

SHAPING SPACES FOR SCIENCE



SCIENTIFIC WORKPLACE EXPERTISE



CONTENTS

04	WHO WE ARE
10	HOW WE WORK
26	SELECT PROJECTS





WHO
WE ARE

FIRM AND EXPERTISE

95+

years of
experience
in planning and
architecture

320+

dedicated
staff to serve
our clients

10

offices
nationwide

we create environments that
enhance human potential®



Atlanta, GA · Boston, MA · Gainesville, FL · Madison, WI · New York, NY
Raleigh, NC · San Diego, CA · San Francisco, CA · Seattle, WA · Tampa, FL

30+

planners:
laboratories,
healthcare

- Strategic and Master Planning
- Programming and Campus Planning
- Academic, Research and Medical Planning
- Site Planning and Landscape Architecture
- Architectural Design
- Structural Engineering
- Interior Design

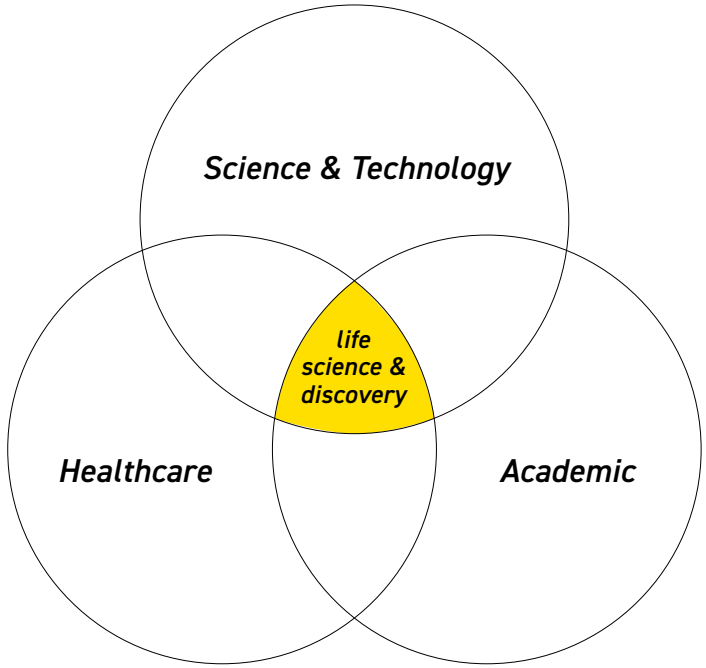
National Rankings

Building Design+Construction Giants // 2025

- 20 Overall
- 2 Laboratory Architecture
- 5 Science & Technology

350+
design
awards

- 100 AIA Awards
- 39 IIDA Awards
- 8 Lab of the Year Awards
- 5 ISPE Facility of the Year Awards



SUSTAINABLE DESIGN

Becoming an industry leader
by incorporating people,
planet, and prosperity into
all designed environments

We are committed to transforming how buildings are designed and built to support sustainability, resiliency, and human wellness. Regardless of whether clients seek certification, we encourage incorporating safe, healthy, and quality materials and offer sustainability visioning, energy modeling, and life-cycle cost analysis. As evidence of our focus, we have endorsed The 2030 Challenge to achieve dramatic reductions

in greenhouse emissions, reaching toward carbon neutrality on all of our projects by the year 2030. Flad was an early adopter of the Leadership in Energy and Environmental Design standards, achieving several LEED firsts for the research, science, and healthcare facilities in which we specialize.



Recognized Industry Firsts

➤ **International WELL Building Institute**
Gold Core and Shell Certification
Kilroy Realty Corporation,
The Exchange on Sixteenth Street

➤ **LEED® Gold Research Institute in Seattle**
Seattle Children's Research Institute,
Building Cure

➤ **LEED® BD+C: Core and Shell Platinum***
BioMed Realty, Gateway of Pacific
Phase 1

➤ **LEED® Platinum Laboratory in New York**
Stony Brook University

LEED® Platinum Process Science Facility
University of California, Davis

LEED® 2.2 Gold Laboratory
Johnson & Johnson

LEED® Gold Food Production Facility
Kettle Brand Foods

LEED® Gold Laboratory
Pharmacia

* Highest certification level recognized by the USGBC





HOW
WE WORK

LIVING OUR VALUES



We honor the creative spirit and innovation in all things.



