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The Trends

A look at the issues driving change in the coming year.

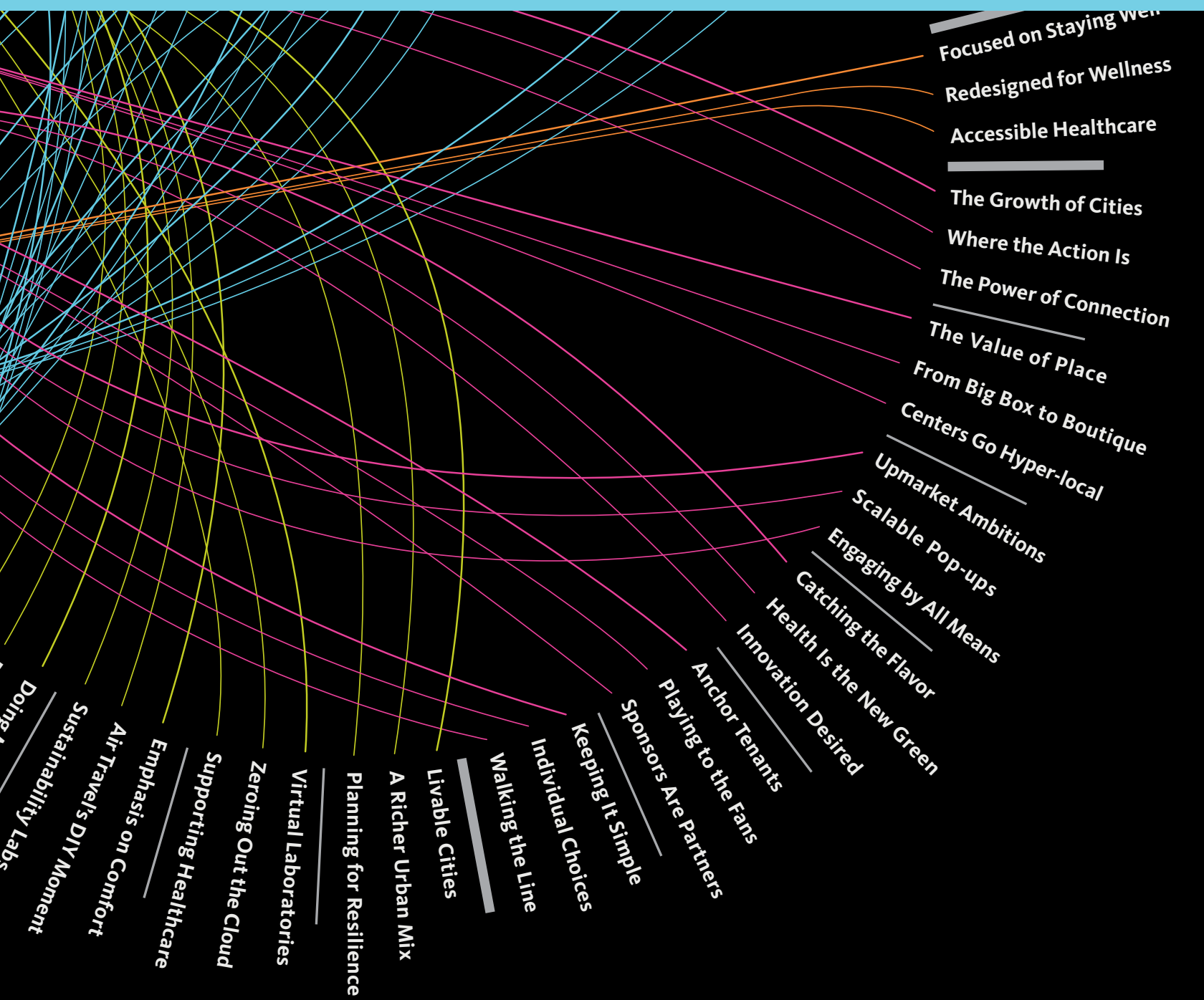
The Responses

How design will address 2013's market challenges.

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Thought leadership from Gensler's 20 practices.

Gensler Design Forecast 2013





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What's ahead for design in 2013?

Our newest publication, Gensler Design Forecast, taps the collective intelligence of our global team. Focused on the intersection of business and design, it provides a quick and comprehensive guide to what's ahead.

Unique among design firms, Gensler works with a cross section of the world economy. This exposes us to the issues driving change across our clients' markets. As designers, we address the opportunities that such change creates for our clients—engaging them in a dialogue about the future.

Gensler Design Forecast distills this into 60 trends. It draws on the insights we've gained with our clients, turning these trends to their competitive advantage. We are pleased to share it with you, believing that you will find it timely, interesting, and useful.



Diane Hoskins, FAIA
Executive Director

Andy Cohen, FAIA, IIDA
Executive Director

David Gensler
Executive Director

Gensler Design Forecast 2013

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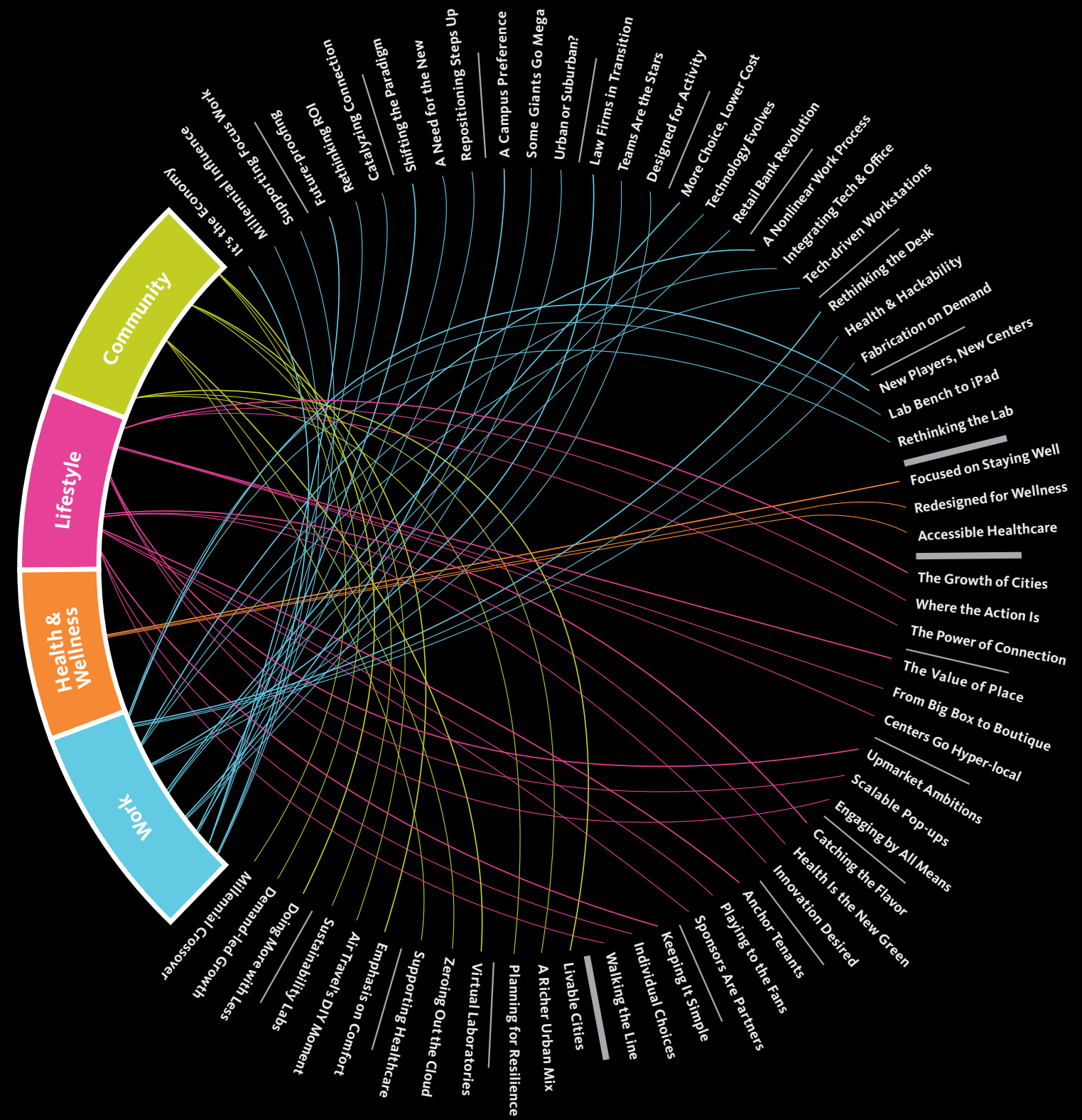
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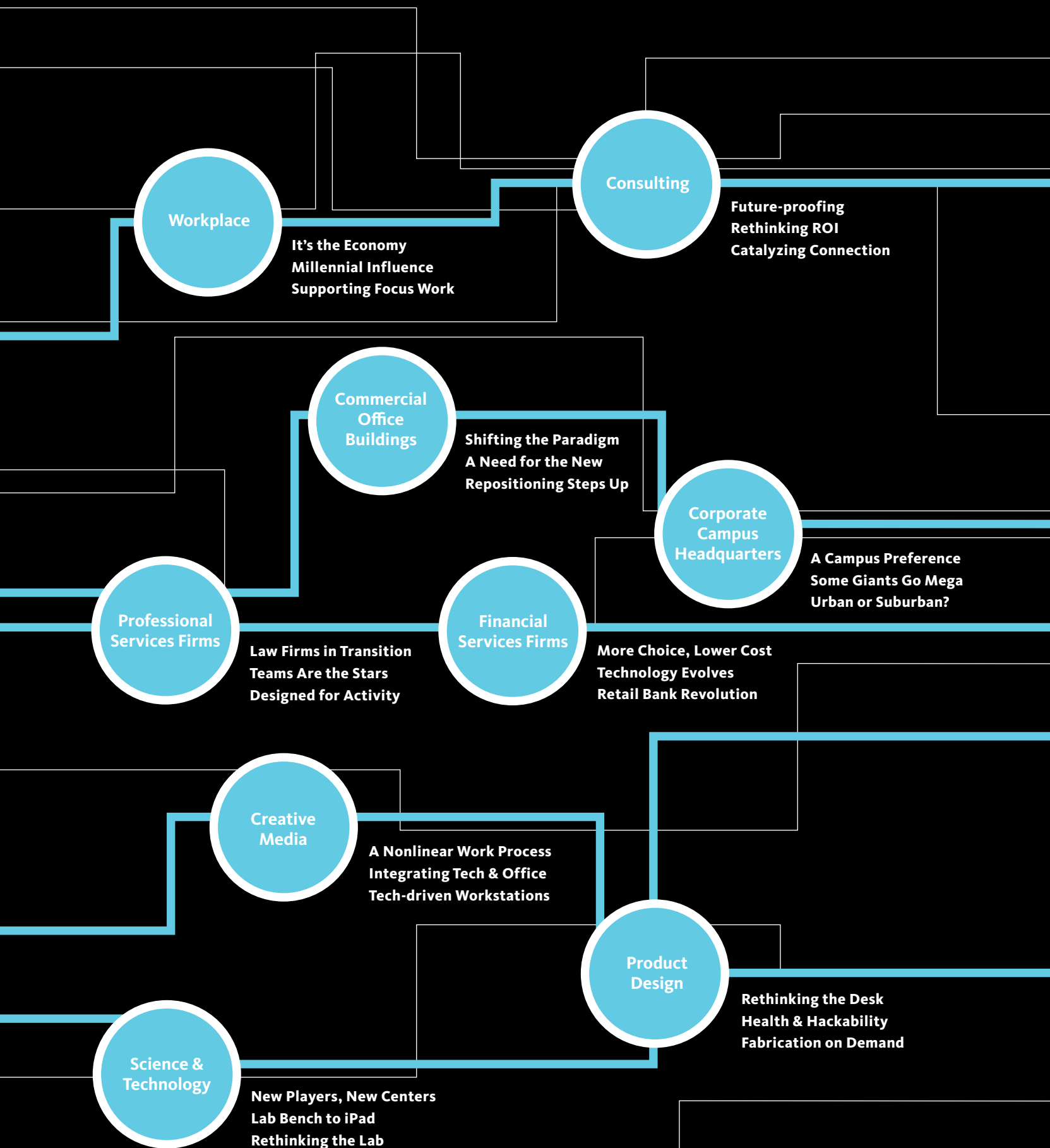
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Trends often cross several market sectors. They take various forms and invoke different design responses, but there's enough common ground to suggest the meta-trends that drive change in a larger sense: the state of the global economy, climate change, the constant innovation of science and technology. We've organized our forecast by sectors and practices, but "place" is less easily categorized. Its richness and resilience require synergy from our designers—an open-ended embrace of the future that spurs creativity and takes inspiration from all quarters.



The Future of Work



A new workplace revolution has begun. The millennial generation is reshaping work in its own image. Choice is in the air, even if how it's exercised varies from sector to sector. "Everyone under one roof" sometimes trumps mobility. As business pushes into new markets, bridging the local/global divide is more crucial. That push also means that the flow of workplace innovation comes today from every part of the world.

Workplace

TREND
01

It's the Economy

Economic shifts continue to drive change in the workplace, but the implications are far from uniform. In some sectors, mobility is reducing and reallocating real estate to fit people's work styles. For others, getting everyone "under one roof" is more important. In every sector, both the financial metrics and the intangibles of human performance are priorities as firms vie for talent and strive for innovation.

TREND
02

Millennial Influence

The influence of millennial workers can be seen in the workspace at different scales. This reflects the cohort's interest in self-direction and self-expression. Coworking space gives young entrepreneurs an instant community that's used to rapid-fire collaboration. Hackable space can be reshaped on the fly to meet a team's fast-changing needs. The artwork and amenities are homegrown and temporary.

TREND
03

Supporting Focus Work

Gensler's WPI survey shows that individual focus work is the most significant factor in workplace effectiveness. WPI respondents rated it "most critical," perhaps because—as the WPI data shows—if you support it well, then collaboration, learning, and social interaction go up; if you don't, they go down. The challenge is how to support focus work in open, collaborative work settings.

PRACTICE AREA LEADERS



Lisa Bottom
San Francisco



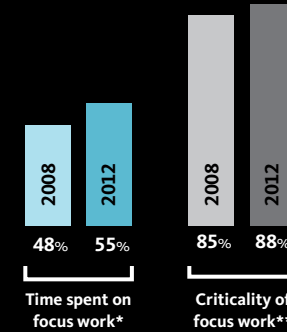
Janet Pogue
Washington, DC



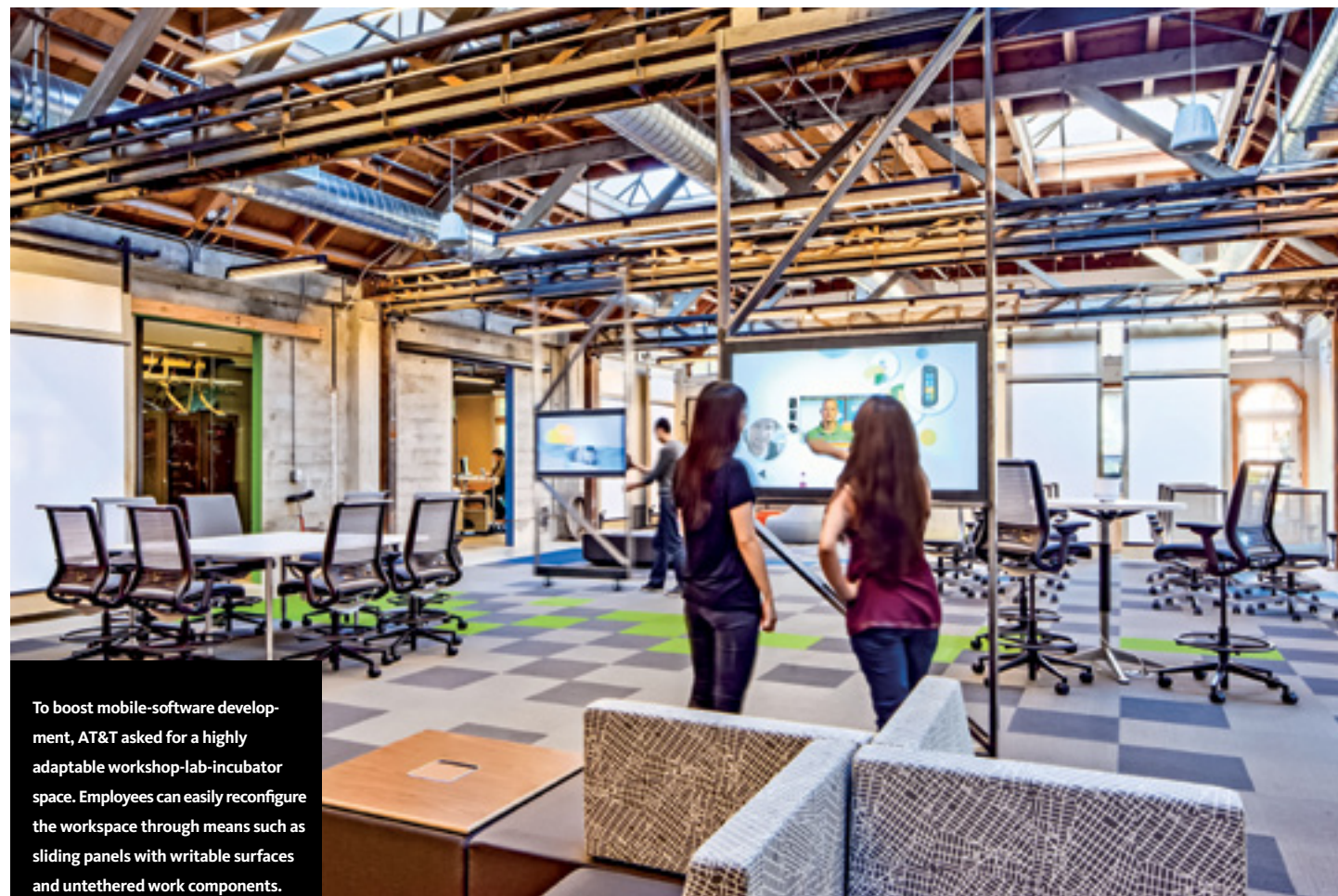
Jim Williamson
Washington, DC

Focus!

