

VOCON.

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Cleveland, OH 44115
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555 West 5th Street, 35th Floor
Los Angeles CA 90013
323.603.2526

The High Performance Workplace

Prepared for **Cantor Fitzgerald**
110 East 59th Street
New York, NY

vocon.

The Floor



CANTOR FITZGERALD | HIGH PERFORMANCE WORKPLACE
110 EAST 59TH STREET NEW YORK, NY



Our Team



Tom Vecchione, Principal

Tom is a strategic design expert with more than thirty years of experience in architecture and real estate planning.



Jean Chandler, Design Director

Jean is an innovative design leader specializing in integrating complex organizational requirements with transformative design solutions.

About Vocon

Established in 1987, Vocon is a full-service architecture and interior design firm dedicated to personalized client service. We're focused on providing solutions informed by and aligned to the goals and strategies of our clients.

Vocon has completed projects throughout the world for large global corporations, developers and many Fortune 500 companies. Our commitment to innovation and proven design ability has helped us become one of the country's largest design firms, as well as one of the top 50 firms globally.

We serve clients on an international scale, are architecturally licensed in all 50 states and a certified woman owned firm with the Women's Business Enterprise National Council (WBENC).

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Our Clients

We are passionate about working with our clients to design spaces that authentically reflect their company, their personality, and their goals. That process starts with building strong working relationships.

They inform how we approach each project, how we create our teams and how we see the world. For more than 30 years, this approach has led us to build unforgettable spaces that help our clients thrive, no matter how they use their space.



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The Arrival



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The Layout | Option 2 - Reduced Capacity Layout

Eliminates Existing Stair



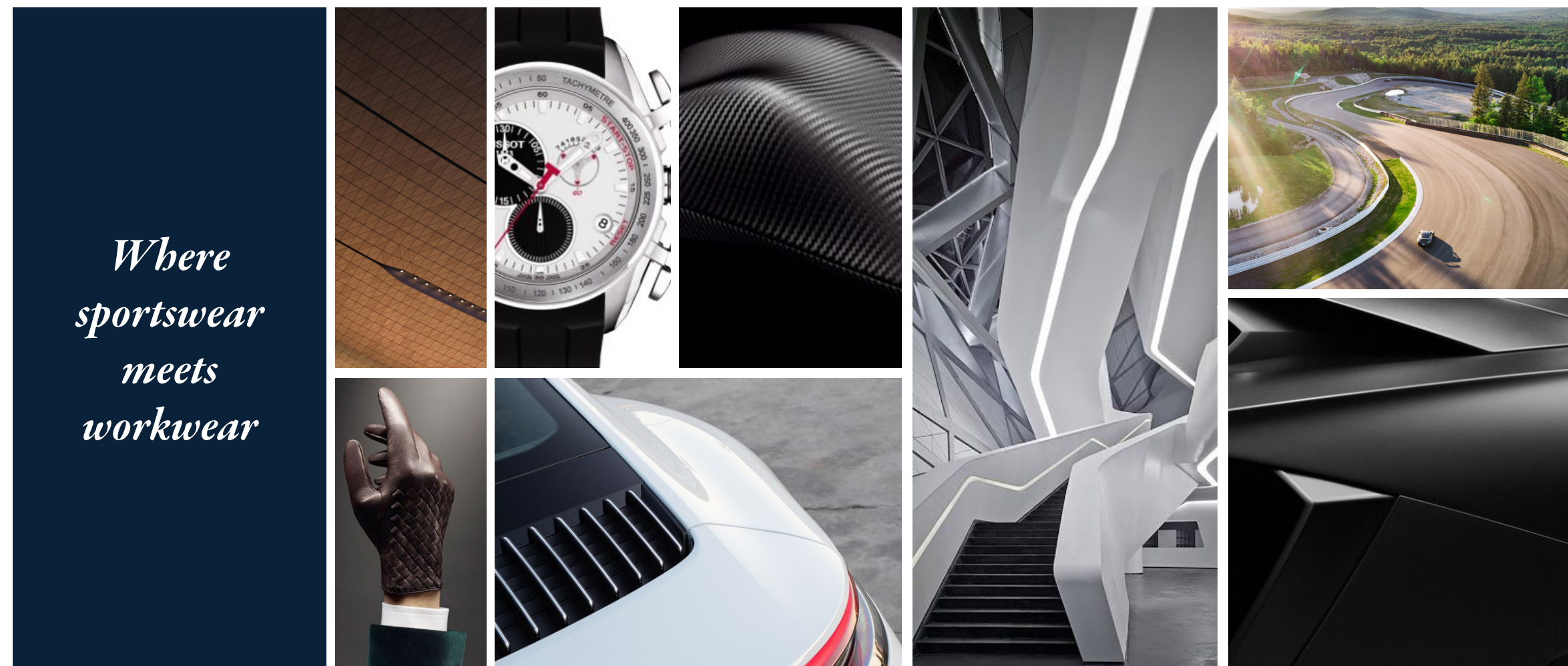
Floor 4 15,000 USF	
Existing	
Private Offices	7
Workstations	218
<hr/>	
Total Headcount	225
USF per person	66
Planned	
Private Offices	10
Workstations	99
<hr/>	
Total Headcount	109
USF per person	137

