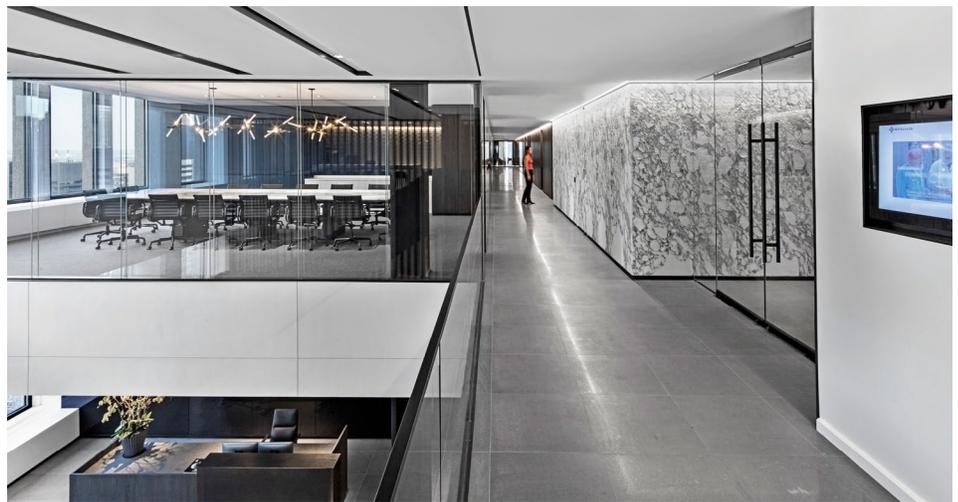
Glass, steel, and wood mixed with pops of indigo create a fresh, sophisticated look

Three modular workstation sizes can be easily rearranged for flexibility

Existing building challenges included low slab-to-slab heights, convenience stair placement, small bathroom sizes, and no as-built drawings of space

Services Provided

Workplace strategy; Full service interior architecture and design; Experiential graphic design: branding and signage; Sustainability services; Furniture specification

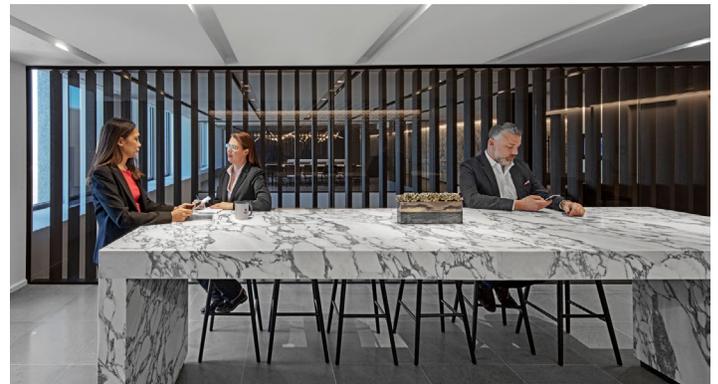




IA collaborated with Mitsui & Co. (U.S.A.), Inc. (Mitsui USA), subsidiary of Mitsui & Co., Ltd., a diversified global trading, investment and service enterprise headquartered in Tokyo, Japan, on the in-place renovation of its U.S. headquarters at the MetLife Building, where Mitsui has been a tenant since the building opened in 1963. Through IA-led visioning sessions, observation and utilization studies, and program interviews, the project's goals were established as a timeless space that embraces the firm's global reach and strengthens its culture.

Prior to the renovation, the two-story office was dark and dated. The various business departments within Mitsui USA were segregated from one another, making it difficult to collaborate. After four phases over two years, IA transformed the office into a modern workspace with contemporary, custom finishes. In addition to more natural light, the renovation resulted in additional open workstations and high-design amenities.

In the newly added welcome center, visitors and staff are greeted by an open, two-story stairwell and sitting area with photo-worthy views of Manhattan. Glass, steel, and wood mixed with pops of indigo work together to create a fresh, sophisticated look. A two-story, textured marble wall spans the open reception area and is juxtaposed with a modern meeting room encased in glass on the second floor.



To increase the amount of workstations, IA incorporated three modular sizes into the layout. Each station is custom designed and can easily rearrange, providing flexibility and encouraging collaboration. File storage was reduced by 70%, making way for beautifully appointed, technology-integrated meeting rooms and a large corner café with sweeping city views. The president's suite is the only private office and features custom millwork and offers a sitting room, conference room, pantry and bathroom.

The new environment is better equipped to meet the needs of present and future staff. The open-office design and luxury amenities encourage teamwork among the various departments, creating a more cohesive and unified company primed for the next 60 years at 200 Park Avenue.