Gensler's Workplace Performance Index (WPI) analysis of the survey responses of over 100,000 office workers shows an increase in the amount of time people spend on focused work and in its reported criticality to their jobs. Here are the changes from 2008 to 2012.



*Percentage of the work week employees report that they spend focusing.
**Percentage of workers who report focused work to be highly critical to their job performance.



To boost mobile-software development, AT&T asked for a highly adaptable workshop-lab-incubator space. Employees can easily reconfigure the workspace through means such as sliding panels with writable surfaces and untethered work components.

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above: AT&T Foundry, Palo Alto, CA
opposite: Gensler, Los Angeles



Facebook's renovation of an office campus in Menlo Park, CA, took the existing buildings and open spaces as a framework that could support ongoing small-scale interventions, many initiated by teams that are inventing the future in real time.

Facebook Headquarters, Menlo Park, CA



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Consulting

TREND
04

Future-proofing

As they expand and contract, their interests converging and diverging with others as markets shift, organizations find it much harder to project future space needs accurately. So they have an increasing need for real estate that gives them “the right to be wrong,” with a flexibility that’s strategic rather than operational. Potentially, this could involve the way the space works and the way it’s delivered and deployed.

TREND
05

Rethinking ROI

How design addresses value goes beyond the financial. Holistic measures of ROI provide greater transparency about how real estate assets perform at a human level—personal productivity, engagement, and wellness, for example—and at organizational, community, and regional levels. Making these broader performance goals explicit and measurable will spur innovation and provide new benchmarks.

TREND
06

Catalyzing Connection

Connection and engagement are emerging as common threads of real estate, including office space, across the economy. This has a technological aspect, mixing real and virtual in ways that are likely to reshape work and other settings. Connection can be at odds with people’s need to focus, which Gensler research shows is fundamental. Bridging the virtual and real divide is also a challenge, despite steadily better technology.

PRACTICE AREA LEADERS



Andrew Garnar-Wortzel
New York



Philip Tidd
London



Gervais Tompkin
San Francisco



The Tower at PNC Plaza features a breathable double skin that will drive energy performance to new levels. Its innovative workplace strategy introduces double-height collaboration spaces that add vertical connections between floors.



The latest generation of office buildings rethinks the spec model to give individual tenants the leeway to tailor their spaces, expand into mezzanines, and make connectivity and amenity more visible features.

[View related content](#)

opposite: The Tower at PNC Plaza, Pittsburgh
above: C3, Culver City, CA

Commercial Office Buildings

TREND 07

Shifting the Paradigm

A convergence of workplace and demographic trends requires next-generation office towers with more adaptable tenant space, supporting greater density and interaction with a more loft-like spaciousness and better vertical connectivity. Higher ceilings, more generous lease spans, and ventilation strategies improving indoor environmental quality are among the likely responses to end-user interest in healthy, sustainable, and productive work settings.

TREND 08

A Need for the New




Office tenants are looking for new office building “products” offering build-to-suit flexibility. The office tower is being rethought to allow individual tenants to tailor their spaces to have a headquarters look and feel. Giving employees the ability to customize work settings and recapturing parts of the core as communal space are two ways office towers can support single- and half-floor tenants in a style that reinforces their brand and identity.

TREND 09

Repositioning Steps Up

Building renewal is on the upswing, with a particular focus on Class B and C properties that startups and companies with millennial workers appreciate for their expansive floor plates and sense of authenticity. Retrofitting Class A office towers with higher-efficiency systems and improved cladding and glazing can add leasable space by recapturing obsolete mechanical floors. New lobbies and better daylight quality on office floors also enhance value.

PRACTICE AREA LEADERS

-  **Leslie Jabs**
New York
-  **Elva Rubio**
Chicago
-  **Peter Weingarten**
San Francisco

Hyundai Motors USA, Fountain Valley, CA
opposite: China Merchants Bank, Shanghai



Corporate Campus Headquarters

TREND

10

A Campus Preference

Despite the pull of urban centers, many companies still prefer campus headquarters. Silicon Valley is a famous example, but campuses are also showing up closer in as cities actively compete for the high-tech, biotech, energy, and other sectors. The latest campus headquarters are tailored to the company's culture and ways of working more closely than in the past, giving global and mobile teams a home base.

TREND

11

Some Giants Go Mega

In China and the US, some energy, financial, and technology giants are opting for mega-campuses. The goals are to support their work processes, foster collaboration and social cohesion, and protect intellectual property. Their sheer size allows mega-campuses to provide the services, amenities, and "net-positive" infrastructure of self-contained communities.

TREND

12

Urban or Suburban?

Some companies are opting for urban campuses because their young talent wants to live and work there. In some regions, this is emptying out suburban office campuses, making them a drag on the market. By shifting them to multi-tenant occupancy, for example, and mixing in non-office uses, the properties can often be repositioned, finding new life with other tenants.

PRACTICE AREA LEADERS



John Adams
Los Angeles



Jay Longo
Chicago



Janet Pogue
Washington, DC



Olivier Sommerhalder
Los Angeles

Even at the mega-scale, like China Merchants Bank in Shanghai, the appeal of a headquarters campus is to promote community and teamwork by bringing everyone "under one roof" in a healthy, productive, and sustainable workplace.



Q&A

Steve Martin
PRACTICE AREA LEADER

How are law firms adapting to changes in work modes?

SM: While international law firms are moving toward open office environments, the private office prevails for US attorneys. Going forward, attorney offices need to incorporate different furniture settings and tools to accommodate diverse work processes—from focused work to collaborative teamwork that requires advanced technology. Future offices will include more personal and small-group video technology. No longer bound by geography, attorneys will use technology to access clients, conduct remote depositions, or build expert teams virtually.

Professional Services Firms

TREND 13

Law Firms in Transition

The professional services sector is under pressure. Many law, accounting, and consulting firms continue to push into new markets, but law firms in particular are coming to grips with falling revenues and stagnant rates. As a result, there's a new openness to innovation in work process and how it is supported by the office workplace and by mobility strategies and technology.

TREND 14

Teams Are the Stars

Law firm teams are starting to eclipse individual legal stars, making support of teamwork a higher priority. Gensler's Legal WPI survey found that 71 percent of attorney collaboration happens in individual workspace, not in conference rooms. With remote participants involved, the right equipment is a must. In open plan offices, avoiding distraction is an issue.

TREND 15

Designed for Activity

Accounting and management consulting firms have long leveraged mobility. Now they're taking the next step, organizing the workspace by activity. A variety of settings can be booked on demand, placed and allocated to reflect prevailing work patterns. The goal is to support different work modes more effectively while maintaining or improving utilization of the space.

PRACTICE AREA LEADERS



Marilyn Archer
Houston



Barbara Dunn
Los Angeles



Steve Martin
Washington, DC



opposite: Latham & Watkins, Houston

above: Boston Consulting Group, New York

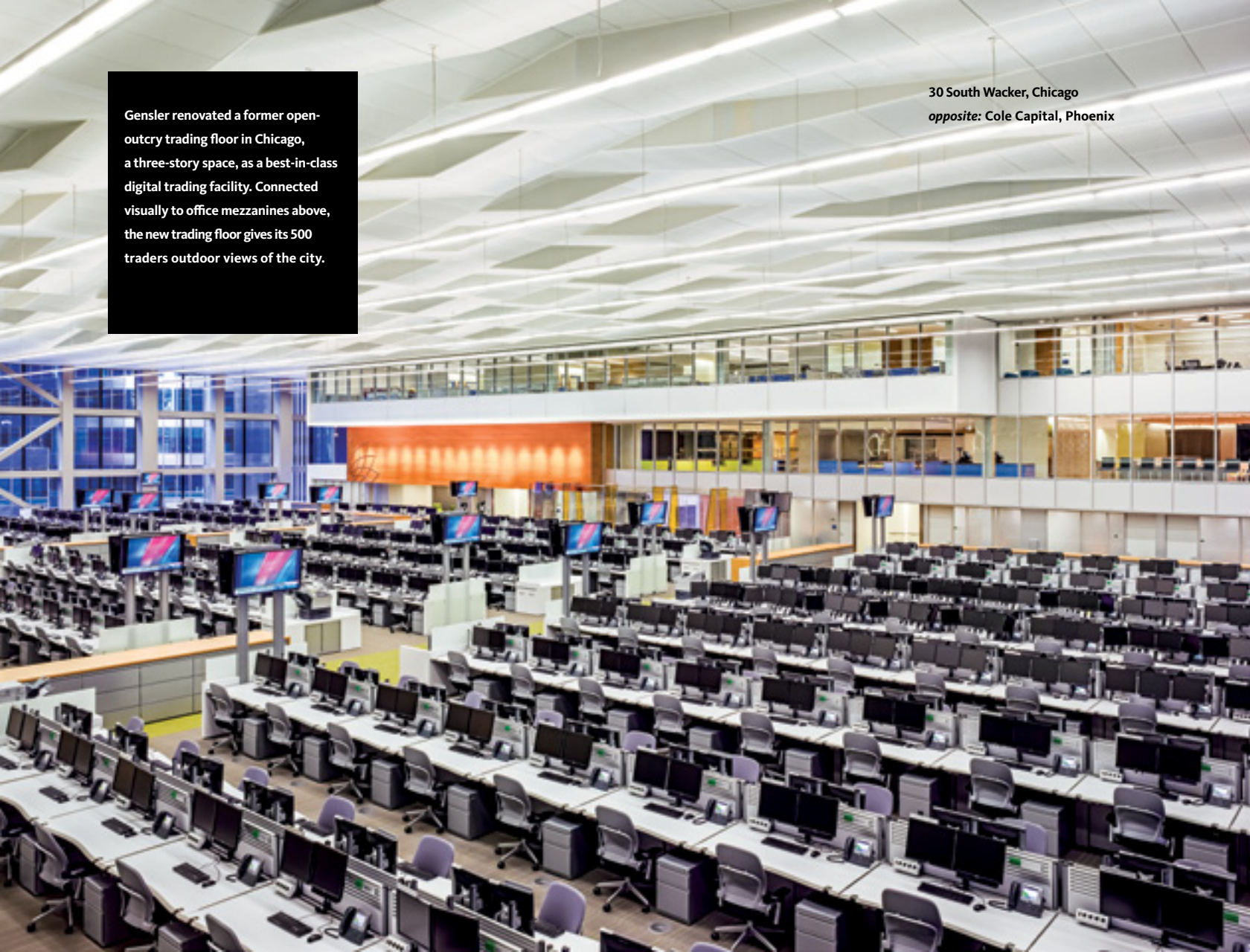
Management consultancies embrace mobile work styles and approach the workplace as a collaborative meeting point. Law firms are moving in this direction, but with greater use of individual work settings as the focal point of real and virtual interaction.

[View related content](#)



Gensler renovated a former open-outcry trading floor in Chicago, a three-story space, as a best-in-class digital trading facility. Connected visually to office mezzanines above, the new trading floor gives its 500 traders outdoor views of the city.

30 South Wacker, Chicago
opposite: Cole Capital, Phoenix



Financial Services Firms

TREND
16

More Choice, Lower Cost

While business conditions put even greater emphasis on real estate costs, financial services firms still have to attract and support their top performers. Emphasizing new work styles and workspace choices gives these firms added flexibility and efficiency, especially for global expansion, while delivering the sophistication and amenities their high producers expect today in their work settings.

TREND
17

Technology Evolves

Tech is the glue for financial services firms. Better tech integration and quieter, more energy-efficient cooling are improving the workspace—including trading floors—and lowering operating costs. To speed software/systems development, leading financial hubs such as London's Canary Wharf are opening financial tech accelerator spaces close to their potential clients.

TREND
18

Retail Bank Revolution

As more and more people move to cashless payments and virtual banking, retail banking is focusing on the relationship itself as a first-person, place-centered experience. For both private banking and branch banking, a revolution is under way that looks beyond traditional models for new ideas on how to connect with customers on a personal—and highly personalized—level.

PRACTICE AREA LEADERS



Cathy Bregenzer
 San Francisco



Rocco Giannetti
 New York



Krista Lindsay
 London



Creative Media

TREND
19

A Nonlinear Work Process

Converting content from physical and analog to digital changes the technology and eliminates the need for traditional workflow and adjacencies. The shift to server/cloud-based computing frees up where and how media production can occur. As multidisciplinary teams replace departments, the media workspace is becoming more open, multi-functional, and collaborative.

TREND
20

Integrating Tech & Office

The separation of tech-intensive studios and conventional office space is over, replaced by one cohesive creative media work setting. Former "black box" functions like video production and graphics editing take place at the desktop—collocated in the workplace, not in enclosed editing rooms or studios—to provide fully integrated production facilities.

TREND
21

Tech-driven Workstations

The changing nature of the technology is transforming the traditional creative media workstation. It is being redesigned around the equipment as a support structure and framework. The latest workstations empower users to tailor, reconfigure, and move them around easily, depending on how they work, where they work, and the creative media task at hand.

PRACTICE AREA LEADERS



James Lee
Los Angeles



Michael White
Los Angeles



Studio space is steadily integrating with other workspaces, letting media companies do more with less from a real estate perspective. Behind this is new editing and production technology that lives on the desktop.

left: Time Warner Cable,
El Segundo, CA
above: KCET, Burbank, CA

Product Design

TREND
22

Rethinking the Desk

As smart devices proliferate, as mobility becomes the rule, what happens to the desk? Will it become “universal,” changeable at will to suit the needs of any user? Is a desk even needed if smart devices have everything people require to work and connect? Or will smart surfaces and even smart eyewear change the game, transforming the workspace and making smart-phones and tablets passé?

TREND
23

Health & Hackability

If sitting at your desk all day literally takes years off your life, the sedentary nature of office work is likely to change—with significant workplace product implications, since this could be as big a health issue as second-hand cigarette smoke was a generation ago. Letting people reshape work settings quickly to meet changing needs similarly opens the door to a range of new products.

TREND
24

Fabrication on Demand

Solid modeling programs, rapid prototyping, and instant fabrication are impacting product design. They let designers model and fabricate, but they could also “localize” some product manufacturing, eliminating inventories and shipping. In time, they could change the relationship between designers and end users, with fabrication technology serving as the “medium of exchange.”

PRACTICE AREA LEADERS



Ehren Gaag
Baltimore



Steve Meier
Chicago



George Miller-Ramos
London

Q&A

Ehren Gaag
PRACTICE AREA LEADER

How is product design evolving in the workplace?

EG: A mobile and collaborative workforce requires new ways to team and connect. Our research shows that as much as 50 percent of the workplace should support collaboration and interaction. The conference room isn't where it's happening, so the potential for distraction is higher. With the shift from laptops to tablets, people are even more mobile. All this suggests opportunities for a new generation of products that facilitate the different modes of work that need to coexist in the workspace. The need for virtual teams will also drive new products. Wellness is likely to change work styles, with desks and chairs that let people choose to stand or sit while they work.



