



SAS Institute Canada Headquarters

Distinctive roof design atop a signature building

SAS Institute wanted its new headquarters in Toronto, ON to reinforce their image as an IT service and training provider and to be a landmark structure in urban commercial architecture. Developing this vision on their one-acre brownfield lot, located on a prominent downtown corner, required NORR's collaborative consultation with the city and neighboring property owners.

Our design for the eight-story modern office building respects the surrounding historical context but with a contemporary material palette and a dramatic wing-shaped rooftop silhouette. The availability of natural light was a major design feature which influenced all aspects of the project. A three-story sky lit atrium connects the upper floors bringing natural light into office floors and balconies. The LEED® Silver environmentally friendly workplace design helps conserve energy, reduce water usage and enhance the well-being of employees that showed a 30% drop in sick days after relocating to the new building.

NORR succeeded in providing SAS with an innovative office design that fosters a unique corporate culture and provides the distinctive, highly recognizable headquarters they envisioned.

CLIENT	SAS Institute Inc.
PORTFOLIO	Commercial
CATEGORY	Ground Up Building
SIZE	107,500 SF (9,987 SM)
LOCATION	Toronto, ON, Canada
DATE	Fall 2005
SERVICES	Architecture Structural Engineering Interior Design

AWARDS

- 2008 US Green Building Council Certificate
 - 2005 National Association of Office Properties Award (NAIOP), Real Estate Excellence Awards, Office Development of the Year
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Commercial

NORR's focus on high-performance buildings is supported by our integrated design approach, with architects, interior designers and engineers working in unison to create optimum solutions. Our project experience extends across the entire spectrum of services, from master planning to workplace strategies. We take a client-centric approach to every project to deliver on business objectives and long-term value and efficiencies.

Designing to Meet Business Objectives

Our commercial architecture design approach is to create impactful, creative and sustainable projects to respond to our client's very specific goals and business objectives. We design for the future by creating state-of-the-art office structures and interiors that support healthy environments for the workforce. This enables higher employee productivity and lower operating costs. We do this through research and selection of mechanical, electrical, life safety, elevator and communications systems, sustainable materials and programs for each and every design project. The result is measurable performance against business objectives.

Creating for Long-Term Value and Efficiencies

We also know that it is critical that office buildings, workspaces and systems, be designed for flexibility, to accommodate the changing demands of tenants, and their workforce, over time. Expectations of the work environment and the rapid advance in technology are major factors in design. Building owners and employers

need to offer a gamut of completely-wired, flexible floor plates, collaborative and hoteling workspaces and employee amenities to remain competitive for tenants and skilled talent respectively. At NORR, we design for today, and tomorrow, to ensure our clients realize long-term value.

Sustainable building practices are also relevant when considering resiliency in the designs of building envelopes and reducing the environmental footprint, resulting in cost and energy savings. We've partnered with our clients to realize efficiencies on everything from brownfield projects to renovations to adaptive reuse structures. In every instance, we embrace the vital role that design plays in our lives and communities.

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