Cantor Fitzgerald

The High Performance Workplace

An Ambitious Place to Work

The high performance workplace enables speed, precision and foresight while fostering the competitive spirit.



*Where
sportswear
meets
workwear*

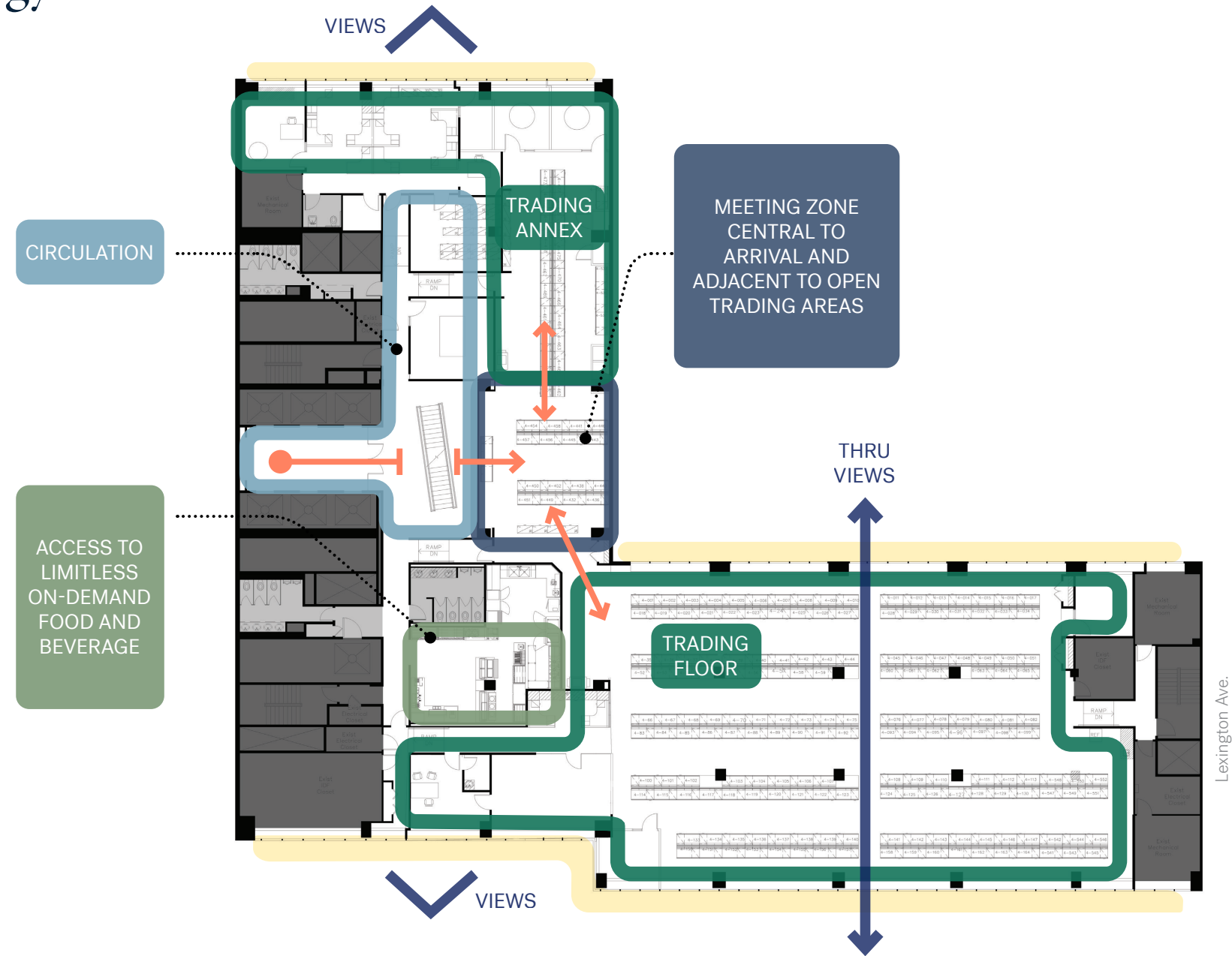
The Layout | Option 1 - Reduced Capacity Layout

