

# 2019 Office/Mixed-Use Trends

ULI – Nashville – Nov 2018

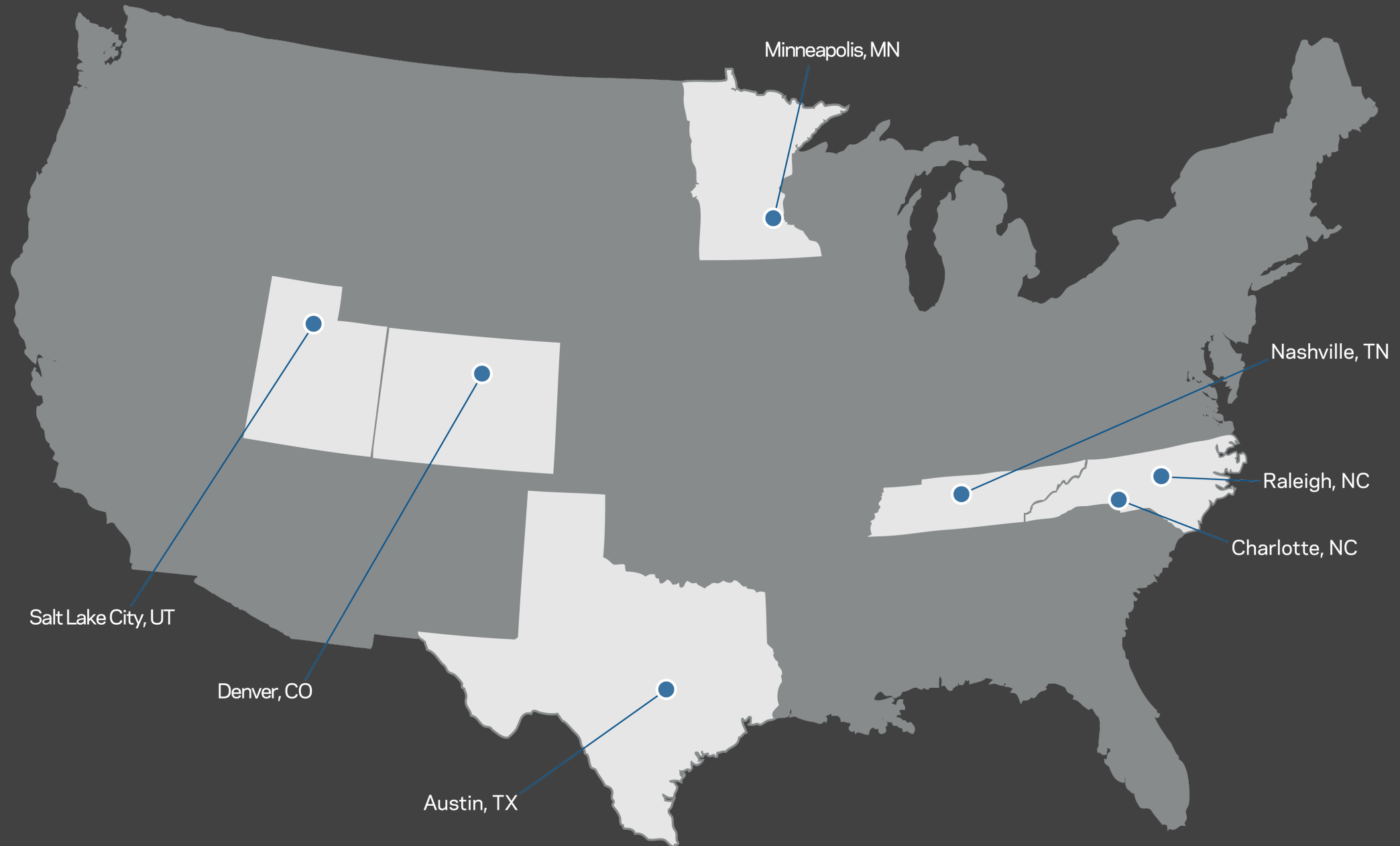
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# Key Trends

- A. Real Estate is a Recruiting Tool
- B. Co-Working
- C. BOMA 2017
- D. Transportation & Parking

## Tier II Markets are on a Roll!































## Outdoor Terraces







## A bright yellow interior space, likely a locker room or a storage area. The walls are painted a vibrant yellow. On the left, a white light fixture hangs from the ceiling. The ceiling is made of yellow wooden slats. In the center, there is a large wall of yellow lockers. To the right of the lockers, a white door is visible. In the foreground, there is a yellow bench with a wooden top and metal legs. The floor is also yellow. A white door is visible on the right side of the image.

## Co-Working Space



## Co-Working Space





"It's a self-driving car."





**DEAR GOOGLE**

**THIS** ➡



**NOT  
THIS** ➡



## Autonomous Vehicle













## Parking Stackers





Convertible Parking Floors





## CONVENTIONAL GARAGE DESIGNED TO ADAPT TO AUTONOMOUS VEHICLES

PHASE 1: 2018 - 2025

Today, the typical car is used only 5% of the time.  
(95% of the time it is parked in a garage, at a house, or on the street)

However, by the time today's garages are built, self-parking cars and shared fleets will likely be a reality.

Driverless vehicle storage is packed in hyper-efficient rows on the top level. Garages designed for self-parking or autonomous vehicles can substantially increase their efficiency and use 60% less space.

Floor-to-floor heights are designed to accommodate future uses such as residential or office.

Conventional parking on lower levels for increased accessibility.

By 2025, fully autonomous cars are expected to be available to the general public for an additional \$10,000 Source: Boston Consulting Group







