Press Release

**Tétris designed 7R Warsaw office in the prestigious Metropolitan office building**

*7R, a dynamically expanding developer, desired, above all, to ensure a comfortable and boosting teamwork environment for its employees in the new Warsaw office. Another goal was to make it an eco-friendly place. Experts from Tétris took care of these goals.*

WARSAW, 24 March 2022 – From the space plan, through the concept of the interior design, to the finishing works – this is how Tétris – the leader of the fit-out market in Poland – conducts a comprehensive project implementation in the Design x Build model. The Warsaw headquarters of 7R, a company specializing in providing modern and environmentally friendly warehouse and production facilities, has been completed following this model. In the Metropolitan office building, at Piłsudskiego Square 3 in Warsaw, a space that reflects the company's nature was created – trendy and ecological in all aspects. The project also corresponds with the style of the building itself – full of irregular shapes and glazing.

**Human-centered design**

Before architects start to work on space planning and the concept of interior design, they try their best to get to know the company's style of work and its structure. In line with the latest trends, offices are designed with the employees’ comfort and needs in mind, and not, as it used to be, primarily with a focus on the representative function. Not only should they be pretty but above all functional, health-caring, and inviting.

"In the first stage of our cooperation, we visited 7R headquarter in Kraków. We learned about the style that dominates inside the organization and how the work of its teams is organized. It turned out that the company’s employees do not only cooperate in the professional field but also often spend their free time together. Based on the discussions with the management team, we were able to create a personalized space plan for all of them," says **Hanna Ruszkowska-Świąder, Head of Design at Tétris**.

As a result, 7R's Warsaw office features diverse, functional spaces tailored to specific departments’ needs and fosters cooperation between them. The arrangement provides plenty of space for whiteboards and pinboards, coffee points, and lift-up tables for creative work. A vibrant reception area with open café-style space perfect for short meetings and surrounded by conference rooms took a significant place in the design.

"When creating 7R's new Warsaw office, we aimed to combine functionality with modern and friendly design. Part of the arrangement was suggested by the employees. Thanks to the involvement of all parties and successful cooperation with Tétris, we have a perfectly planned space that supports creativity and teamwork," explains **Tomasz Lubowiecki, founder and CEO of 7R**.

**The devil is in the details**

The Metropolitan is one of the most recognizable and timeless office projects in Warsaw. It is the first building in Poland designed by the famous architect Lord Norman Foster. What draws attention to the interior prepared for 7R, is its coherence with the body of the office building. The arched and round shapes appear in the layout of walls, ceilings, and carpets. They are also visible in the furniture designed to fit this space. 7R is a real estate company for the industrial sector, hence the style of its Warsaw office is also industrial – emphasized by a combination of concrete and metal. Some of the furniture and elements were made of aged sheet metal.

"Highlights of the project include wooden lamella ceilings and decorative structural plaster used throughout the office, which allowed us to emphasize the high quality of this space. A large number of glazings allowed us to achieve the effect of lightness and spaciousness. The installation of all the elements required great precision, good planning, fitting, and above all – experience," explains **Beata Andryk, Senior Project Manager at Tétris**.

The fashionable and growing biophilic design trend in commercial spaces has also found its way into these interiors. In the open-space and reception area, or offices, there are a lot of green plants, which increase the humidity level and improve a comfort of work.

"The visual aspects were not the only element that mattered in the process of designing 7R’s new office. The employees' well-being, general comfort, and health were high among the client's priorities on the agenda. We have precisely selected lighting to meet the needs of employees and verified its suitability with advanced measurements. Similarly, equipment, such as ergonomic seats and electrically raised desks for all employees, were selected according to specific people and their preferences or health requirements", adds **Hanna Ruszkowska-Świąder**.

Representatives of 7R took part in every stage of the project, making sure the office space was properly personalized. The final result is a spacious, modern interior, full of light, supporting the company's business goals.

**Design x Build model benefits**

Tétris is a promoter of the Design x Build model, a comprehensive approach to the design and construction of spaces, keeping in mind the aesthetics and the financial parameters of projects. This way of working ensures synergy between the architect's vision and the efficient completion of interiors in local realities. In addition to its competence and experience in managing construction and fit-out projects, Tétris also has a team of architects, designers and other industry experts developing concepts, detailed designs and advising clients on the best solutions.

"Executing office fit-out, or any other project, from concept, interior design, to completion makes it much easier for us to maintain synergy between teams. While preparing the design, we discuss the next stages of construction work and the materials we use, which helps avoid mistakes. The space is immediately well-thought-out in terms of its final appearance and functionality, which translates into the lack of time-consuming and, above all, costly modifications in the finishing process,' **Beata Andryk** explains.

From the investor's perspective, apart from the idea for the arrangement or finishing of the interior, it is crucial to optimise the budget and reduce unexpected costs to a minimum. What also counts is the proper timing and responsibility for the project from start to finish – and the Design x Build system is prepared with this in mind.

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About Tétris

A subsidiary of JLL, a Fortune 500 company, Tétris is a leading design and build firm. Its mission is to design and build vibrant spaces that inspire people to think better, work better and live better. With a global team of engineers, architects and designers, Tétris is able to provide a full range of services to meet clients' needs from design to construction and furniture selection (FF&E). Globally, since its inception in 2003, the company has grown in 18 countries on three continents, with a team of more than 820 people located in 35 offices. For more information, visit tetris-db.com.

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