



Guardian Life Insurance

New Regional Office Build for Large Insurance Company

Guardian Life Insurance Co. of America, the 17th largest employer in the state of Pennsylvania, sought a new regional office center in the Lehigh Valley area. The ground-up, three-story corporate complex totaling 280,000 SF consolidates three separate offices housing more than 1,500 employees. The site officially opened in summer 2016 and the base building, which NORR designed, was LEED v3 certified.

The “H-shaped,” three-story complex is located on a formerly vacant, 31-acre property in Hanover Township, Northampton County, Pennsylvania. As one of the largest employers in the state, the client felt it would be more efficient to house its hundreds of employees in one central location. The design also features a courtyard with paved walkways and seating, and a mostly glass exterior giving it a presence from the street.

As a 150-year-old company with a presence throughout America, the Guardian Pennsylvania headquarters will act as a beacon for the community, creating a hub for local employees, as well as a physical reminder that residents of the area have access to their services.

CLIENT	Guardian Life Insurance
PORTFOLIO	Commercial
CATEGORY	Ground Up Building
SIZE	280,000 SF (26,013 SM)
LOCATION	Bethlehem, PA US
DATE	July 2016
SERVICES	Architecture MEP Engineering Structural Engineering

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.

CONTACT

William Westhafer, Vice President
T 267 283 0208
E william.westhafer@norr.com
norr.com