The SLO_Gen Table was created using digital design and fabrication techniques by product designers from Gensler Los Angeles and students from the College of Architecture and Environmental Design at Cal Poly, San Luis Obispo, CA.



opposite, from left: HIFI Chair, Ninety Task Light
above: SLO_Gen Table
left: David Edward Royale Chair



Amgen and Gensler translated workplace research and strategy into a pilot project to modernize Amgen's 40-year-old headquarters campus building as a high-performing "home base" for its global team.

above: Amgen Headquarters Pilot Project, Thousand Oaks, CA
below: Organovo, San Diego

Science & Technology

TREND

25

New Players, New Centers

China's growth as an exporter and market is making it a global R&D center for science and technology, spurring new academic programs. Something similar is happening in the US as it faces a shortage of qualified graduates. To cope with reduced funds, universities are engaging industry as an active research partner, often in jointly sponsored facilities.

TREND

26

Lab Bench to iPad

The lab bench isn't the center of the action any longer. Advances in technology are integrating labs with other workspace, and freeing researchers and technicians to work in the field or at the patient's bedside. This expedites lab work, reduces space needs, provides greater flexibility, and supports workforce mobility by allowing shared use of lab facilities.

TREND

27

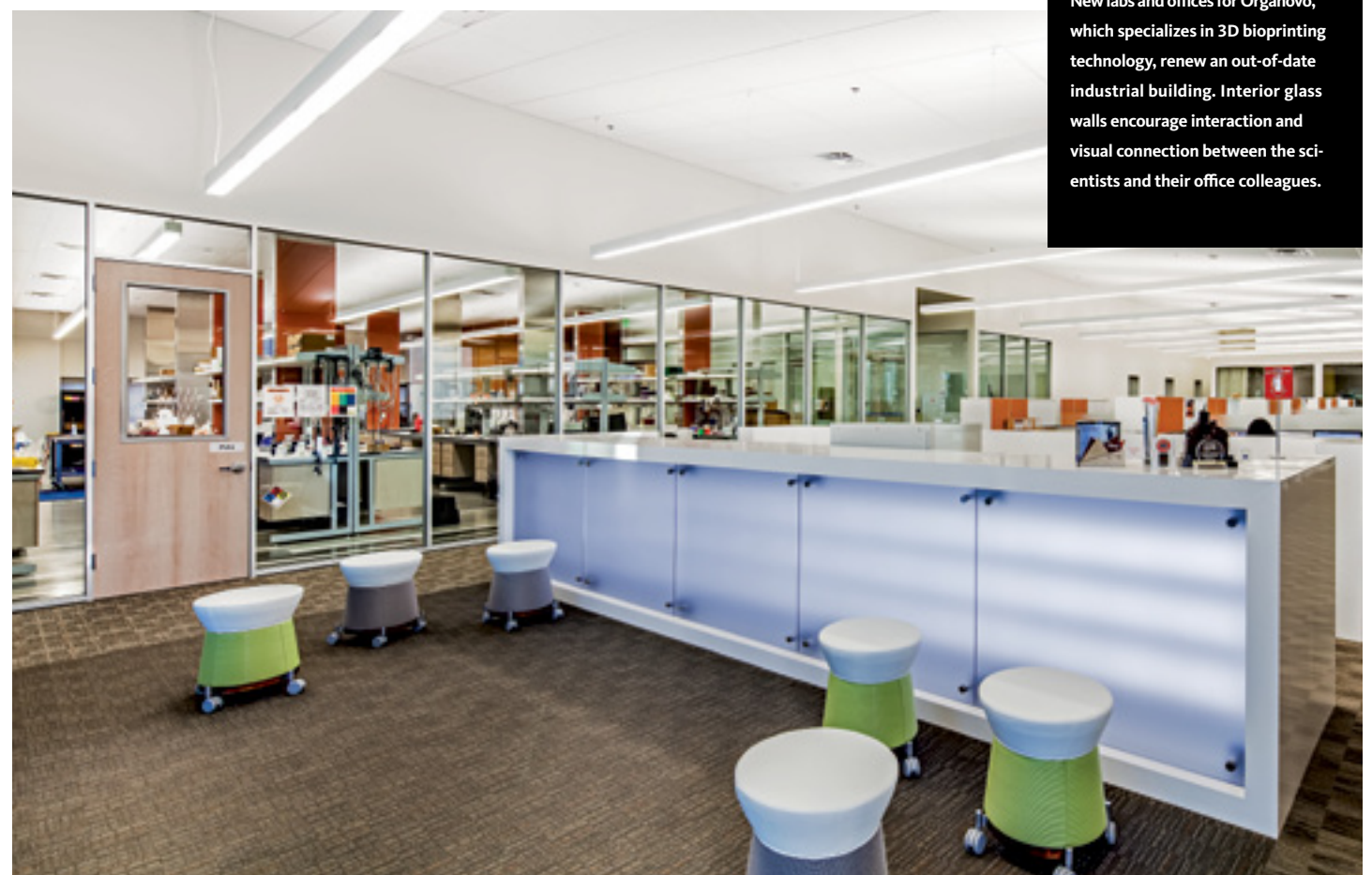
Rethinking the Lab

Labs are becoming an accepted part of the office workplace. A shift to modularized labs adds planning flexibility and makes it easier and less expensive to update, replace, move, or remove them. Mobile labs make it possible to deploy fully equipped testing and research facilities wherever they are needed, including in remote or difficult locations.

PRACTICE AREA LEADER

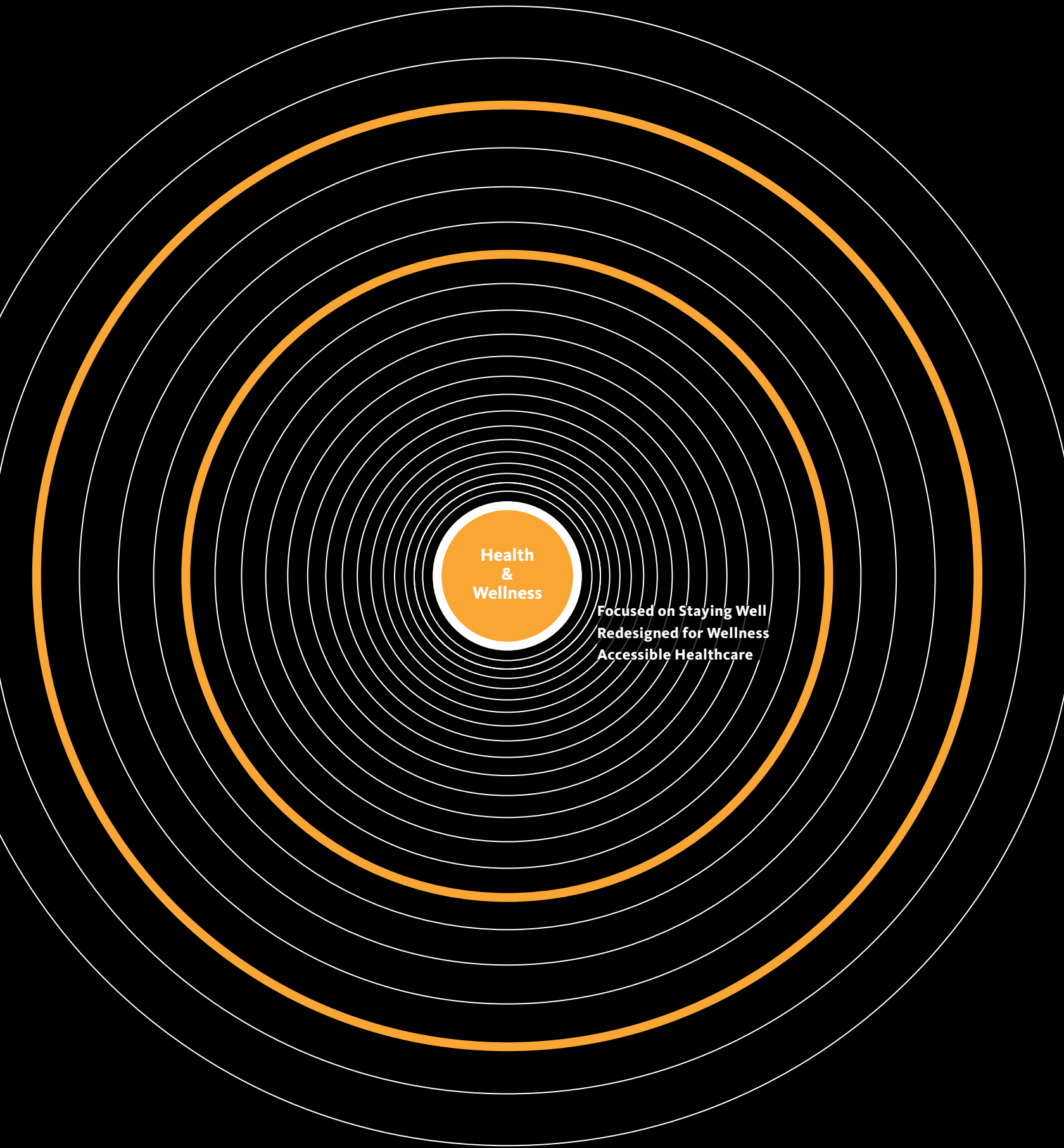


Barbara Bouza
Los Angeles



New labs and offices for Organovo, which specializes in 3D bioprinting technology, renew an out-of-date industrial building. Interior glass walls encourage interaction and visual connection between the scientists and their office colleagues.

The Future of Health & Wellness



As health consciousness grows, it is shifting the focus of healthcare from illness to wellness. Healthcare providers are rethinking their treatment models and facilities, both to reflect the more holistic view of health that wellness implies and to remain competitive in a fast-changing marketplace. Wellness speaks to the human dimensions of healthcare and broadens its range of settings. It opens the door to innovation.

Health & Wellness

TREND
28

Focused on Staying Well

Healthcare is being reinvented around the idea of wellness—proactively maintaining health, not just treating illness. Aging populations and the rising cost of care are leading to a holistic, self-managed approach to personal health that extends to all aspects of life. This has broad implications, not just for the healthcare sector—hospitals, insurers, and providers, for example—but also for communities and organizations.

TREND
29

Redesigned for Wellness


As wellness is embraced by health-conscious consumers, everything from hospitals to work settings is being rethought and redesigned. Healthcare providers are focusing on the patient experience. Hotels are integrating fitness and stress reduction into guest rooms, while employers are making it easier for people to avoid sedentary habits. Communities are giving renewed value to recreational open space, and promoting walking and biking.


TREND
30


Accessible Healthcare

As healthcare has evolved, the human dimensions haven't always had the highest priority. Now consumers are pushing back. They want healthcare facilities to be located closer to where they live and work, and to use smartphones and tablets to schedule their appointments and get answers to routine questions. Technology today can take this further, letting specialists diagnose and even treat people remotely, working with local teams.

PRACTICE AREA LEADERS

 Sarah Bader
Chicago

 Barbara Bouza
Los Angeles

 Nila Leiserowitz
Chicago



Blending hospitality with retail, a health insurance company brought a service and learning center to where its customers are, making it ultra-convenient for them to get information and advice about their coverage and healthcare options.



Medical concierge teams at Johns Hopkins Medicine International help their global clientele decide on the best possible medical care and arrange it, often on an urgent basis.



opposite: Johns Hopkins Medicine International, Baltimore
top: Horizon Center, Moorestown, NJ
above: An energy company's fitness center, Houston

following page: Yishun Community Hospital, Singapore

Q&A

Sarah Bader
PRACTICE AREA LEADER

How is technology impacting design for health and wellness?

SB: For providers, success will depend on the ability to touch more people. Technology allows that through what we call information arbitrage—taking electronic medical records and managing the information in new ways. It will enable people to monitor their own care and to involve providers more fully. How we support this technology in the physical space is a developing area of expertise.

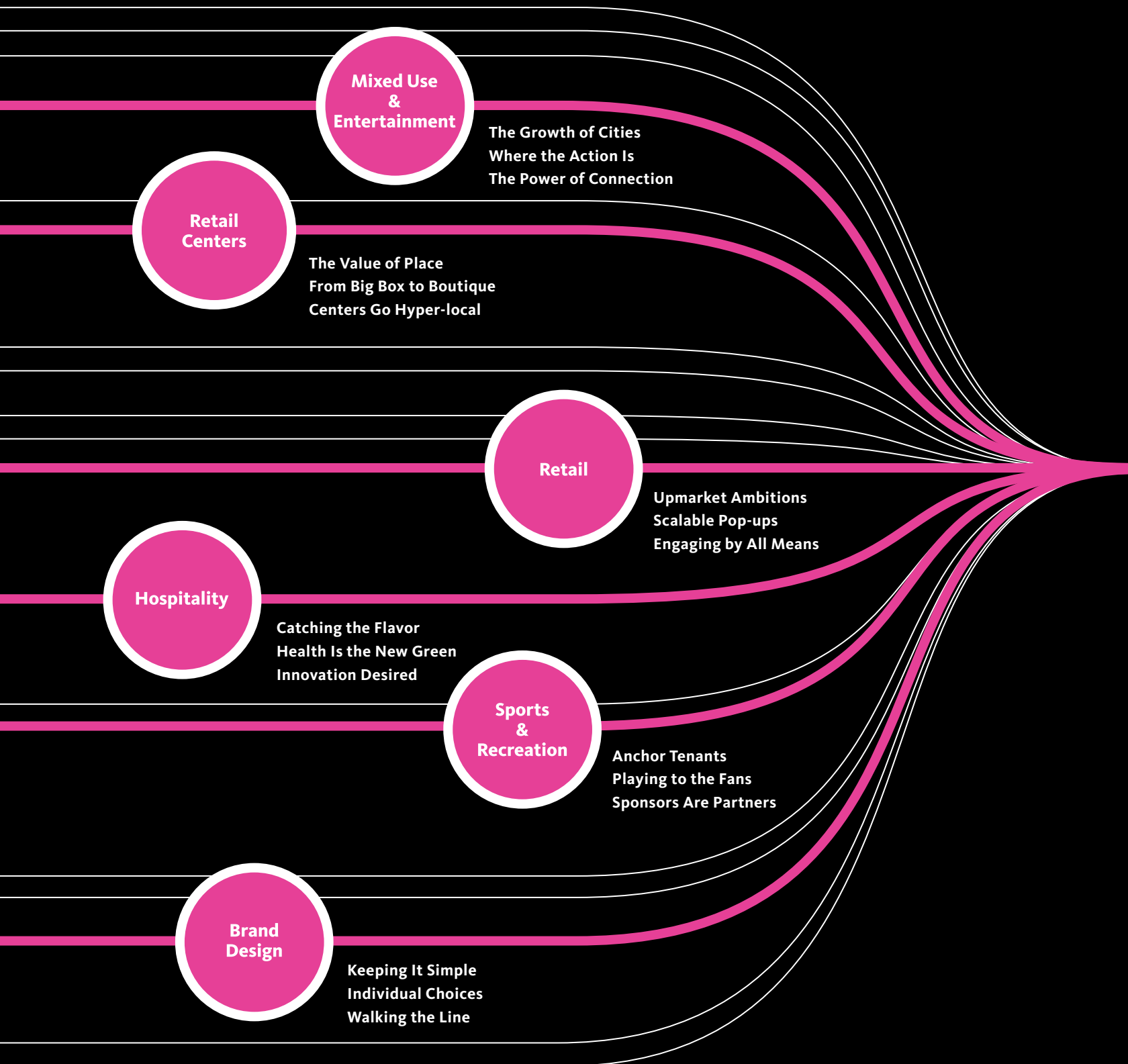
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Singapore's new Yishun Community Hospital will use "slow medicine," an alternative to treating end-of-life patients with multiple surgeries and heavy medication. Holistic in approach, it will make the setting itself part of the treatment plan.



The Future of Lifestyle



We now live in many places at once. Smart devices connect us to work, play, shopping, entertainment—and to each other—in a convergence of tangible and virtual worlds. As urban experiences and pleasurable pursuits are increasingly filtered through digital media, people will seek to make personal connections between leisure’s real and virtual contexts. Informed, connected individuals will drive the market.

The latest mixed-use centers, like this one in Buenos Aires, renovate old buildings—in this case, a former GM factory—as vibrant hubs that offer shopping, sports, and entertainment to revive their districts.



Mixed Use & Entertainment

TREND

31

The Growth of Cities

The UN projects an 84 percent increase in urban population by 2050, when 69 percent of the earth's 9.3 billion people will live in cities. Urbanization drives growth and challenges cities to absorb it without being overwhelmed. This will require strategies that range from mixed-use "vertical cities" to fine-grained development that effectively addresses the cultural context.