We foster an environment of trust, integrity, and respect.



We embrace both individual initiative and collaboration.



We are trusted partners to our clients.



We are committed to the health and well-being of our communities and the planet.

In partnership with leading research organizations, universities, healthcare institutions, and science-based companies, we design beautiful, innovative environments that enable our clients to make revolutionary discoveries that have a profound impact on society. We are dedicated to providing exemplary service to our clients. Fostering this collaborative approach allows us to challenge

assumptions, solve unique problems, and help our clients achieve their mission through the lens of design. Our environments are an extension of our clients' enterprise, celebrating their talent and reinforcing their brand and culture. Our solutions are customized, mission-driven, and transparent – increasing efficiency, productivity, and identity.



PUTTING PEOPLE FIRST

Creative thinking and the joys of delivering a solution based on shared values produces powerful results. Every time.

Every project is founded in an understanding that there is an important need and a promise of transformation. We are driven to build a collaborative of people that form a high-performance team, setting the stage for confidence and the belief that we will deliver the right project for long-term success. Aligning the principal stakeholders with capable professionals who want the best for their institution and are willing to work hard to achieve that is key. We gather principal stakeholders together to focus on purpose, vision, facts, goals, needs, and concepts

that define the greater truth for the project, shaping the right design solutions. A communication plan is equally essential to every project, validating that stakeholders feel their voice is heard and that they can shape their future. It also helps manage expectations and provides a framework for decision making, conflict resolution, creating an audit trail for the work, and ensuring that the status of the project is shared accurately with everyone on campus over time.



THE SCIENTIFIC WORKPLACE

The environments where discovery happens must do more than function. They must inspire.

Our clients don't work on small problems. They are tackling challenges that will change people's lives: a new cure for cancer, a breakthrough gene therapy, advanced medical technologies that stop the spread of disease. We're not talking about buildings. We're talking about the people inside them and the meaningful solutions they create for our world's biggest health challenges. This is the inspiration behind our work and the passion that drives every plan, every process, and every detail.

At Flad, we understand that the scientific workplace is unlike any other. The environments where discovery happens must do more than function. They must inspire. We design workplaces that are direct extensions of a company's mission, supporting the full facility life cycle from strategic planning through design, construction, occupancy, and ongoing management.

Our approach begins with listening. Through interviews, site visits, and close collaboration with

owners and multi-user groups, we develop a deep understanding of how people work, how teams interact, and how space can be shaped to support both today's needs and tomorrow's growth. We weigh staff interaction, process flow, flexibility, and future scalability alongside budget and function, because in a scientific environment, every decision carries consequence.

We believe every design exists within a specific context: social, cultural, and physical. In the scientific workplace, that context is defined by the unique relationship between bench and office, between focused individual work and spontaneous collaboration. Our interiors reflect that relationship. We design spaces that feel purposeful and considered at every scale, from the enterprise level down to the individual workstation, creating environments that are as thoughtful as the science happening within them.

The result is a workplace that doesn't just support great science. It reflects it.

