



# Makefield Crossing

*Repositioning for a bucolic corporate setting*

Real estate investment advisory firm Rubenstein Partners (through affiliates) acquired an eight-building office complex in Yardley, PA in 2018 with bold capital investment plans to reimagine the way people work through a complete interior and exterior upgrade to a Class A office environment. Originally known as Lower Makefield Corporate Campus, the complex has been rebranded to Makefield Crossing and NORR was selected to lead the transformation to reposition the property into a compelling office destination.

The design solution for the nearly half-million square foot complex encompasses a north and south campus and incorporates an open environment with modern and boutique features. The inspiration for the design was to use local wood elements in the interior of the buildings and extend it outside to the exterior spaces to connect the campuses. Market-leading amenities will give Makefield Crossing more of a hospitality feel, featuring a fitness center, conference center and cafe/lounge areas. Previously described as a “sea of asphalt,” improvements were designed to significantly enhance circulation on the site and to create outdoor green amenities that define a sense of place.

The result will be a fully modernized and amenitized corporate hub attracting tenants from surrounding markets in a bucolic corporate setting.

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<b>CLIENT</b>	Rubenstein Partners
<b>PORTFOLIO</b>	Commercial
<b>CATEGORY</b>	Repositioning
<b>SIZE</b>	North Campus – 190,000 SF (17,650 SM), South Campus – 277,000 SF (27,734 SM)
<b>LOCATION</b>	Yardley, PA, US
<b>DATE</b>	December 2020
<b>SERVICES</b>	Architecture Interior Design MEP Engineering Structural Engineering

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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.

### CONTACT

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