Keeps Existing Stair



Floor 4 15,000 USF	
Existing	
Private Offices	7
Workstations	218
Total Headcount	225
USF per person	66
Planned	
Private Offices	11
Workstations	107
Total Headcount	118
USF per person	127

The Strategy



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A Collection of Placemaking Ideas...

The Vision Wall

The Director Pods

The Garage

The Floor

The Ceiling

The Dashboard

The Grab & Go

The Vision Wall

Showcase the real-time ability to process information and see around any corner



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Appendix

Our Thinking

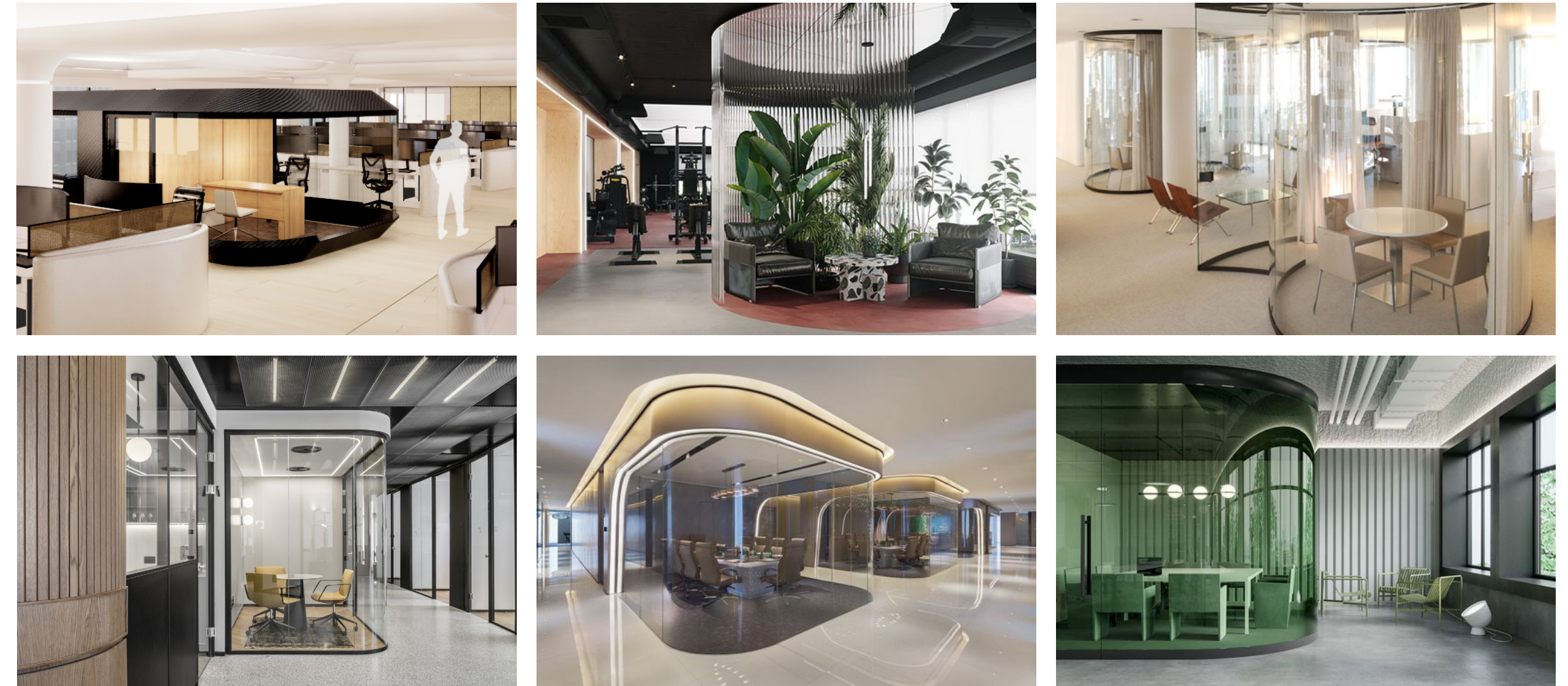
The Look & Feel | Option 2

*Warm
Organic
Texture*



The Director Pods

Self-contained, high vision workspace for managers



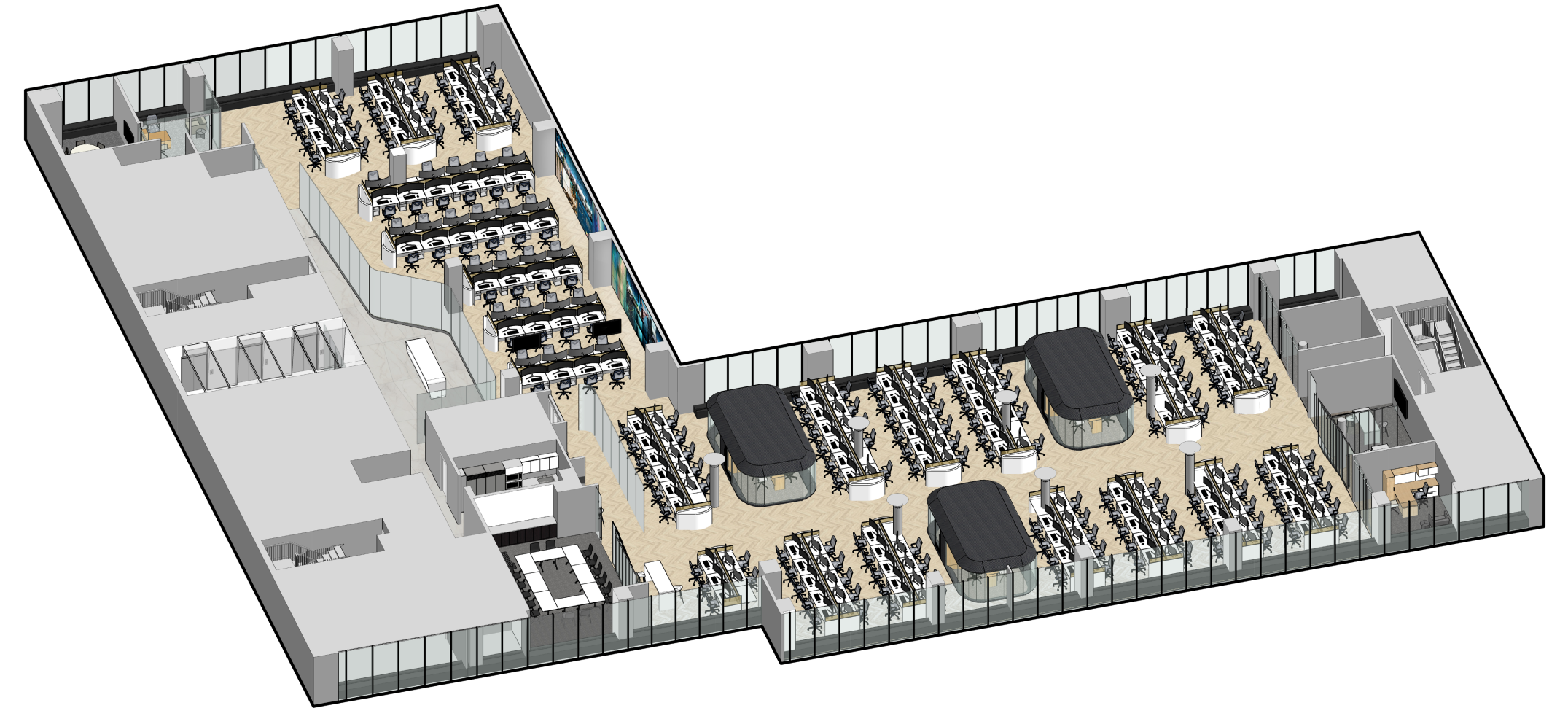
The Garage

Adaptable environments with dynamic features



The Environment | Option 2

Eliminates Existing Stair



The Layout | Option 2

Eliminates Existing Stair



Planning Characteristics

- Maximize Daylight
- Convenient Food Delivery
- Clear Sightlines to Traders
- Continuous Trading Floor