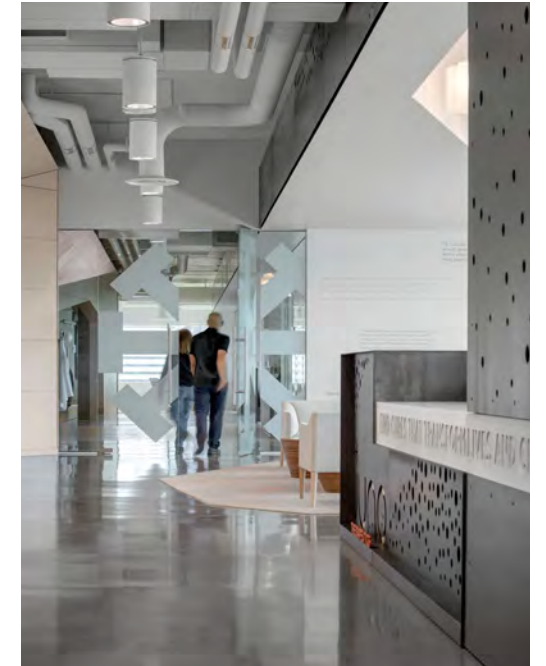


CULTURE AND BRAND

The best spaces don't just reflect a brand. They embody it.

The unique nature and community of a client is reinforced throughout a facility through architectural features, graphic designs, digital elements, and finish materials that reflect an organization's brand. The expression of culture and message can be enhanced using a variety of these strategies.

We design every environment to be a physical expression of who our clients are, weaving brand identity and organizational culture into every layer of the design, from architectural form and spatial organization to finish materials, environmental graphics, and wayfinding. Rather than treating brand as surface decoration, we use it as a meaningful design element that reinforces mission, builds a sense of belonging, and gives people a daily reminder of what their organization stands for.





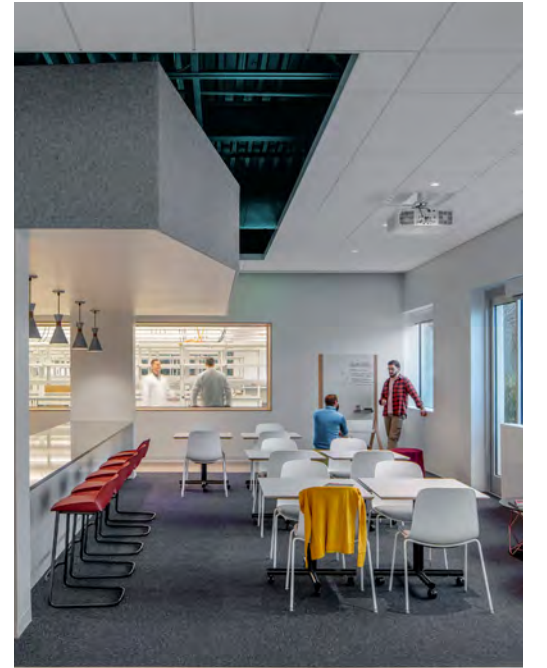
AMENITIES

Spaces designed to make culture tangible.

In today's competitive market, it is critical to attract and maintain the highest quality team members. In addition to maintaining world-class work environments in both office and technology spaces, many industry leaders focus on providing a variety of high-quality amenity spaces, including food service areas, conference and training environments, and health and fitness spaces, as well as exterior site improvements such as walking paths, access to alternative transportation, and outdoor dining and gathering areas.

We design amenity spaces and buildings as the social and cultural heart of a campus, where employee well-being, community, and collaboration come together in one purposeful environment. From full-service food halls, fitness centers, and rooftop bars to wellness suites, outdoor gathering areas, and flexible event spaces, we approach every amenity program as a strategic investment in the people who use it. We understand that desk areas, wellness programs, and social spaces are contiguous environments that support the larger campus context, and we prioritize human needs like access to daylight, visual connection, and opportunities for interaction at every scale. The result is a front-door experience that attracts and retains talent, bolsters a sense of community, and gives a place its identity.







SELECT PROJECTS

an enhanced research environment



With a commitment to improving human health through innovative science and cutting-edge therapies, this global biopharmaceutical company sought to create a dynamic next-generation workplace. Built on supporting their principles of collaboration and communication across teams, the overarching vision of this high-rise fit-out centers on vibrant, open office and laboratory spaces with assets that are shared as part of a unified culture. A Fitwel 2-Star rating, in addition to LEED Gold certification, further reinforces a commitment to sustainability as well as the health and well-being of all occupants.