TREND

32

Where the Action Is

The urban core is experiencing a rebirth. Its popularity reflects the fact that the typical city center comes with a modicum of infrastructure, services, and amenities, usually including mass transit. This makes the core a particularly attractive venue for redevelopment. As single-use districts lose favor, the urban core is pulling in a broader range of uses and mixing them in closer proximity.

TREND

33

The Power of Connection

Destinations trade on their ability to connect people. The best of them connect emotionally by providing immediate, authentic experiences that get people "out of the house" at night and on weekends. The activity their synergy produces gives them a vibrancy that can spark renewal in the areas around them and generate higher returns faster for property owners and developers.

PRACTICE AREA LEADERS



Marty Borko
Los Angeles



Bea de Paz
Washington, DC



Peter Merwin
Houston



Duncan Paterson
Los Angeles



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Bergamot Transit Village redevelops a vacant industrial site next to a new Metro station in Santa Monica, CA. Mixing creative workspace, multi-unit housing, and vibrant streetfront retail, it fits with and activates the surrounding neighborhoods.

opposite: Nexus IRSA, Buenos Aires
above: Bergamot Transit Village, Santa Monica, CA
left: Shanghai Tower, Shanghai

A super-tall tower's vertical mix can draw a 24/7 crowd to activate its district. The Shanghai Tower's 121 stories combine offices with hospitality, housing, and retail—all linked by transit to the surrounding city.

Retail Centers

TREND
34

The Value of Place

To compete successfully with online shopping, retail centers offer what amounts to a curated experience. As “curated” implies, they are rethinking everything from the tenant mix to the details of the overall setting. Variation and customization are a big part of the curating process, expressed through events and store offerings and activities. So are the amenities that can turn a retail center into a real destination.

TREND
35

From Big Box to Boutique

Consolidation and contraction among retailers mean that US retail center owners and developers face big box and anchor vacancies. To stay relevant, revive and raise rents, and preserve and grow their tenant base, they are reinventing themselves. For new retail centers, this is shrinking the format as they and their tenants switch to a boutique-like experience to generate buzz and attract new customers.

TREND
36

Centers Go Hyper-local

Consumer interest in authenticity is pushing retail centers to focus on the local in their tenant mix and design choices, avoiding a one-size-fits-all approach. In keeping with retailers that are tailoring their look and offerings to the specific community served, retail centers are adding locally focused events and finding ways to leaven their tenant roster with local stores and locally derived—and often artisanal—goods.

PRACTICE AREA LEADERS



Maureen Boyer
San Francisco



David Glover
Los Angeles



Successful retail centers are well attuned to the shopping patterns of their clientele. They emphasize the social dimension, recognizing the value of providing customer communities with a place to land.



Q&A

Maureen Boyer
PRACTICE AREA LEADER

View related content

opposite: The Avenues, Kuwait City
above: FIGat7th, Los Angeles
below: Coex, Seoul

How can US retail developers stay relevant and thrive?

MB: The best way to connect with your customers is to be relevant to them. This relates to how well you grasp the current conditions of your specific market and how well you can project them into the future. Teenagers continue to be a significant target market for US malls, but today's young adults shop differently than previous generations. If your retail center—like many others—has young adults as its primary demographic, you have to pay close attention to their constantly changing habits. If you can continually show them that you know what they care about and your retail center reflects that, you're on the right track to staying relevant to them.



Gensler leverages its global design network to support UNIQLO's expansion across Asia, Europe, and the US. As with other international store rollouts, Gensler design standards ensure the highest level of quality and brand consistency.

Q&A

Chinatsu Kaneko
SENIOR DESIGNER

How is "curation" emerging as a trend in brand design in Tokyo?

CK: Curation is big in Tokyo, especially in the retail sector. Brands have to be refreshed to keep their target audiences interested and loyal. Department stores are dedicating part of their floor to "temporary shops" so there is always something new. Their customers come to the store for essentials, but are entertained by the inspirational. That inspirational aspect reflects the brand's curation and careful editing. Younger generations mix different brands to suit their own sensitivity and they expect the same expression from brands.



UNIQLO, Taipei
opposite, from left: Microsoft Surface
Pop-up Store, New York;
Ben & Jerry's, Tokyo

Retail

TREND
37

Upmarket Ambitions

From quick-serve restaurants to makers of custom car wheels, everyone is moving upmarket. Chains with a "fast food" image are broadening their menus—emphasizing fresh, local, and healthy—and giving patrons attractive places to meet up and socialize. Other retailers are stretching the luxury category as they recognize the growing affluence of their customers.

TREND
38

Scalable Pop-ups

From its origins in high fashion, the pop-up store concept is spreading, taking cues from food trucks, in-store stores and experiential feature zones, and the over-the-top installations found in trade shows. Reflecting retail's time-bound need for space, pop-ups are "going mega" to introduce new products. They've also hit the sidewalk and parked curbside to generate brand buzz.

TREND
39

Engaging by All Means

Retailers, banks included, are pulling out the stops to connect with their customers. Many offer tailored content such as in-store navigation, social apps, interactive environments, and digital wallets to keep the focus on personal service and engagement. Others stress their brand elements ("This is us"), the local ties ("We're here too"), and one-to-one guidance ("How can we help?").

PRACTICE AREA LEADERS



Barry Bourbon
San Francisco



Kyle Davis
Chicago



Irwin Miller
Los Angeles



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Relevance and authenticity are key strategies in engaging customers. In Tokyo, the new Ben & Jerry's shop is redolent of the company's roots in New England dairy farms, an authentic look that appeals to young people in the city.

The sustainable, 185-room Fairmont Pittsburgh shares the 23-story Three PNC Plaza with law firm Reed Smith's headquarters, ground-floor retail, and 28 condominiums. The mix helps activate a major plaza in the heart of the city's downtown.



above: Fairmont Hotel, Pittsburgh
left: Mr. C Beverly Hills, Los Angeles
opposite: Shore Hotel, Santa Monica, CA

Hotels are upping the ante on sustainability to attract guests and control life-cycle costs. The LEED-Gold Shore Hotel sets the bar high for green design, with natural ventilation, LED lighting, sandstone walls, and rooftop solar panels.

[View related content](#)



Hospitality

TREND
40

Catching the Flavor

Many hotels aim to stand out by celebrating their roots in the community. Providing a backstory is part of this, especially for established properties. New ones trade on their cachet, with amenities that draw locals as well as visitors. Knowledge of the terrain and a reflected sense of place are differentiators that add to the guest experience. Creativity and authenticity always win points.

TREND
41

Health Is the New Green

Hospitality brands have made sustainable practices part of their brand and offering. Now health and wellness are in their sights. Wellness is more than access to a spa or fitness center. It can mean guest rooms that encourage yoga, exercise, and meditation, for example, and design choices, toiletry selections, room-service menus, and mini-bar snacks that reflect a health consciousness.

TREND
42

Innovation Desired

Hotel operators in the Middle East are especially keen on the new. With more competition in this sophisticated and rapidly maturing market, choice is up and prices are coming down. That's driving experimentation: new brands, new lifestyles, and new designs. At the high end, the focus is on creating something special and memorable—the kinds of settings that lead to return visits.

PRACTICE AREA LEADERS



Ed Grun
Houston



Tom Ito
Los Angeles



Nancy Nodler
Houston



below: Rio 2016 Olympics Master Plan (with Coutinho, Diegues, Cordiero Architects, Miguel Pinto Guimarães Architects, and SWA), Rio de Janeiro
 right: Farmers Field, Los Angeles
 bottom right: Shengjing International Performing Arts Center, Shenbei, China

View related content

Host cities, such as Rio de Janeiro, are utilizing major sporting events as a catalyst for change. The 2016 Olympic and Paralympic Games offer a chance for the city to rebrand itself and renew its infrastructure.



With a retractable roof and seating for up to 76,000 fans, Farmers Field, the proposed sports/entertainment venue, is designed to attract the most iconic events to downtown LA.

Sports & Recreation

TREND 43

Anchor Tenants

Sports and entertainment districts are now urban destinations, often developed in tandem with convention centers. The goal is to maximize each venue's revenue and its contribution to the whole. Arenas and stadiums now host several teams along with headline music and trade events. The crowds they attract stay on afterward, spending their money right there instead of heading home.

TREND 44

Playing to the Fans

Sports venues are designed to make fans feel like repeating the experience. The latest stadiums deliver cruise ship-worthy offerings at every price point. Technology is leveraged to enhance the game-watching experience and connect fans with venue sponsors and teams. The locations of choice now are downtown—with public transit replacing the sea of parking.

TREND 45

Sponsors Are Partners

The sponsors of sports venues are increasingly viewed as partners. To make their investment in naming rights pay off, sponsors are actively involved in shaping every aspect of the fan experience they touch. They measure their ROI in engagement: getting fans out to the games, interacting with them at the venue, and keeping the connection going between games and in the off-season.

PRACTICE AREA LEADERS



Ron Turner
Los Angeles



Jonathan Emmett
Los Angeles



Keith Fuchigami
Los Angeles



Michael Wekesser
Los Angeles



Q&A

Jonathan Emmett
PRACTICE AREA LEADER

How can technology enhance the fan experience?

JE: When we're watching a game at home, we're accustomed to a plethora of data—instant stats, commentary, interaction with other fans, and the opportunity to follow along with our own devices. Sports fans look for a similarly immersive experience at the game; and with thoughtful strategy and design, technology presents an opportunity. The goal is to engage and entertain—not overwhelm. If you miss the chance to connect on the channels that consumers are choosing for personal communications and transactions, it's likely your fans are going to stay home with those high-def TVs.

Brand Design

TREND
46

Keeping It Simple

Consumers face an overwhelming range of choices, so brands are simplifying their message and offerings. The paradox of choice means that brands have a potential advantage if their paring down is seen as a convenience. Pop-ups and other responses to changing tastes and short attention spans use time itself as a limiting device to introduce a new product and deliver a message.

TREND
47

Individual Choices

People connect based on shared values and aspirations, so tapping into both is a brand imperative. In this sense, brands have something in common with family or friends—social bonds that bridge between the personal and the communal. So smart brands give people many reasons to choose them. They also engage them in many different ways so they stay interested—and loyal.

TREND
48

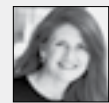
Walking the Line

Consumers once felt that they lacked control, but social media, smartphones, and peer-to-peer connections are shifting the balance. Consumers set the pace and terms of brand engagement. Yet they also expect that the brand's intelligence, sense of authenticity, and willingness to surprise them in pleasing ways will be there. Smart brands walk that line with alacrity.

PRACTICE AREA LEADERS



John Bricker
New York



Dian Duvall
San Francisco



Deanna Francl
Washington, DC



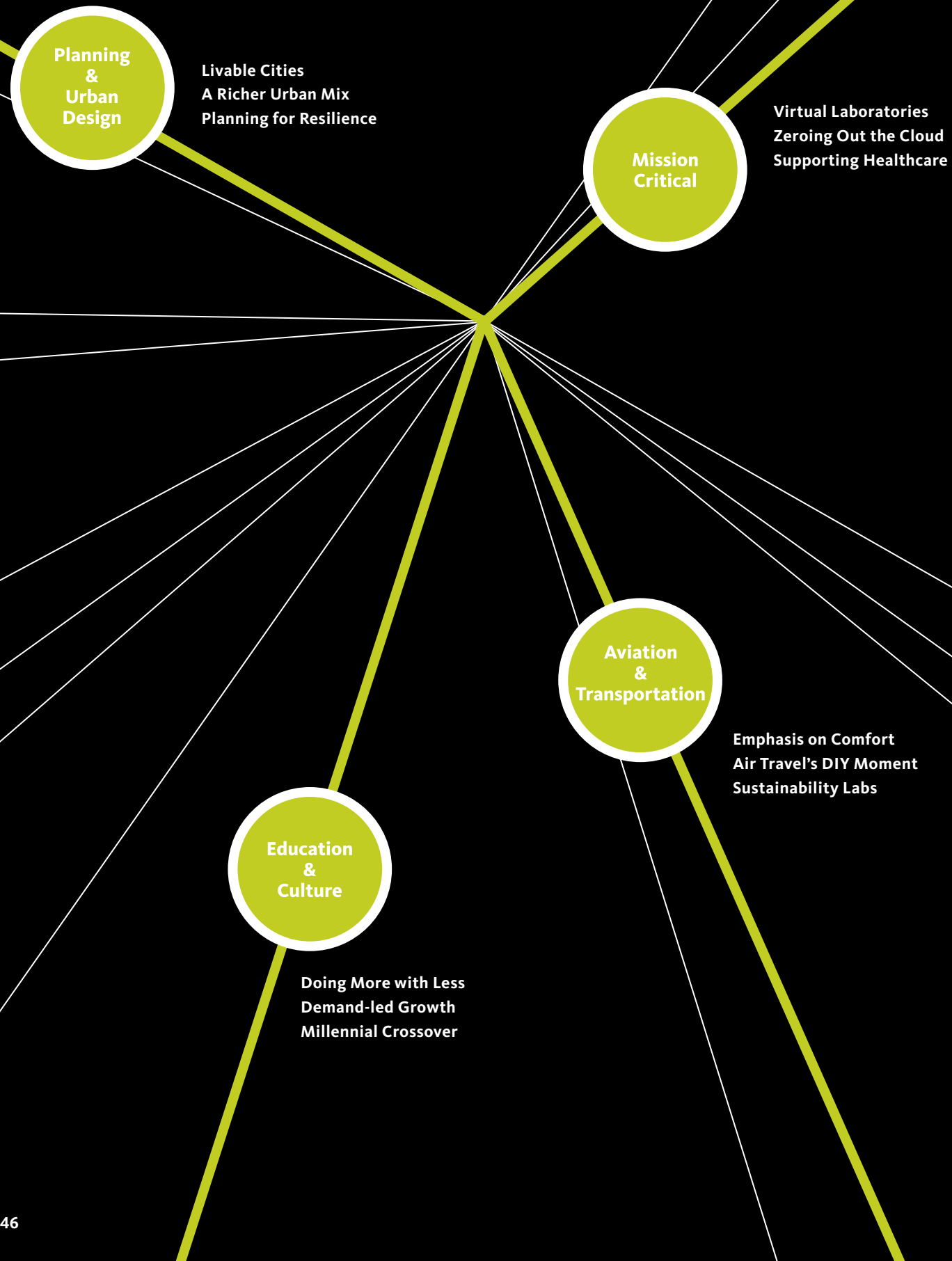
Less can often be more. Gensler's simple but memorable graphics helped create brand awareness for DoubleTree's Cookie CAREavan, a 50-city food truck tour featuring the hospitality brand's signature chocolate-chip cookies.

[View related content](#)

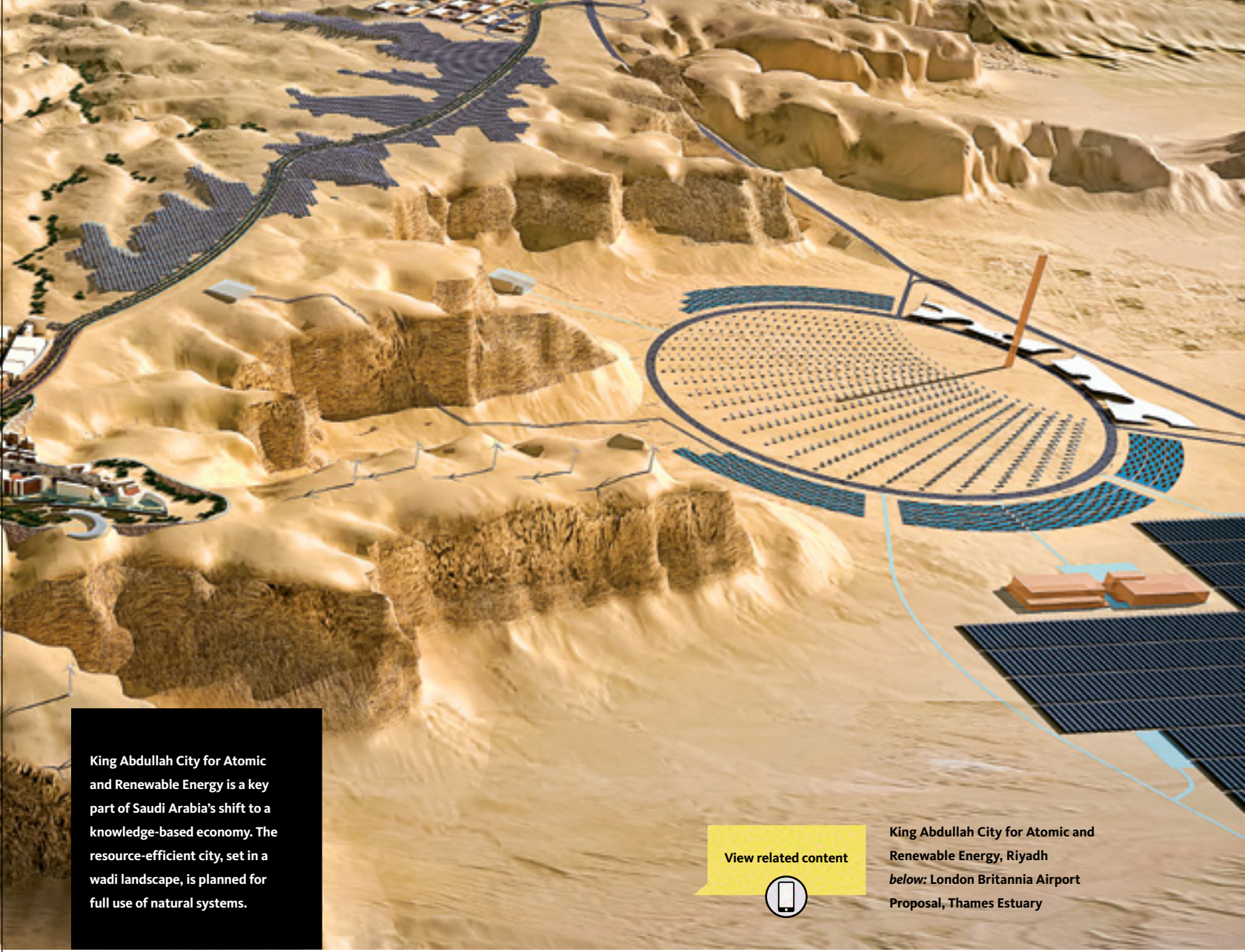
DoubleTree by Hilton brand design
opposite: 100% design, UK,
brand repositioning



The Future of Community




Thriving communities grow from a strong base. Behind their growth is a supporting armature—flexible, resilient, and able to meet the future in many different ways. To thrive is to work well. Thriving communities attract talent and investment, move people and goods efficiently, and house, educate, entertain, and sustain the young and the old. New or renewed, thriving communities build a better world.