Floor 4 | 15,000 USF

Existing

Private Offices	7
Workstations	218
Total Headcount	225
USF per person	66

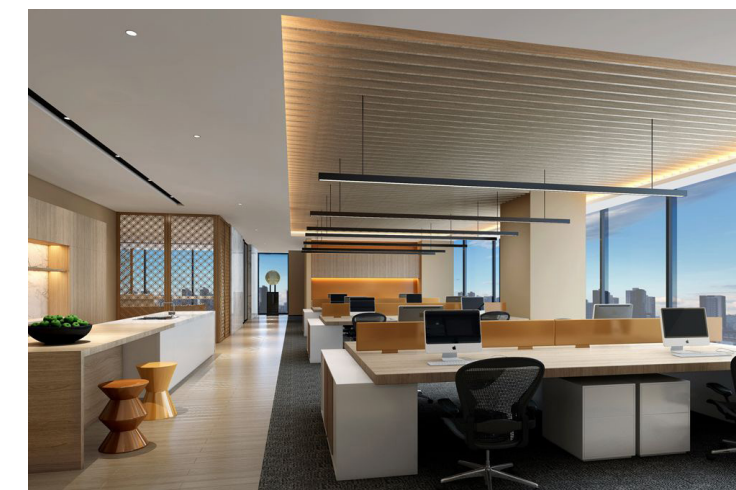
Planned

Private Offices	10
Workstations	199*
Total Headcount	209
USF per person	71

*note: 137 seats if larger workstations (36"x72") used