This project embodies client goals by providing spaces based on key planning concepts of arriving, networking, focusing, and supporting. Staff is co-located with the freedom of work environment choice, allowing multidisciplinary teams to share space and remain connected.

The concepts are implemented through a spatial and furniture kit of parts ranging from a library environment for heads-down focused work to seated and standing team tables. Enclosed collaboration rooms round out the workplace offerings, providing appropriate spaces for more formal, longer-term, and collaborative efforts.

Programmatic Components

- 240,000 SF
- Laboratory Program
- Office / Workplace Program
- Urban Life Science Campus Location
- Below-grade Parking
- Staff Wellness Amenities
- Outdoor Roof Terrace

[View the video >>](#)



responding to changing research needs



Founded on a promise to care for every child, Seattle Children’s Research Institute set an equally ambitious goal for Building Cure: a design to support research that elevates the health of children and families on a global scale.

The Flad team designed a landscape of wet and dry research space that positions this institute for decades of groundbreaking research. Interactive research communities on each floor respond immediately to agile scientific discoveries, fostering rapid cross-pollination across cancer immunotherapy, neuroscience, child health and behavior, and bioethics.

The Therapeutic Cell Production Core incorporates a cGMP suite with ten production rooms at ISO 7 classification for cell culture and purification of immunotherapy drug products. Known as the Cure Factory, it is the largest pediatric, cell-based cGMP facility in the country.

The LEED Gold facility also includes an auditorium, café, museum, and community outreach spaces, establishing a streetscape that celebrates innovation.

Programmatic Components

- 540,000 SF
- 13-story Lab/Office Building
- Laboratory Program
- Office / Workplace Program
- cGMP Production Facility
- Community Education Center
- Auditorium & Café
- Below-grade Parking
- LEED Gold Certification

Flad and Aedas co-led this project, with Flad serving as Architect of Record for all scientific workplace and research space; Aedas serving as Architect of Record for the building exterior and interior public space.



fluid inspiration



Facing generational changes in expectations for lab research environments, this nationally recognized cancer research institute sought to grow in place while honoring its history and culture of innovation around its lakefront location. In support of this mission, Flad designed the transformation of 50,000 square feet of space, revitalizing facilities not formerly committed to science while offering new thinking about placemaking, belonging, and connection.

Drawing inspiration from the fluidity and motion of a boat’s wake moving through water, the new facilities feature collaboration zones that encircle high-intensity research spaces, providing eddies and nooks for teams to work on the most pressing problems of the day. Above each of these areas, a wooden boat wake ceiling design illustrates how people coming together can accelerate progress.

The renovated facilities bring the current evolution of research environments into a present-day institute, with state-of-the-art laboratories offering visual connectivity among interior spaces and access to exceptional waterway views. Research teams have specially designated spaces to display their mission, with identity, pride, and belonging now leading their story.

Programmatic Components

- 50,000 SF
- Renovation
- Laboratory Program
- Office / Workplace Program
- Collaboration Zones
- Conference Rooms
- Amenity Spaces

View the video >>



fostering tomorrow's breakthroughs



With the goal of accelerating development of life-saving therapies, this Fortune 500 pharmaceutical company expanded its ability to support early-stage companies with its resources and expertise. This 42,200-square-foot fit-out offers laboratories, offices, support spaces, and common areas to start-up companies pursuing pharmaceutical innovations to improve human health.

The layout provides flexible lab and office space to accommodate various company sizes and lease models. Lab modules are linked to allow tenants to expand into adjoining labs as needed, and utilities are organized in a consistent and accessible manner.

Workstations and private offices are located near assigned lab spaces for proximity and visual connectivity. Transparency among the labs and office environments puts science on display while offering a safe work environment while maintaining security for each organization's intellectual property. Centrally located lab support services include glasswash and freezer rooms, as well as public common areas such as conference rooms and social hubs.