King Abdullah City for Atomic and Renewable Energy is a key part of Saudi Arabia's shift to a knowledge-based economy. The resource-efficient city, set in a wadi landscape, is planned for full use of natural systems.

[View related content](#)






King Abdullah City for Atomic and Renewable Energy, Riyadh
below: London Britannia Airport Proposal, Thames Estuary

Planning & Urban Design

TREND 49
Livable Cities
 "Walkable" cities, dense and transit-linked, are the new standard. One-third of the US population lives in central cities, the most since 1950. The worldwide migration of businesses and people into cities creates new challenges for providing adequate housing and services. To cope, some metropolitan regions are developing high-density new communities at their edges. Most are transit-served and the best are highly sustainable.

TREND 50
A Richer Urban Mix
 New work patterns are reshaping cities the same way they're reshaping the workplace. As creative and knowledge workers unplug from traditional office space, they are creating significant shifts in real estate demand. They are already transforming the urban cores of some established cities, turning dense transit corridors into catalysts of redevelopment that allow for a richer, more accessible mix of uses than in the past.

TREND 51
Planning for Resilience
 Designing with nature for resilience is a planning strategy that takes sustainability to the next level. Resilience moves the focus from individual buildings to larger areas and urban/regional systems. Accurate risk assessment is part of it. For example, climate data from the last 50 years may be an inadequate basis for ensuring the safety of communities over the next 50 years, given the higher incidence of extreme weather events.

- PRACTICE AREA LEADERS**
-  **Alan Colyer**
Houston
 -  **Carlos Cubillos**
Washington, DC
 -  **Peter Sheard**
London



The proposed floating airport in the UK's Thames Estuary would achieve resilience by addressing sea-level rise. It would replace London Heathrow, which could then be redeveloped as a transit-served new community.

Mission Critical

TREND
52

Virtual Laboratories

Data centers are the new university research labs. These institutions rely increasingly on computing power to support scientific, engineering, medical, demographic, and even legal research. While business continuity is all-important to business users, research institutions value speed, capacity, and—in particular—the ability to add and upgrade equipment quickly and cost effectively to meet changing program needs tied to research funding.

TREND
53

Zeroing Out the Cloud

The exponential growth of digitized data puts the spotlight on the energy and carbon footprint implications of data centers. Several of the biggest users are taking the lead by being more transparent about these implications and pushing for new solutions. Making processing and cooling more efficient is an important first step, but the end goal is net zero energy performance—without compromising speed and redundancy.

TREND
54

Supporting Healthcare

Hospitals' need for data centers has grown beyond traditional records storage to embrace the clinical side as well. Paperless records and digital patient care—including surgery, medical research, and other healthcare related activities—contribute to the data storm that healthcare providers are facing. A future growth that centers will support is the need for specialists to treat patients remotely, working with medical and paramedical teams in the field.

PRACTICE AREA LEADERS



Jan Gross
New York



Greg LaCour
Houston



Grant Uhlir
Chicago



Offering vital support to the daily operations of Cleveland Clinic, its new data center serves 2,300 physicians. It can potentially double in size to add supercomputing capability for medical research.



left: Cloud Computing Center, Upstate New York
top: Cleveland Clinic Data Center, Brecksville, OH
above: High Performance Computing Research Center, Princeton University, NJ

Q&A

Jan Gross
PRACTICE AREA LEADER

What is the industry doing to keep data centers from overwhelming the grid?

JG: We are looking at new ways to cool these buildings, which are the heartbeat of our culture. We need to look for more sustainable, more renewable energy sources to power them. We're also urging manufacturers to warranty higher operating temperatures for their equipment, which will allow operators to run the equipment at a higher temperature and won't require so much cooling power.

Terminal 2 at Incheon International Airport, designed by Gensler as part of the HMGY Consortium, doubles the size of the East Asia gateway and sets a new standard for quality of passenger experience and sustainable high performance.



Aviation & Transportation

TREND
55

Emphasis on Comfort

The introduction of new aircraft like the A-380 and B-787 puts a new emphasis on passenger comfort and efficiency. While airlines are making a big point of it as they bring the planes on line, airports are still catching up. On the horizon is the emergence of more personally adaptable spaces in terminals, with clubs as the testbed of the concept. Leading airports are already taking lessons in comfort from hospitality.

TREND
56

Air Travel's DIY Moment

Airports and airlines are letting air travelers do it themselves. As people go paperless, their mobile phones will supplant ticket counters and kiosks. As a result, much less space and staff will be needed on the landside for departing passengers—a change that could reshape terminals, making them more compact. Phones as well as signage will guide people to their gates, pointing out amenities along the way.

TREND
57

Sustainability Labs

Airports increasingly see themselves as sustainability proving grounds. They are large enough to tackle sitewide innovations like cogeneration and geothermal climate control that are equally applicable to urban districts. Terminals, too, have a scale and visibility that make sustainable measures valuable both from a building performance standpoint and as “teaching moments” for the traveling public.

PRACTICE AREA LEADERS



Bill Hooper
Washington, DC



Keith Thompson
Los Angeles



Air travelers expect airports to provide a high level of amenity: SFO T2's hospitality-like settings and locally themed retail have grown concession revenues. T2 also speaks to the importance of sustainability to the community.



Q&A

Jennifer Johnson
MANAGING DIRECTOR

How are airports becoming destinations?

JJ: Bringing an airport into the urban fold, and vice versa, can have a huge impact on revenue. Take Denver International Airport (DIA): some 53 million travelers pass through DIA every year, but far too many of them never get into the city. DIA's South Terminal Redevelopment Program will help change that. The catalyst is a new rail line extending 15 miles from downtown Denver to connect with DIA. The airport will meet it with a new train station, a large hotel and conference center, and a public plaza that's big enough for festivals and cultural events. Once they're in place, DIA will not only be a gateway to Denver for arriving passengers, but a key destination in the region. For the city and for its airport, that's one trailblazing revenue generator!

opposite: Incheon International Airport Terminal 2, South Korea

above left: Denver International Airport South Terminal Redevelopment Program

left: San Francisco International Airport Terminal 2 renovation

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Education & Culture

TREND
58

Doing More with Less

Financial exigencies are leading many education and cultural institutions to find new partners and new markets, integrate technology into programs and facilities, and rethink how they serve their communities—without diminishing the quality of the experience. Strategies include having buildings serve multiple uses, leveraging programs by offering online courses, and spurring growth by developing centers or campuses in locations with greater demand.

TREND
59

Demand-led Growth

In some fast-growing economies, the demand for education and culture still outstrips the supply. This is fueling a wave of expansion. In education, the first goal is to train the next generation, but the longer-term goal is to achieve parity with, if not actually surpass, international institutions. In the petroleum-rich Middle East, culture is a source of national prestige, so museums and other cultural projects are potential ingredients in new development.

TREND
60

Millennial Crossover

There are similarities between the millennial generation at work and the younger cohort still in school. Both value self-expression and calling their own shots. While the workplace is changing to accommodate them, education lags behind. Teaching models and settings are out of sync with students who value collaboration (but need to focus) and are ready to scrap survey courses for small-group seminars, hands-on prototyping with peers, and self-paced online learning.

PRACTICE AREA LEADERS



Dave Broz
Chicago



Maddy Burke-Vigeland
New York



Kimberly Hickson
Houston



Users ranging from everyday readers to scholars are drawn to Boston Public Library collections like the Norman B. Leventhal Map Center, a repository for historic maps and atlases housed in new gallery, reading, and research spaces.

View related content



opposite: Moorpark College Academic Center, Moorpark, CA
left: Norman B. Leventhal Map Center, Boston Public Library, Boston
below: MIT-SUTD International Design Center, Cambridge, MA
following page: Myriad Botanical Gardens, Oklahoma City, OK

A new international partnership with Singapore University of Technology and Design prompted MIT to build a collaboration hub—a multipurpose international design center that can be reconfigured as needs change.

Moorpark College and a local high school share this building's offices and classrooms. Designed to blend with its context, the building unites the upper and lower campuses while giving each a distinct identity.



Gensler Design Forecast is a summary of the trends we see in our global markets and their implications for design. For updates, please follow us online.

[View related content](#)



A public-private partnership between Oklahoma City and Devon Energy was key to providing the revenue to upgrade and operate Myriad Botanical Gardens, whose new light-filled restaurant is a focal point of the popular urban park.

Gensler Annual Report

Gensler is led collaboratively across its 43 offices and 20 practices by an exceptional team of designers. Every client benefits from the range of their experience, the breadth of their market coverage, and the depth and diversity of their knowledge and expertise. The Gensler difference begins with them.



Board of Directors
 from left: Andy Cohen, Diane Hoskins, David Gensler, Dan Winey, Ray Shick, Robin Klehr Avia, Joe Brancato, Ken Sanders, Julia Simet, Chris Johnson

WE GROW WHEREVER OUR CLIENTS TAKE US.

Our Global Presence Keeps Expanding.

Gensler has extended its reach to 43 locations, including the most recent additions in Bangalore, Bangkok, Miami, Pittsburgh, Raleigh-Durham, São Paulo, Seoul, and Toronto.



Firm Launches New Practice Areas.

To meet client needs, we continue to extend the breadth of our services, including three new practice areas in Health & Wellness, Education & Culture, and Creative Media.

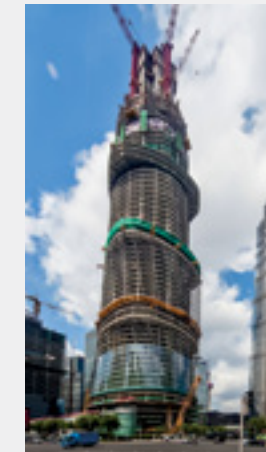


Research Program Keeps Building Knowledge.

Gensler continues to fund research projects across offices and practice areas to investigate the connection of design to strategy and business performance. This body of knowledge includes 100,000+ Workplace Performance Index survey responses and 1 million+ observational data points, as well as insights gained from direct client and user outreach. Ongoing efforts include a survey exploring evolving workstyles.

New Benchmark for Shanghai Tower.

Slated to be the tallest building in China when completed in 2015, the Shanghai Tower crossed the 400-meter threshold in December 2012.

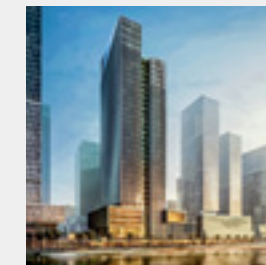


We Cultivate Innovation by Hiring Diverse Talent.

Gensler has hosted 2,200+ internships in four decades and continues to offer scholarships to promising young architects and designers.

Big Win in the Middle East.

The National Bank of Abu Dhabi named Gensler as the lead designer for NBAD Headquarters in the Abu Dhabi Central Business District on Al Maryah Island, strengthening the city's role as a financial hub.



WE RECEIVE INTERNATIONAL ACCLAIM.

Architectural Record Names Gensler #1.

Gensler claimed the #1 spot in *Architectural Record's* 2012 Top 250 Architecture Firms, an achievement driven largely by the diversity of our practice areas, talent, and geographic markets.

VMSD Ranks Gensler Top Retail Firm.

For the second year running, Gensler earned VMSD's #1 retail design firm ranking. The standing acknowledges the firm's \$65 million in 2011 retail revenue.

Firm Tapped as Interior Design Giant.

Gensler claimed the #1 spot in *Interior Design's* 2012 Top 100 Giants and was named the "Most Admired Firm." The firm also was named #2 among the magazine's 2012 Hospitality Giants.

HyundaiCard Air Lounge Wins National AIA Award.

The American Institute of Architects conferred the 2012 Institute Honor Award for Interior Architecture to the HyundaiCard Air Lounge in South Korea.



Gensler Is Top-Ranked International Design Firm.

Gensler received the top architectural firm (non-engineering) ranking in ENR's Top 500 International Design Firms.

OUR PEOPLE LEAD THE PROFESSION.

Designer Xia Spotlit as "Brave Thinker."

Gensler's Jun Xia joined a slate of influential leaders as one of *The Atlantic's* Brave Thinkers 2012 for his work on the Shanghai Tower. Perhaps more impressive than the tower's soaring height, said the magazine, are its sustainable features.



Henry's Contributions Recognized with Legion of Honor Induction.

The Retail Design Institute inducted principal Jeff Henry into the Retail Design Legion of Honor, recognizing his lifetime contributions that have shaped retailing, store design, and design culture.



Birney Honored Among Top Young Designers.

VMSD named Design Director Aaron Birney to its Designer Dozen list of the best and brightest young designers in retail design.



Hartman Named an AIA Fellow.

Principal Bill Hartman was named a Fellow of the American Institute of Architects, recognizing his leadership with clients to realize greater potential through design excellence.

IIDA Inducts Williamson.

The International Interior Design Association inducted principal Jim Williamson as 2012-2013 International President. Williamson plans to help grow the IIDA's international presence and enhance its mission.



Bricker Cited for Impact on Retail Design.

DDI named principal John Bricker a "Top Retail Design Influencer," recognizing his role as a retail practice founding member and his interdisciplinary approach.



BD+C Calls Gensler the Best Place to Work.

Industry magazine *Building Design + Construction* named Gensler a "Best AEC Firm to Work For," recognizing the firm's diverse talent pool and commitment to professional development.

BROAD EXPERTISE WITH LOCAL RELEVANCE.

Gensler Predicts London's Future as Global Leader.

The firm shared a vision of the City of London in 2050 at the Developing City Exhibition. In this future, the Square Mile becomes a new global free-trade zone, built on a new infrastructure and rich with cultural and technological innovation.



Winey Says Future Cities Are On the Way Up.

Principal Dan Winey highlighted the Shanghai Tower in a TEDx Talk about designing cities using the vertical space created by sustainable tall buildings.



Art Gensler on Airports: "Let's Flip the Terminal."

In March 2012, Art Gensler delivered the keynote, "Let's Flip the Terminal," for the AAAE/ACC Airport Planning, Design & Construction Symposium. Gensler Denver held an open house following the leading industry event.



Barsuk Sheds Light on Learning Styles.

Studio director Peter Barsuk delivered a TEDx Talk about how the built environment can enhance learning, and how the newest education spaces encourage four learning modes: socializing, creating, focusing, and collaborating.

Gensler Sponsors CTBUH 2012 World Congress.

In September, Gensler sponsored the 2012 World Congress of the Council on Tall Buildings and Urban Habitat. The Shanghai meeting showcased high-rise projects and examined issues such as climate change and urban density.



Duo Outlines Consumer Trends in Global Retail.

Retail practice leaders Irwin Miller and Barry Bourbon presented "Shopping the Globe" to National Retail Federation members in a groundbreaking live webinar, describing trends in emerging markets and offering four must-do strategies for companies that want to expand internationally.