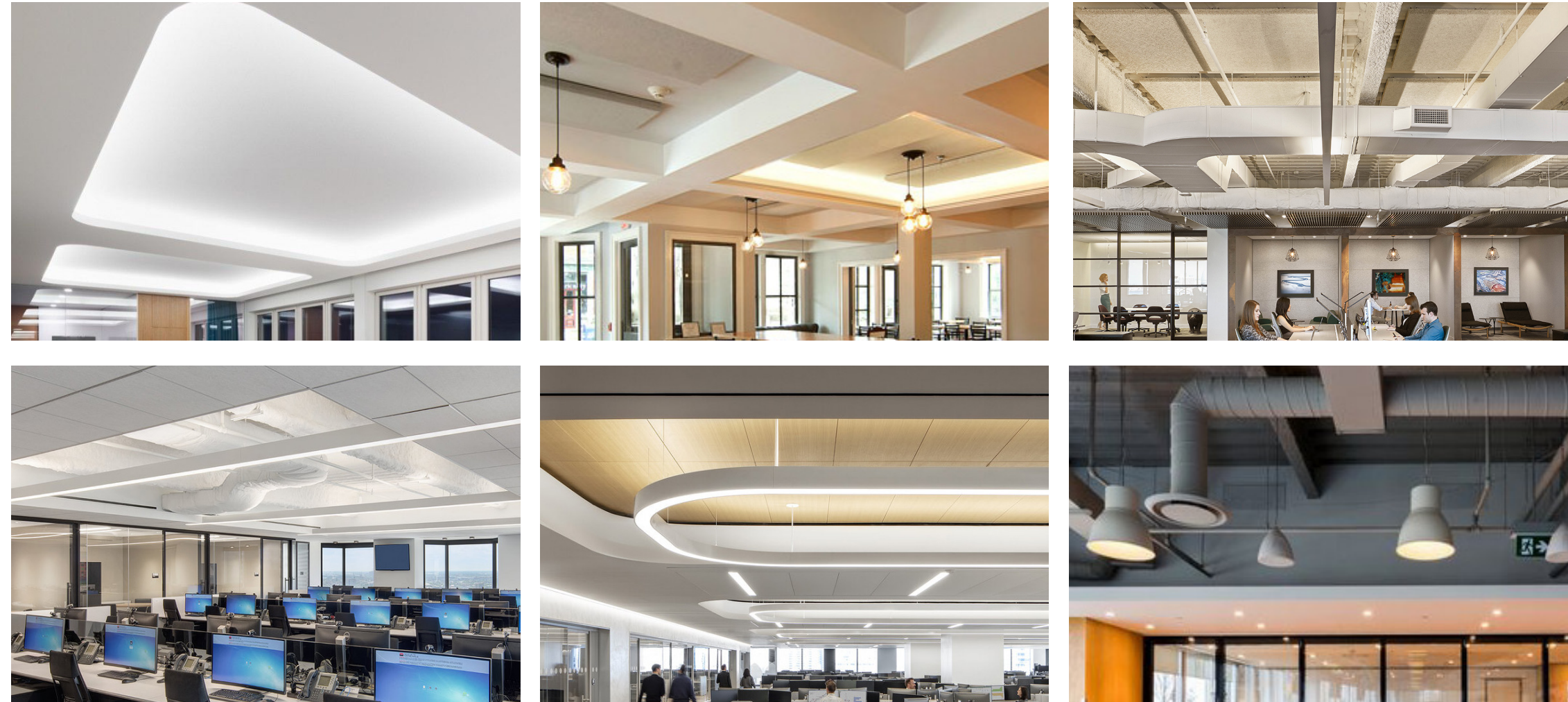
The Floor

Contoured workstations, integrated technology, floating alternative storage



The Ceiling

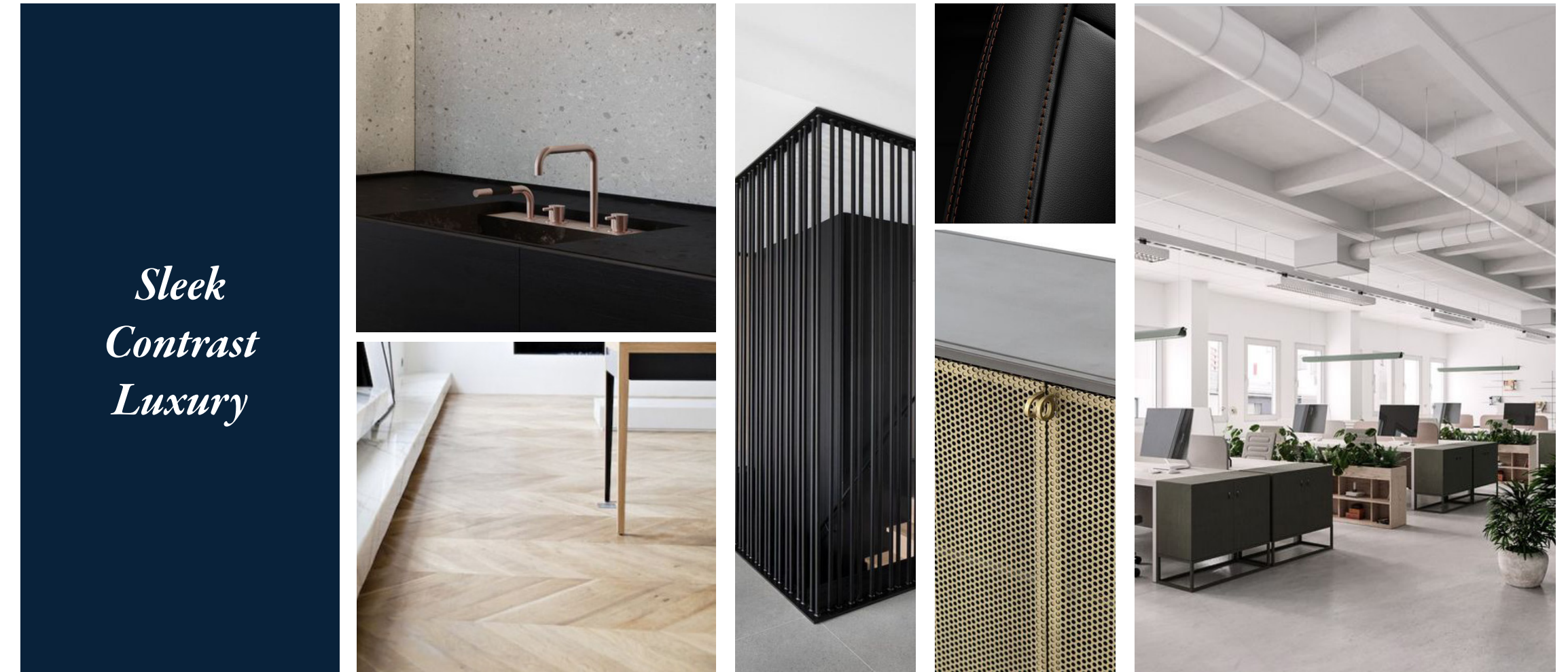
Maximize height through infused ceiling pop ups and soft up lighting