Programmatic Components

- 42,200 SF
- Tenant Improvement Fit-out
- Laboratory Program
- Office / Workplace Program
- Flexible Lab Modules
- Start-up Incubator Space
- Lab Support Services
- Conference Rooms
- Social Hubs



a vibrant and active amenity center



Referencing South San Francisco's industrial past, the Hangar at Healthpeak's Vantage Development offers a wide range of elevated guest experiences. Certified LEED Gold, the new 40,000-square-foot amenity building fuses modernity with a nod to historical elegance.

Centered around a monumental stair with informal seating in a double-height lobby, the two-story facility houses a market hall, full-service dining, a fitness center, and conference facilities. The market hall provides multiple food experiences, each branded individually while using cohesive finishes to communicate an overall design language. At the top of the grand stair, a full-service bar greets patrons with a custom brass and glass display featuring jewel-tone finishes and soft lighting that evokes the Golden Age of Air Travel. An adjacent outdoor terrace includes planting vignettes, soft seating, and a custom trellis.

Interior finishes blend modern and historic sensibilities through a refined color story. Polished concrete terrazzo flooring reflects the elevated industrial theme, while wood tones, leathers, wools, and botanical prints introduce warmth. Perforated metal panels create a veil of transparency around the mezzanine and grand staircase. Custom sculptures, murals by local artists, and an interior planting design bring the outdoors in and ground the space in its place.

Programmatic Components

- 40,000 SF
- Full-service Dining & Bar
- Fitness Center
- Conference Facilities
- Outdoor Terrace
- Custom Art Installations
- Biophilic Design
- Market Hall



creating an inspiring and invigorating identity



Designed to support Seattle Children’s Research Institute’s high standards and commitment to its researchers, this 98,500-square-foot project provides additional research space in their downtown campus with a fit-out of four floors in the Boren Building. The new, high-performance research facility includes robust, efficient labs; comfortable, functional, and flexible work areas; and an inspiring and invigorating environment for tackling some of the nation’s biggest health challenges.

Giving Boren a distinct identity, the interior design merges the institute’s standards with a new material palette and custom features. Each floor features open lab bench areas along the east curtain wall with offices lining the west curtain wall, as well as shared support rooms in between. The open lab zone includes a shared wet wall with sinks, emergency eyewash/shower stations, and common lab utilities. A strong visual element, the wet wall centralizes the busy lab environment, visually reinforced with accent colors and materials.

Representing a high-performing research environment, transparency and visibility across functions are key design features. Open-office seating and private offices are supported by shared conference rooms, focus rooms, phone rooms, and a kitchen with an adjacent exterior terrace. Private offices are enclosed with glass partitions to allow ample daylight, augmented with decorative film or screening for privacy where needed, contributing to overall energy and well-being.

Programmatic Components

- 98,500 SF
- Tenant Improvement Fit-out
- Laboratory Program
- Office / Workplace Program
- Conference Rooms / Focus Rooms
- Kitchen / Exterior Terrace



celebrating a holistic approach to wellness



The new, 60,000-square-foot Wellbeing Center is dedicated to the health and wellness of this Fortune 500’s employees, supporting a balanced and healthy work lifestyle. The two-story facility provides a centralized, purpose-built location featuring social spaces, food service, a health clinic, recreational sports, fitness, and agile workspace.

Recognizing the reciprocal relationship between wellness and nature, the Center connects to its coastal context through a curated use of greenery and a wind-sheltered central courtyard that brings the outdoors to the heart of the project. High expanses of glass and large open areas draw natural light throughout, while a variety of space types support everything from large social gatherings to intimate interactions.

Outdoor fitness and recreation areas integrate into the surrounding landscape, maintaining connections with both the Center and the campus at large, celebrating a holistic approach to employee well-being.