Gensler Highlights "A Building That Breathes."

Principal Doug Gensler spoke at CoreNet's East Coast regional symposium about The Tower at PNC Plaza, offering insights on the headquarters' innovative breathable skin and natural ventilation system.

Tompkin Takes Aim at Technology Conundrum.

Principal Gervais Tompkin spoke at TEDx about business's dependence on virtual relationships and how we succeed—or fail—at adapting to the changes they require.

Making a Global Impact.

Gensler's "Redefining the Town Square" initiative engages the 43 cities where we're located, drawing on our energy and expertise to initiate improvements to our communities.



Knight Stresses Need for Resilience at Greenbuild.

In a presentation at Greenbuild 2012, Lewis Knight, regional director of Gensler's Planning & Urban Design practice, outlined how the San Francisco Bay Area is taking a long-term focus to prepare for climate change and natural disasters by planning for resilience.

DESIGNERS MAKE THE DIFFERENCE.

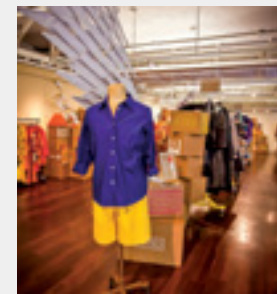
Team Targets Housing for World's Rural Poor.

Driven to address the lack of affordable housing in the developing world, Gensler's Smita Gupta and Diwakar Chintala partnered with WorldHaus to create low-cost, eco-friendly modular houses and apartments. Starting at a cost under \$2,000, the prototypes use innovative materials such as interlocking compressed-earth bricks and a modular microtruss and polystyrene roof panel system.



A Chic New Image for Rebranded Goodwill.

Clever details and a color-based theme infused new energy into a rebranded Goodwill pop-up shop in Washington, DC, created with donated time by a Gensler design team.



Firm Exports Design Thinking to Thailand.

With students from four US and Thailand universities, principal Jordan Goldstein led an experiential design and research program in Bangkok to create scalable options for low-income housing and community centers.

Nagashizu: One Year Later.

A local Gensler team built a fishing hut in Nagashizu, Japan, a town destroyed by the 2011 earthquake and tsunami. The structure helps revive a key aspect of the town's livelihood, while creating a communal gathering place for villagers.



New Lease on Life for Blighted Neighborhood.

A team of Gensler planners and designers revitalized the MLK Medical Center Campus and surrounding area in South Los Angeles, transforming an underserved neighborhood into a health and wellness community.



SUSTAINABILITY IS EMBEDDED IN OUR WORK.

Relief in Sandy's Wake.

Following Superstorm Sandy, which hit the East Coast of the US, Gensler staff reached out to support Gensler employees in need of assistance. The firm has committed a matching donation of up to \$10,000 to support American Red Cross Disaster Relief.

Team Expands Role of Animal Shelters.

In June 2012, the Don Sanders Adoption Center opened as a "No Kill" animal shelter in Texas. Gensler helped Friends For Life reinvent the shelter's role in the community, with a sustainably designed space that sets a new standard for animal care, animal rescue, and client education.



IMPACT NY Highlights Design That Matters.

Gensler's Amanda Carroll founded and co-chaired IMPACT NY, an IIDA event inviting New York design firms to submit pro bono work with community impact. Proceeds benefited designNYC, a platform that connects civic-minded designers with nonprofits.

BASF Notches Double Platinum Rating.

The BASF North American Headquarters, in Florham Park, NJ, became the fifth project in the US to achieve LEED double Platinum certification. Gensler's design helped BASF attain the USGBC's highest rating.



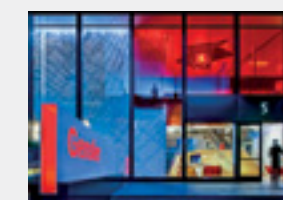
Gensler Sets Benchmarks in Green Airport Design.

A host of new airport terminals reflect the firm's commitment to environmental stewardship, including the LEED Gold certified Portland International Jetport and San Francisco International Airport's Terminal 2, as well as the Chennai International Airport in India.



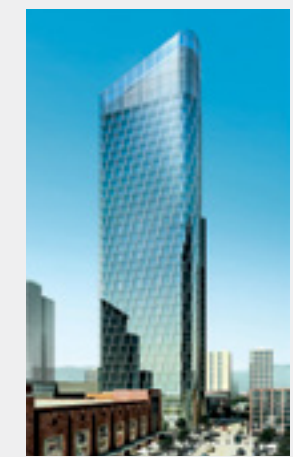
LA Office Nets LEED Platinum Rating.

With radiant cooling systems, operable skylights, and advanced controls, Gensler's new office in downtown Los Angeles achieved LEED Platinum status.



New Milestones in Sustainable Building.

Gensler maintained its leadership in sustainability with projects such as PNC Bank's first net-zero energy bank branch in Fort Lauderdale, FL, and The Tower at PNC Plaza in Pittsburgh. Set to be one of the greenest highrises in the US, the tower received Eco-Structure's 2012 "On the Boards" Evergreen Award.



Hospital Honored for Helping the Environment.

Gensler received a 2012 Healthcare Environment Award for Conceptual Design of the Community Hospital at Yishun, Singapore. The hospital's design enables 80 percent natural ventilation and a fully integrated natural water cycle.



Leading the Pack in Green Design.

Gensler captured the #2 spot on ENR's Top 100 Green Design Firms, and ranked #1 in Commercial Offices, #1 in Sports, Entertainment & Civic, and #1 in Retail. The firm also captured the #1 spot in BD+C's Most Green Accredited Staff in Architecture and Engineering firms. Gensler has more than 450 LEED certified projects.

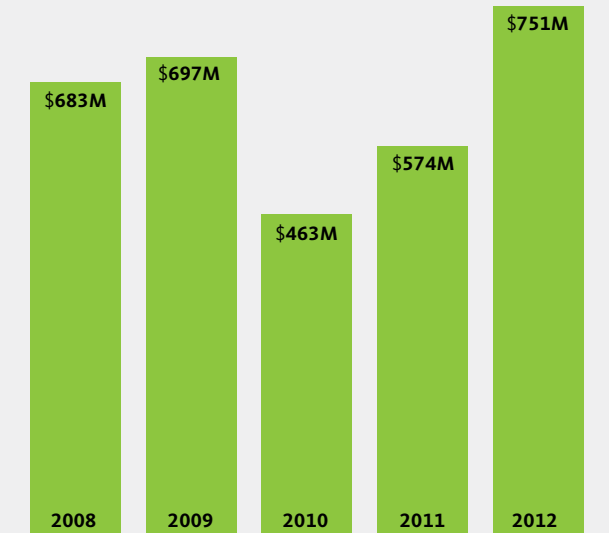
A Sustainability Pioneer.

The USGBC awarded Art Gensler the 2012 President's Award, recognizing his pioneering vision for the green building industry. Below: PNC Bank's net-zero energy retail branch



FINANCIAL RESULTS

Revenues in our most recent fiscal year hit an all-time high, reflecting the breadth of our practice and service offerings, our global reach, and the continuing trust of our clients across our four market sectors.



Contributions to US and international retirement plans (US\$)

\$33.5 mil

Gensler is fully employee owned through direct shares and our ESOP.

100%

The value of Gensler ESOP and retirement plans (US\$, on 9.23.12)

\$284 mil

Gensler Leadership
 Simply put, Gensler is its people. A first-person quality pervades our one-firm firm. Clients are the first to know it, because they can quickly put faces to names. They recognize teamwork when they see it, too, but most important, they recognize commitment—a collaborative, can-do attitude that takes every challenge seriously and can draw on design research and a deep bench of talent and expertise to get the job done. Our people are the heart of the Gensler difference.

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Our clients reflect a dynamic world that is simultaneously global and local. If there's a trait they all share—whatever their size, locations, or focus—it's the desire to excel. Design serves that ambition very well. And while “excel” takes place in the present, it aims for the future—a vision of what lies ahead that sees challenges as sources of opportunity and innovation. We design with that future in mind. Our clients' enduring success is how we measure our own.

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50

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B

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33

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15

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 Diesel Dragon Trading Co., Ltd
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 Digital Realty
 Digitaria
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 DIRECTV
 Discepolo, LLP
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 The Do Bar
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 Dow Jones & Company
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E

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 EmblemHealth
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Emlak Konut Real Estate Investment Company
 Emmes Asset Management Company
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 Fennemore Craig
 Fenway Properties
 Fideicomiso de Administración Inmobiliaria IV Etapa
 Fidelity Investments
 Fifth & Pacific Companies, Inc.
 Finance Street Chongqin Rong Tuo Real Estate Co., Ltd.
 Fine Properties, LLC
 Finnegan, Henderson, Farabow, Garrett & Dunner, LLP
 FINRA
 Fireman's Fund Insurance Company
 First Brothers Co., Ltd.
 First Niagara Bank
 First Western Trust Bank
 FirstService Williams Commercial Real Estate
 FirstSouthwest
 Fish & Richardson P.C.
 Fisher Brothers
 Fisk Electric Company
 Fitch
 Fitness International, LLC
 Fletcher Jones Motorcars
 Fluor Corporation
 FMC Technologies, Inc.
 Focal Point
 Foggo Associates
 Follett Higher Education Group
 Food and Beverage, LLC
 Foodvest Company, W.L.L.
 Fore Research & Management
 Forest City Enterprises, Inc.
 Formaation LLC
 Fortress Investment Group
 Four Seas International House Tourism Development Co., Ltd.
 Four Season Nevis
 Fourth Presbyterian Church
 Fouts Corporation

Fox Entertainment Group, Inc.
 Fox Plaza
 Fox Wireless
 The Fratelli Group
 Freese and Nichols, Inc.
 Fremont Automotive Acquisition, Inc.
 Freshfields Bruckhaus Deringer
 Fried, Frank, Harris, Shriver & Jacobson LLP
 Friedkin Companies, Inc.
 Friends For Life
 Frontier Communications Corporation
 FSP 390 Interlocken Corp.
 FSP Pacific Center, LLC
 Fujian Haixia Bank
 Fulbright & Jaworski L.L.P.
 Future Ads LLC

G

G2 Strategic, LLC
 G4S Integrated Services
 Gables Residential
 Gables Urban
 The Gallup Organization
 Gannett
 Gap, Inc.
 Gard North America
 Gardiner & Theobald Inc.
 Gausman & Moore
 Gaylord Entertainment
 GCL Solar Energy, Inc.
 GE Capital Real Estate
 GE Global Research
 GE Infrastructure Querétaro
 Gemini Commercial Investments Ltd.
 GEMS Education
 Genentech, Inc.
 General Atomics
 General Electric Company
 General Glass International
 General Motors
 General RE Services Corporation
 GenOn Energy

GENSLER CLIENTS

Geode Capital Management
Geomagic
George Comfort & Sons Inc.
George Mason University
The George W. Bush Foundation
The George Washington University
The Georgetown Companies
Getty Images, Inc.
Gibson, Dunn & Crutcher LLP
Gilbane Building Company
Gilead Sciences, Inc.
Girl Scouts of Greater Chicago and Northwest Indiana
Gittleman Management Company
GlaxoSmithKline plc
Gleeds
Global Real Estate Development Co. (GREDCO)
Glumac
GMMB Inc.
Golden Gate Hotel & Casino
GolinHarris
Gonzaga University
Goodwin Procter (UK) LLP
The Goodyear Tire & Rubber Co.
Google Inc.
Gordon Arata McCollam Duplantis & Eagan LLC
Gordon Silver
Goulston & Storrs
Government of Singapore Investment Corporation
Grace International Pte Ltd.
Graham Capital Management, LP
Grander Images
Grant Thornton International Ltd.
Graphic Packaging International, Inc.
Graycor Services LLC
GREE Japan Co., Ltd.
Greeley and Hansen LLC
Green Bank
Green Street Properties
Greenberg Traurig
Greenfield Community College
Greenhill & Co., Inc.

Greenlaw Partners
GreenSPACE
Grey Healthcare
Griffith Properties
Grubb & Ellis Company
Grupo Integral de Desarrollo Inmobiliario, S. de R.L. de C.V.
Grupo Sur Inversiones S. A.
Gryphon Technologies
GT Land Holdings Limited
Guangdong Mobile Communication Co., Ltd.

99

Countries in which Gensler has worked. With offices in 43 cities, we can deliver projects for our clients in every region of the world.

Guangzhou Panyu Century Garden Real Estate Ltd.
Guizhou East View Real Estate Co., Ltd.
Gulf Capital PJSC
Gulf North Africa Holding Co.
Guotai Junan Securities Co. Ltd.
H
H.I.G. Capital
The Habitat Company
Hachette Filipacchi Media US
Hacienda El Dorado S.A.
Hackman Capital Partners, LLC
Hagggar Clothing Co.
Hainan Jianfeng Tourism Development Co., Ltd.
Hakkasan Ltd.
Halcon
Halliburton
Hangzhou Green Building Meilu Development Co., Ltd.

Hanover Gardens Association LLC
Hansa Investments
Harbor East
Harbor Group International, LLC
Harbor Group Management Company
Harrison & Star
Harvard University
Hatch Mott MacDonald
Hathaway Dinwiddie Construction Company
Haworth, Inc.

Haynes and Boone, LLP
Haynes Whaley Associates, Inc.
HBF
HBK Services, LLC
HCP, Inc.
HDR Architecture, Inc.
Health Care Service Corporation
Healthcare Realty Services
HealthyBack
Hearst Communications, Inc.
The Hearst Corporation
Heartland Alliance
Heartland Housing, Inc.
Heidrick & Struggles
Height Analytics, LLC
Heir Gallery, Inc.
Henricksen
Hen's Teeth
Herald Square Properties
Herbalife
The Heritage Consortium LLC
Herman Miller, Inc.
Hess Corporation

Hewlett-Packard Development Company, L.P.
Hexcel Corporation
High Fashion Home
High Flying Foods
Highgate Holdings
Hillcrest Country Club
Hillwood Development Company, LLC
Hilton Grand Vacations Company, LLC
Hilton Worldwide
Hines
HNI Corporation
Hogan Lovells
Holder Construction
Holiday Inn Downtown-Superdome New Orleans
Holland & Knight LLP
Hollister Company Ltd.
HollyFrontier Corporation
Holmes Murphy & Associates
Home Box Office, Inc.
The Home Depot, Inc.
Home Inns Group
Honeywell International Inc.
Hong Tai Real Estate Co., Ltd.
Horace W. Goldsmith Foundation
Horizon Blue Cross Blue Shield of New Jersey
Host Hotels & Resorts, L.P.
Hostelling International
Hotel Shilla Co., Ltd.
Hotels.com
Houlihan Lokey, Inc.
Houston Airport System
Houston Ballet
The Houston Club
Houston Independent School District
Houston Museum of Natural Science
The Houston Scottish Rite
The Howard Hughes Corporation
HPT Management Services LP
HRE Performance Wheels
HSBC Bank Plc.

HSC Supply Company
HSR Associates, Inc.
Hudson Pacific Properties
Hughes Hubbard & Reed
Hughes Marino
Hulu
The Humane Society of the United States
Humanscale
Hunt Consolidated
Hunter Douglas Inc.
Hunter Storm
The Huntley Group
Hunton & Williams LLP
Hyatt Hotels Corporation
Hyatt Regency
HYM Investments
Hyundai Capital
Hyundai Motor America

IBM Corporation
ICAP Services North America LLP
Ice Miller LLP
ICON Venue Group
iContact LLC
IDS Real Estate Group
IHS Energy
Iino Kaiun Kaisha, Ltd.
Illinois Institute of Technology
Ilshin Architects & Associates Co., LTD
Incheon International Airport Corporation
Independent Bank
Indian Motorcycle/Polaris Industries, Inc.
Indivest, Incorporated
Industrial and Commercial Bank of China
Industrial Color
InfraREIT Capital Partners, LLC
Inland American Office Management, LLC
Inland Real Estate Group of Companies

4

of the 10 largest companies in China are Gensler clients.

Innocean Worldwide Americas, LLC
InnoSpring, Inc.
Inova Health System
Insider Marketing, Inc.
Institute for Media & Entertainment
Istituto Marangoni
Intel Corporation
Intelsat
InterContinental Hotels Group
Interior Investments, LLC
Internap
International Coffee & Tea, LLC
International Monetary Fund
Interpublic Group of Companies
Interstate Hotels & Resorts, Inc.
Interstuhl
Intuit, Inc.
Invesco Ltd.
Irell & Manella LLP
IRET Properties
The Irvine Company LLC
ISG Middle East
Isle of Capri Casinos, Inc.
Islington Borough Council
ITC Hotels
The Ito Partnership
ITT Corporation
Iverify.us Inc.
Ivy Realty

J

J + J|Invision
J.C. Penney, Inc.