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The Look & Feel | Option 1

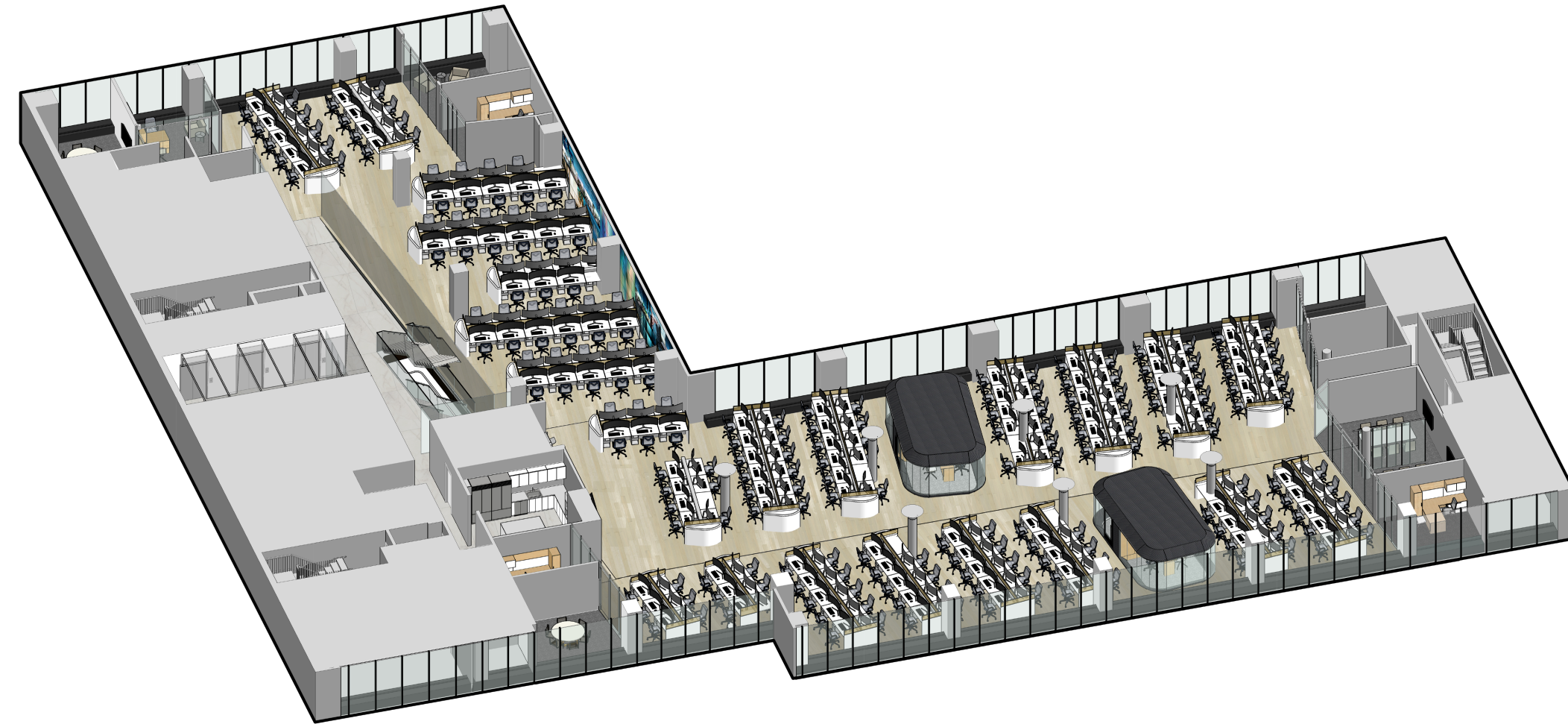


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The Environment | Option 1

Keeps Existing Stair



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The Dashboard

Utilize streamlined monitor technology to provide the perfect amount of control



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The Grab & Go

Mixture of sponsored food, honor market, fresh vending and beverage services



The Layout | Option 1

Keeps Existing Stair



Planning Characteristics

- Maximize Daylight
- Ease of Flow
- Clear Sightlines to Traders
- Continuous Trading Floor

Floor 4 | 15,000 USF

Existing	
Private Offices	7
Workstations	218
Total Headcount	225
USF per person	66

Planned	
Private Offices	11
Workstations	217*
Total Headcount	228
USF per person	65

*note: 143 seats if larger workstations (36"x72") used