Jack In The Box, Inc.
The Jackie Robinson Foundation
Jackson & Cooksey, Inc.
Jackson Hole Airport
Jackson Lewis LLP
Jackson Walker, L.L.P.
Jacobs
Jacobs Consultancy
James F. Knott Realty Group
JAMS, The Resolution Experts
Janet, Jenner & Suggs, LLC
Japan Cycle Sports Center
The JBG Companies
JC Flowers & Co., LLC
JDRF
JE Dunn Construction Group, Inc.
Jefferies & Company, Inc.
Jenner & Block LLP
Jennings, Strouss & Salmon, PLC
JetBlue Airways
JiaMing (Beijing) Property Development Co., Ltd.
Jinjiang Municipal People's Government
Jinmao Group
JMB Realty Corp.
JMC Steel Group
JMP Securities
Joel Berman Glass Studios
The John Buck Company
The John Valentine Co., Inc.
John Wayne Airport
The Johns Hopkins University
Johnson & Johnson
Johnson Controls, Inc.
Johnston, Allison & Hord, PA
Joint Industry Board of the Electrical Industry
Jonathan Rose Companies LLC
Jones Day
Jones Lang LaSalle
Jones, Walker, Waechter, Poitevent, Carrère & Denègre L.L.P.
Joseph Freed and Associates, LLC
JP Morgan Chase & Co.
The Julia Ideson Library Preservation Partners

Junglim Architecture
Junior Achievement
JWT
JWT Action
K
Kaiser Permanente
KAL Hotel Network Co., Ltd.
Kan Am 1000 Main L.P.
Kantar Media
Kasowitz Benson Torres & Friedman LLP
Kate Spade
Katten Muchin Rosenman LLP
Kaye Scholer LLP
KCET
KCI Technologies Inc.
kCura
Keck Medical Center of USC
Keefe, Bruyette & Woods, Inc.
Keller and Heckman LLP
Kenneth Rainin Foundation
Kenyon & Kenyon LLP
KEO International Consultants
Kessler Financial Services
Ketchum
KeyBank
The Khalili Center for Bariatric Care
Khayyat Contracting & Trading
Kia Motors America
Kidder Mathews
Kier & Wright Civil Engineers and Surveyors Inc.
Kiewit Corporation
Kilroy Realty Corporation
Kimberly Zeiser
Kimley-Horn and Associates, Inc.
Kimpton Hotel & Restaurant Group, LLC
King & Spalding
King Abdullah City for Atomic and Renewable Energy
King Arthur Flour Company, Inc.
King Street Properties

GENSLER CLIENTS

Kinzer Real Estate Services
The KIPP Foundation
Kirkland & Ellis LLP
KITA (Korean International Trade Association)
Knowledge Advisors
Kohler Co.
Kolesar & Leatham
Kongsberg
Konica Minolta Business Solutions, U.S.A., Inc.
Korean Air
Korn/Ferry International
Kostow Greenwood Architects
Kramer Levin Naftalis & Frankel LLP
KRON 4
Kushner Properties
Kwartler Associates, Inc.
KWG Property Holding Ltd.

7

of the top 10 European companies are Gensler clients.

Lasher Holzapfel Sperry & Ebberson, PLLC
Latham & Watkins LLP
Law Offices of Peter T. Nicholl
Lazard Frères & Co. LLC
LBA Realty LLC
Leerink Swann
Legacy
Legg Mason & Co., LLC
Lehigh Valley Health Network
Lehman Brothers Holding, Inc.
Lehman College - The City University of New York
Leland International
Lenovo
Leonard Green & Partners, L.P.
Leonisa Inc.
Lerner Enterprises
Lewis and Roca LLP
Lewis Brisbois Bisgaard & Smith LLP
Lexington Realty Trust
LG Hausys, Ltd.
LG-Ericsson Co., Ltd.
Library of Congress
LifeScan, Inc.
Limited Brands Inc.
Lincoln Center for the Performing Arts
Lincoln Harris
Lincoln Property Company
Linowes and Blocher LLP
Linyi Huayang Import & Export Co., LTD.
Lion Capital Inc.
Lipman Hearne

Liskow & Lewis
Little Lake City School District
Littler Mendelson P.C.
Locke Lord LLP
Lockheed Martin Corporation
Lockton Insurance Brokers
Lockwood, Andrews and Newman, Inc.
Loeb & Loeb LLP
Loews Hotels
Logistics Management Institute
Lone Star College System
Long Lake Crossing, LLC
Longo Toyota
Loomis, Sayles & Company, L.P.
Looper Reed Mark & McGraw
Loro Piana NY
Los Angeles Community College District
Los Angeles County Department of Public Works
Los Angeles County Metropolitan Transportation Authority
Los Angeles County Museum of Art
Los Angeles Dodgers
Los Angeles Memorial Coliseum & Sports Arena
Los Angeles World Airports
Louis Dreyfus Property Group
Louis Vuitton
Louisville Financial Associates LLC
Lowe Enterprises, Inc.
Loyola Marymount University
LPL Financial
LTC Design Group
Lucifer Lighting Company
LUNAR
Luther Seminary
Lutron Electronics Co., Inc.
Luxo Corporation
Luxottica Group
Lynn University

M

M&C Corp.
M. Alfieri Co
M.H. Alshaya Co. W.L.L.
Mabatee Company S.A.K.
Macerich
Macquarie Holdings USA, Inc.
Madison Capital
Magical Elves
Magnitude Capital
Magnolia Quality Development Corporation Limited
Magnolia River Park Corporation Limited
Magnusson Klemencic Associates, Inc.
Maguire Investments
Magus Estates & Hotels Pvt. Ltd.
Maimonides Infants and Children's Hospital
Manchester Financial Group
Manhattan College
Manifest Digital
Manpower Inc.
ManpowerGroup
Mantri Developers Pvt. Ltd.
Manulife Financial
Mar Ventures, Inc.
Marathon Asset Management
Marc Realty
Margaret A. Cargill Philanthropies
Maricopa County
Marin Software
MARKON, Inc.
Marlboro College
Marlin Equity Partners, LLC
Marmot Mountain LLC
Marquis Property Company
Marriott International, Inc.
Mars Food US
Marsh & McLennan Companies
Marshall, Gerstein & Borun LLP
Martin, Disiere, Jefferson & Wisdom L.L.P.
Mary Kay Inc.

Massachusetts Institute of Technology
Massachusetts School of Professional Psychology
Mastercard International Incorporated
Matco Investments, Ltd.
The MathWorks, Inc.
Max Brenner
Max UK Limited
Mayer Brown LLP
Mayline
Mazefaros Trading & Investments Limited
MB Real Estate
McCann Echo Torre Lazur
McCann WorldGroup
McCarter & English, LLP
McCarthy Building Companies, Inc.
McCarthy Tétrault
McCollom Realty
McDermott Will & Emery
The McDevitt Company
McDonald's USA, LLC
McEvoy Ranch
McGlinchey Stafford PLLC
McGraw Hudson Construction Corp.
The McGraw-Hill Companies
McGuireWoods LLP
McKinsey & Company, Inc.
McManimon, Scotland & Baumann, LLC
Means Knaus Partners, L.P.
Media Brands
Medidata
MedImmune
Medtronic Medical Appliance
Meet Minneapolis
MEIP Philadelphia Manager I LLC
Meister Seelig & Fein LLP
Mendes & Mount
Mentor Graphics Corporations
Meraas
Merage Investment Group
Merck & Co., Inc.

Mercy
Mercy Medical Center
Merit Energy Company
Mesa Group
Mesirow Financial
Metteturm Service GmbH
MetLife
Metlife Investments Ltd.
Metro National
Metropolitan Washington Airports Authority
MGHerring Group
MGM Hospitality
MGM Resorts International
Michael Best & Friedrich, LLP
Michigan Humane Society
Microsoft
Midway Companies
Mike Shaw Automotive
Milbank, Tweed, Hadley & McCloy LLP
The Milk Group
Milk Studios
Millennium Partners
Miller Barondess, LLP
Miller Canfield Paddock & Stone
Miller Thomson LLP
Millward Brown
Minimal Inc.
Ministry of Higher Education, Kingdom of Saudi Arabia
Minmetals Real Estate Co., Ltd.
Minneapolis Convention Center
Minsheng Bank
Mio Dino S.r.l.
Mirae Asset Investments, Co., Ltd.
Miramont Country Club
The Mitchells Family of Stores/Wilkes Bashford
MKK Consulting Engineers, Inc.
Mobilitie
Modern VideoFilm
Moelis & Company
Mohawk Carpet, LLC
Moinian
Momentum Group
Monday Properties

Montparnasse 56
Monument Realty
Moore Capital Management LLC
Mooyoung Architects & Engineers
Morgan & Morgan Inc.
Morgan Stanley
Morgans Hotel Group
Morris, Manning & Martin, LLP
Morrison & Foerster LLP
Mountain Development Corp.
MPG Office Trust, Inc.
MRP Realty
Msheireb Properties
MSI Design
Mubadala Development Company
The Muckenthaler Cultural Center
Mulberry
Mulberry's Garment Care
Muller Toyota
Museum of Science and Industry
Mylan Inc.

N

Nabors Corporate Services Inc.
Nanjing Hexi New District Development Co., Ltd.
Nanjing Zhongshan Scenic Area Construction & Development Co., Ltd.
Nanjing Zhongshan Yundie Real Estate Co., Ltd.
NASCAR Digital Media, LLC
National Association of Real Estate Investment Trusts
National Bank of Abu Dhabi
National Basketball Association
National Board for Certified Counselors & Affiliates, Inc.
National Council of Architectural Registration Boards
National Futures Association
National League of Cities
National Place Lease Company, LLC
National Real Estate Advisors

National Semiconductor Corporation
Natural Development Austin
Natural Resources Defense Council
NAVTEQ North America, LLC
Navy Federal Credit Union
Navy Pier, Inc.
NBCUniversal, Inc.
NCH Capital Inc.
NCR
Neiman Marcus
Nestlé Finance Services Centre

73

of the top 100 global law firms are Gensler clients.

NetApp
NetSpi
Neuberger Berman LLC
Neudesic
Neumann Monson Architects
Neuro Focus
Neutrogena Corporation
New Boston Fund Inc.
New Carrollton JV, LLC
New Community Jewish High School
New England Conservatory of Music
New Giza
New Museum of Contemporary Art
New York Athletic Club
New York Life Insurance Co.
New York Marriott Eastside
New York Post
New York Public Library
New York School of Interior Design
The New York Times

GENSLER CLIENTS

New York University
Newport Orthopedic Institute
NewQuest Properties
News America Marketing Properties LLC
News Corporation
Next Century Associates, LLC
Nexus Development Corporation
NHN Japan Corp.
Niagara Bottling, LLC
Nick's Riverside Café
The Nielsen Company Japan
Nikken Sekkei Ltd.
Ningbo Wantou Development Co., Ltd.
Nintendo of America Inc.
Nippon Life Insurance Company
Nissan Motor Co., Ltd.
Nissan North America, Inc.
NM Project Company, LLC
Noble Drilling Services Inc.
Nokia
Nokia Siemens Networks
Nollenberger Capital Partners, Inc.
Nomura Securities International, Inc.
Nordman Cormany Hair & Compton LLP
Noritex
Normandy Real Estate Partners
The North Face
Northern Arizona University
Northwestern Memorial Hospital
Northwestern Memorial Physicians Group
Northwood Investors
Nossaman LLP
Nova Corp, Inc.
Novartis AG
NOVO Construction
NP International
NTR Metals
Nu Skin Japan Co., Ltd.
Nuance Communications, Inc.
NVIDIA Corporation

O

Oakland Athletics Baseball Company
Oasis Realty West, LLC
Ober | Kaler
Ocean Avenue Management LLC
Oceanside Management Corporation
O'Connell Robertson
O'Connor Capital Partners
Odebrecht
Odyssey International
Office of the Comptroller of the Currency
The Offices of South Coast Plaza
Oger - Abu Dhabi

3

of the top 10 companies in Latin America are Gensler clients.

Ogilvy & Mather
Ogletree Deakins
Oliver McMillan
Olson
O'Melveny & Myers LLP
Omnicom Group Inc.
One William Street Capital Management
Onex Investment Corp.
Ontario Real Property, LLC
Onyx Assest Management, LLC
OpenTek, LLC
OpenText Corporation
OPNET Technologies, Inc.
Oracle Corporation
Orascom
Orca Bay Capital Corporation
Origin Design

Orr Toyota
Osborn Maledon, P.A.
OSNAT GAD INC
Outback Steakhouse
Outsell
Ouzhu Development
Oxford Financial Group, Ltd.

P

Pachulski Stang Ziehl & Jones LLP
Pacific Life
Pacific Northwest National Laboratory
Pacific Real Estate Partners, Inc.
Pacifica Ventures
Palmetto Transoceanic LLC
Panduit Corp.
Panduit Mexico S. en N.C. de C.V.
Pantone, Inc.
The Paradies Shops
Paragon Outlet Partners LLC
Paramount Group Inc.
Parkdale Hotel
Parker Poe Adams & Bernstein LLP
Parkway Properties, Inc.
Parque Arauco S.A.
Parsons Corporation
Passion Food Hospitality
Pat Lobb Toyota of McKinney
Patina Restaurant Group, LLC
Patrinely Group, LLC
Patterson Belknap Webb & Tyler LLP
Paul Capital Group
Paul, Weiss, Rifkind, Wharton & Garrison
Paulson & Co., Inc.
PCG Inc.
PDI Global LLC
PDI/Dreamworks
Pear Communications
Pearson Education
Peloton Commercial Real Estate
Penguin Group
Penobscot

10

of the 12 largest US technology companies are Gensler clients.

Penske Automotive Group
Penzance Properties
PepsiCo
Perfect World Software Co. Ltd.
Perfecta S.A.
Performance Toyota of Kansas City
Perkins Coie
Permasteelisa
The Petersen Automotive Museum
Petrolink Services, Inc.
The Pew Charitable Trusts
Pfizer Inc.
Pharo Management LLC
PhaseNext Hospitality
Phelps Dunbar
Philadelphia Eagles
Phillips
Phillips Electronics Japan, Ltd.
Phillips Electronics North America Corporation
Phillips Lightolier
Phillips Distilling Company
Phillips Family Office
Phoenix Suns
Piedmont Office Realty Trust, Inc.
Pillsbury Winthrop Shaw Pittman LLP
PIMCO
Pinnacle Foods Group, LLC
Pipeline Brickell, LLC
Pizzuti
Plains All American Pipeline, L.P.
The Planning Center
Plantronics, Inc.

Plataforma Mercantil S.A.
Playhouse Office LLC
Plaza Lotus Group
PM Realty Group
The PNC Financial Services Group
Polsinelli Shughart PC
Polytechnic Institute of New York University
Porsche Cars North America, Inc.
Port of Seattle
Portafolio Inmobiliario S.A.
Porter Hedges LLP
Porzio, Bromberg & Newman P.C.
Power Construction Company
Power Pacific Corporation Limited
Power Smart Contracting Ltd.
Powerlong Group Development Co., Ltd
Pratesi Linens, Inc.
Preotle, Lane & Associates
Presidio Financial Partners
The Presidio Group LLC
Price, Postel & Parma LLP
Prime West
Primestor Development, Inc.
Princess Cruise Lines Ltd.
Princeton Shopping Center Company
Principal Builders
Prismatique Designs Ltd.
The Pritzker Group, LLC
Procomer
Progress Energy
Project Management Advisors, Inc.
Project Solutions, LLC
Prologis, Inc.
Prometheus Real Estate Group, Inc.
Promontory Financial Group, LLC
Property Development Centers
Proskauer Rose LLP
Protiviti
Provident Realty Advisors, Inc.
Proyectos Karmia de Occidente
Prudential Insurance Company of America
PRUPIM

PSC
Puaca
Public Company Accounting Oversight Board
Publicis Groupe
Putnam Investments
PVR Limited
Pyramid Project Management LLC

Q

Qantas Airways Limited
Qatar 2022 Bid Committee
Qatar Media Services
Qatargas Operating Company Limited
Qatari Diar Real Estate Investment Company
Qingdao Ao Li De Sport Culture Development Co., Ltd.
Qingdao Purchasing Tendering Co., Ltd.
QSR International LDC
Quark
Queens Library
Quest Diagnostics Incorporated
Quest Software
Quilts Inc.
Quincannon
Quintess
Quintiles Transnational Japan K.K.
QVC Japan, Inc.

R

Radio Flyer
RadioShack Corporation
Radisson Hotel & Suites
Radler Enterprises
RAH Architects
Ramsey Shilling Co
Random House, Inc.
RasGas Company Limited
The Ratkovich Company
Rayadah Investment Company

Raycome Real Estate Development Co., Ltd
RB Properties, Inc.
Ready at Dawn
Reckson
Red Sea Group
RedLine
The Redstone Companies
Reebok International
Reed Smith
Reel FX, Inc.
Regency Park
Regent Partners LLC
Regus
Rehabilitation Institute of Chicago
Reilly Pozner, LLP
REIT Management & Research LLC
The Related Companies
Related Urban Development
REM Global
Ren Cen Associates, LLC
Resnick Automotive Group
Response Genetics
Reyes Holdings, LLC
Reynolds & Brown
Reznick Group, P.C.
RFR Realty, LLC
RGA
RGM Advisors, LLC
Rice & Gardner Consultants, Inc.
Richard D. Kimball Company, Inc.
Richard MacDonald Studio
The Richard Solomon Group, LLC
Richemont
Richfield Investment Corp.
Rimland Equities
Riot Games
Rise Group
Ritz-Carlton Chicago
The Ritz-Carlton Hotel Company, L.L.C.
Riverbed Technology, Inc.
RJM Construction
Robeco Investment Management
The Robert Green Company
Robert Half International, Inc.

Robert L. Johnson Company
Robert W. Baird & Company
Robin Hood Foundation
Roche Constructors, Inc.
Rock Creek Global Advisors LLC
Rockefeller Group
Rockpoint Group
Rogal + Walsh + Mol
Rohan Developers Pvt. Ltd.
Room and Board
Ropes & Gray, LLP
Rosemont Realty
Rosenberg Library
Rosslyn Business Improvement District
Round Table Investment Management Company, Lp
Royal Bank of Canada
Royal Caribbean International
Royal Dutch/Shell Group of Companies
RP MRP 900 G, LLC
RP/Kinetic Parc 55 Ownership LLC
RRI Energy, Inc.
RTC of Southern Nevada
Ruben Companies
The Rubicon Project
Runnymede Borough Council
Russell Reynolds Associates
Rutgers University
Ryan Companies US, INC.

S

S.K. Hart Properties
Saban Brands LLC
Saban Capital Group
salesforce.com, inc.
Salix Pharmaceuticals, Inc.
Sam Houston State University
Samoo Architects and Engineers
Samsung Electronics America
Samsung Telecommunications of America, LLC
San Diego Association of Governments

GENSLER CLIENTS

San Francisco Association of REALTORS®
 San Francisco Travel Association
 San Jacinto Community College District
 SanDisk Corporation
 Sanguine Microelectronics (Shanghai) Co., Ltd.
 sanofi-aventis U.S. LLC
 Santa Ana Park S.A.
 Santa Monica College
 Santa Monica Malibu Unified School District
 Santa Monica Wellness Group
 Sapient
 Sapinda UK Limited
 Satcon Technology Corporation
 Satori Capital, LLC
 Saudi Binladin Group
 SAVO Group
 Scanga Architectural Woodworking
 Schiff Hardin LLP
 Schlumberger
 The School of the Art Institute of Chicago
 Schroders Investment Management Limited

7

of the 12 largest US pharmaceutical firms are Gensler clients.

Schwartz, Page & Harding, L.L.P.
 Scotia Capital
 Scotiabank
 The Scouler Company
 Scripps Networks
 Scuderia Development
 SDGE
 Seadrill

Seawell
 Second Street Ventures
 Sedgwick LLP
 Segel Group
 Selective Real Estate Investments
 Selex Galileo Ltd
 Selfridges Retail Ltd
 Seligman Western Enterprises LTD
 Senterra
 Sentre Partners, Inc.
 Sephora USA, Inc.
 SERPROCO S.A.
 Sertus Capital Partners, LLC
 Server Farm Realty, Inc.
 SETS Engineering Services
 SettlePou
 Seward & Kissel LLP
 Sewell Automotive Group
 Seyfarth Shaw LLP
 Shaklee Corporation
 Shaklee Japan K.K.
 Shandong Minglian Real Estate Co., Ltd.
 Shanghai Baoxin Real Estate Co., Ltd.
 Shanghai Chengtuo Corporatio
 Shanghai Construction Property Development Co., Ltd.
 Shanghai Dawning Group Co., Ltd.
 Shanghai Eastbest International (Group) Co., Ltd.
 Shanghai Expo Ltd.
 Shanghai Fu Xiang Properties Co., Ltd.
 Shanghai Huajing Real Estate Co., Ltd.
 Shanghai Huan Jiang Investment & Development Co., Ltd.
 Shanghai International Tendering Co., Ltd.
 Shanghai Jin Pan Real Estate Development Co., Ltd.
 Shanghai Jinfu Bund Real Estate Co., Ltd.
 Shanghai Kinghill Limited China
 Shanghai Knowledge and Innovation Community Development Co., Ltd.

Shanghai Lotus Supermarket Chain Store Co., Ltd.
 Shanghai Mingshen Corporation Group Co., Ltd.
 Shanghai Post & Telecommunication Design Institute
 Shanghai Ranking Real Estate Co., Ltd.
 Shanghai Rural Commercial Bank

19

of the top 20 US law firms are Gensler clients.

Shanghai Shenyuan Investment Consulting Company Ltd.
 Shanghai Wai Gao Qiao Free Trade Zone Development Co., Ltd.
 Shanghai Xiandai Engineering Consultants Co., Ltd.
 Shanghai Yuan Feng Investment Co., Ltd.
 Shanghai Yueshang Business Enterprise Development Co., Ltd.
 Shanghai Zhicheng Development Co., Ltd.
 Shanghai Zhongying Enterprises Co., Ltd.
 Sharyland Utilities, L.P.
 ShayGlenn LLP
 Shearman & Sterling
 Sheila Siegal Trust/Sandringham Properties, LLC
 Shell
 Shellist, Lazarz & Slobin, LLP
 Shenyang Oceanwide Real Estate Co., Ltd.
 Shenyang Xiangming Changyi Real Estate Co., Ltd.

Shenzhen Chuangjianye Real Estate Co. Ltd
 Sherwood Equities
 Shima Group
 Shoal Creek Walk
 Shorestein Realty Services L.P.
 Shui On Land Limited
 Shumaker, Loop & Kendrick, LLP
 Sichuan Haidilao Catering Co, Ltd.
 Sideman & Bancroft LLP
 Sidley Austin LLP
 Siemens AG
 Siemens Real Estate, Inc.
 Siena
 Silicon Valley Bank
 Silver Lake
 Silverstein Properties
 Simmons Vedder Partners
 Simon Property Group, Inc.
 Simplehuman
 Simpson Thacher & Bartlett LLP
 Sincere Group Real Estate Development Co., Ltd.
 Sinochem International Tendering Co., Ltd.
 Sino-Ocean Land Holdings Ltd.
 Sino-Singapore Nanjing, Eco Hi-Tech Island Development
 Siren Interactive
 SITA
 Sitecore Japan Co. Ltd
 The 614 Company
 SJP PROPERTIES
 SK China Real Estate Co., LTD.
 Skadden, Arps, Slate, Meagher & Flom LLP & Affiliates
 Skanska
 SKS Investments
 Skyline Construction
 Skyline Design
 Skyworks Solutions, Inc.
 SL Green Realty Corp.
 Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.
 Smithsonian Institution
 Snell & Wilmer, LLP
 SNR Denton

Société Générale
 Sodimac S.A.
 Sojitz Corporation
 Sony Pictures Entertainment
 Southern California Edison
 Southern California Gas
 Southern Illinois University
 Southern Union Company
 Southwestern Community College District
 Southwestern Energy Company
 SpawGlass Construction Corp.
 Spear Street Capital
 Spectra Energy
 Spencer Foundation
 Spencer Stuart
 Spencer Stuart Japan Ltd.
 Spireon
 Sport Club Corinthians Paulista
 SPX Corporation
 SSC3 Investors
 ST Residential, LLC
 St. Helena Olive Oil Co.
 St. John's University
 St. Jude Medical, Inc.
 STAMPEX S.A.
 The Standard
 Standard Bank Plc
 Standard Chartered Bank
 Staples
 STAPLES Center
 Starbucks Coffee Company
 Starwood Asset Management
 Starwood Hotels & Resorts Worldwide, Inc.
 State Farm Insurance Companies
 State Street Corporation
 Station Casinos, Inc.
 Steadfast Companies
 Stellar Management
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 Sterling & Francine Clark Art Institute
 The Sterling Facility Services, LLC
 The Sterling Group
 Sterne, Kessler, Goldstein & Fox, P.L.L.C.

Stewart J. Rahr
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 Stockbridge/SBE Holdings, LLC
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 Stoney Inn
 Strasburger & Price, LLP
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 Stream Realty Partners, L.P.
 Structure Tone
 The Sturm Group
 Subaru of New England
 Suffolk Construction
 Sullivan & Cromwell LLP
 Sullivan Group Incorporated
 Sullivan Toyota
 SulmeyerKupetz
 Summit Partners
 SunCoke Energy
 SunEdison
 Sunoco Logistics Partners L.P.
 Sunrise Brands LLC
 Suntide Commercial Realty, Inc.
 SunTrust Banks, Inc.
 Susman Godfrey LLP
 Sutherland Asbill & Brennan LLP
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 Suzhou National New-Hitech Industrial Development Zone Education Institute
 Suzhou Phoenix Group
 Suzhou Science and Technology City Development Co., Ltd.
 Suzhou Tech-City Company
 Swanson Rink
 The Swatch Group Inc.
 Swift Energy Company
 Swift Realty Partners, LLC
 Swinerton Builders
 Symantec Corporation
 Symantec Japan, Inc.
 Syncada from VISA
 Synopsys, Inc.
 Syracuse University
 Syska Hennessy Group

T

T. Rowe Price
 TAG Consulting
 TaherInvest
 TAI
 Taikang Property Investment Co., Ltd.
 Tait & Associates, Inc.
 Tait Subler
 Takenaka Corporation
 Taleo Corporation
 Talisman
 Tameer Holding Investments
 Targa Resources, Inc.
 Tata Consultancy Services (TCS)
 Tax Analysts
 TBG Partners
 TD Bank Financial Group
 TEFCU
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 Time Warner Cable Inc.
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 TIORCO
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 Tishman Speyer
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 Todd Williams & Associates Inc.
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 Tony & Joe's Seafood Place
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 The Tornante Company
 Total Gas & Power North America
 Touro College
 The Tower Companies
 Towers Watson
 Town Sports International
 Toyota Motor Sales, U.S.A., Inc.
 Tradelink LLC
 Trademark Property Company
 Tradeweb
 Trammell Crow Company
 Trans National Group
 Transmax, LLC
 Transocean Offshore Deepwater Drilling, Inc.
 Transportation Security Administration
 Transwall Office Systems, Inc.
 Transwestern
 Travis Commercial Real Estate Services
 Treasury Holdings Ltd
 Trilogy Inc.
 Trinity Capital Advisors, LLC
 Tri-State Generation and Transmission Association, Inc.
 The TriZetto Group, Inc.
 Troutman Sanders LLP
 TTM Technologies

GENSLER CLIENTS

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Tulsa Cancer Institute
TUOHY
Turcotte Development Group, LLC
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Turner Construction Company
Tuxedo Park Library
TWG Holdings, Inc.
Twin Cities Habitat for Humanity
Twin Cities Law Firm
Twins Ballpark, LLC
Twitter
Two Sigma Investments, LLC
Twofour54 FZ LLC

U

U.S. Army Corps of Engineers
U.S. Bancorp
U.S. Bank Special Assets Group
U.S. Department of Agriculture
U.S. Department of Defense
U.S. Department of Homeland Security
U.S. Department of State
U.S. Department of Veterans Affairs
U.S. Equities
U.S. Equities Realty LLC
U.S. Federal Bureau of Investigation
U.S. Federal Government
U.S. General Services Administration
U.S. Social Security Administration
Office of Disability Adjudication and Review
UBM
UBM China Co. Ltd.
UBS
UCB Japan Co., Ltd.
Umm Al-Qura University, Kingdom of Saudi Arabia
Un Deux Trois
Under Armour, Inc.
Unico Properties, LLC

Unilever Japan Customer Marketing K.K.
Union Bank, N.A.
Union Pacific Corporation
Union Properties PJSC
UniPath Labs
Uniqlo
Uniqlo Hong Kong, Limited
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United Real Estate Company
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The University of Texas Health Science Center
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Urban W. Denver Hotel, LLC
Urbis Partners LLC
URS Corporation
US Airways Center
USAA Real Estate Company
USC Transformational Medicine Institute
USO, Inc.

V

Valinor Management LLC
The Vance Corporation
Vanke Real Estate Co., Ltd.
Vantage Property Investors, LLC
Vector Capital
Vein Clinics of America
Venables Bell & Partners
The Venetian Casino Resort
Venetian Orient Limited
Ventura County Community College District
Ventura Foods, LLC
Venus Group
Verint Systems Inc.
VeriSign, Inc.
Verity Wireless
Verizon
VF Apparel Limited
Viacom, Inc.
ViaSat Inc.
Vino Volo
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Virginia Tech Advanced Research Institute
Visa Inc.
Visa Worldwide Co., Ltd.
Vision Equities
Vista Equity Partners
Vista Motors Ltd., LLC
Vistamar School
Visteon Corporation
VMware, Inc.
Volcano Japan Co., Ltd.
Vornado Realty Trust
Vornado/Charles E. Smith

W

W.P. Carey & Co. Ltd
W.W. Grainger, Inc.
Wachtell, Lipton, Rosen & Katz
Wadell Engineering
Wafra Real Estate Co.

Waitrose Limited
Walgreen Co.
Wal-Mart Stores, Inc.
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The Walt Disney Company
Walt Disney Imagineering
Walter P Moore
Walter Toebe Construction Company
Wampold Companies
Wangfujing Hotel Management Co., Ltd.
Warburg Pincus LLC
Warnaco
Warner Norcross & Judd
Washington Hilton
Washington Real Estate Holdings LLC
Washington Real Estate Investment Trust



4 of the top 6 US casino and hotel companies are Gensler clients.

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WB Wood
WCCP I & II Talavi, LLC
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Weatherford International
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The Wegner Group
Weiboro Properties Ltd.
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Weisbart Springer Hayes LLP
Weitz & Luxenberg P.C.
Wellington Management Company

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Wells Real Estate Funds, Inc.
Wenzhou Municipal Oujiangkou Development & Construction Command Center
West Ave Plastic Surgery Center
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Wipro Infocrossing
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Wohnrath Asociados, Proyectos e Gerenciamiento S.S. Ltda.
Wolfe & Wymann LLP
The Wolff Company
Wolff Urban Development, LLC
Womble Carlyle Sandridge & Rice, LLP
Wonder LLC
Woodbine Development Corporation
The Woodlands Development Company
Woodridge Capital, LLC
World Bank Group
World Kitchen, LLC
WorldHaus, Inc.
Worthe Real Estate Group
WPP Group, Inc.

Wragge & Co
WSP Flack and Kurtz Inc.
WWR Real Estate Services
Wyndham Worldwide

X

Xenel Industries Ltd.
Xiamen Urban Planning Bureau
XO Communications

Y

Yahoo!
Yale Properties USA
YELLOWPAGES.COM LLC
Yi Wu Gao Rui Real Estate Development Co., Ltd.
Yinfeng Property Development Ltd.
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Yoforia
yogmogg co., Ltd
Yongsan Development Co., Ltd.
Young & Rubicam
Yuan Sheng Real Estate Co., Ltd.
Yum! Brands, Inc.
Yunan Orient Abundance Investment Co., Ltd

Z

Zadok Jewelers
ZAFF LLC
ZBI
zColo
Zhangjiang Group
Zhejiang Jiangong Real Estate Development Group Co., Ltd.
Zhejiang Jinrui Holdings, Group
Zhongkai Group
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Zukerman Gore Brandeis & Crossman, LLP
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550 Post Oak, LP
806 Main Tier 1, L.P.
5619 DTC Parkway, LLC
5718 Westheimer Road Investors LP

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Savings to our natural resources include:

Million BTUs of net energy	19
Fully grown trees	42
Pounds of solid waste	1,324
Pounds of greenhouse gases	3,647
Gallons of wastewater	19,781



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Practice Areas

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Consulting
Corporate Campus Headquarters
Creative Media
Education & Culture
Financial Services Firms
Health & Wellness
Hospitality
Mission Critical
Mixed Use & Entertainment

Planning & Urban Design
Product Design
Professional Services Firms
Retail
Retail Centers
Science & Technology
Sports & Recreation
Workplace

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Bangkok
Beijing
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Dallas
Denver
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Doha
Dubai
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