Programmatic Components

- 60,000 SF
- Health Clinic
- Fitness Center
- Recreational Sports
- Food Service
- Agile Workspace
- Social Spaces
- Central Courtyard
- Outdoor Fitness & Recreation Areas
- Natural Daylighting



changing how we treat disease



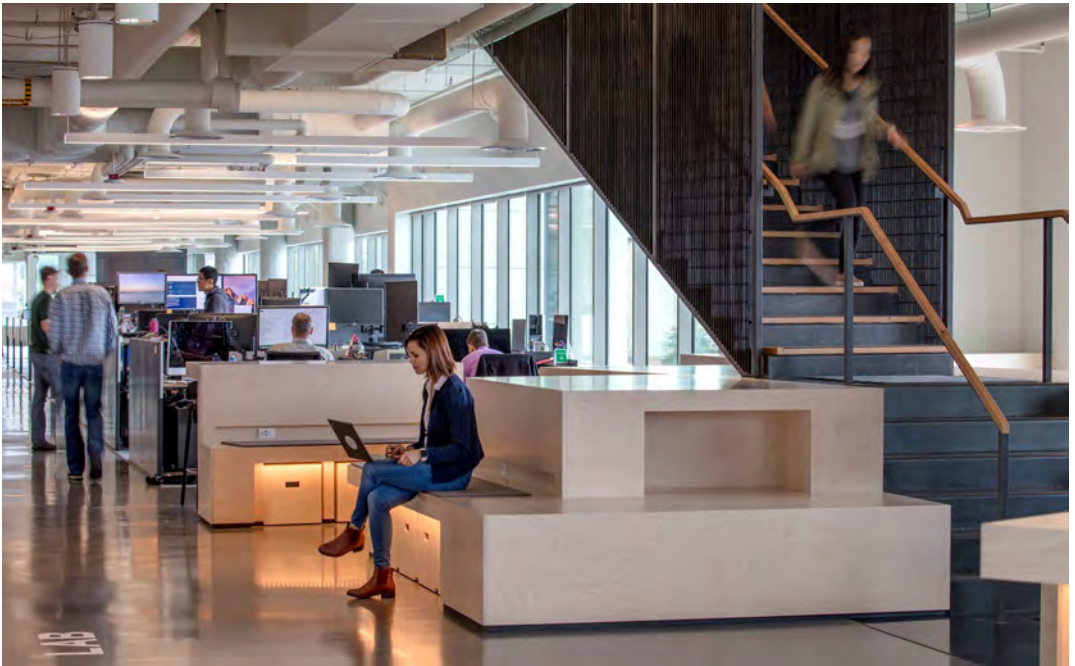
Juno Therapeutics believes with absolute conviction that they can engineer the cells within our immune system to eradicate cancer and other serious diseases. Selected to design their new headquarters and research center, our team was immediately infused with their compelling commitment and felt the same sense of urgency Juno was facing to help them deliver successful products to their patients.

The project integrates key elements of the company's culture and enables active collaboration by personnel as they move from ideas to delivery of product candidates. During our initial visioning phase, Flad helped Juno properly forecast their growth in which their population was estimated to triple within 18 months, including the addition of an entirely new commercialization group. The design team developed an interchangeable wet and dry research model that can flex to accommodate additional staff as well as newly discovered research demands that evolve over time through clinical trials, FDA approval, and commercialization.

Programmatic Components

- 240,900 SF
- Laboratory Program
- Office / Workplace Program
- 12-story High-rise Lab/Office Building
- Urban Technology Hub Location
- Below-grade Parking
- Staff Wellness Amenities
- Outdoor Roof Terrace

Read the Story >>



creating connections



Adaptive Biotechnologies proposed a new operational definition for a science headquarters as a workshop for ideas, eschewing traditional work and lab space in favor of an innovative center that advances learning and culture first. Adaptive's founders worked with Flad to design a new four-story headquarters and laboratory in Seattle that expands the company's footprint in pursuit of revolutionary diagnostics and therapeutics.

The design sparks interaction across disciplines to facilitate breakthroughs in detecting and treating cancers, autoimmune disorders, and infectious diseases. A monumental tile stair outside the building artfully depicts how Adaptive is advancing research, and visitors are welcomed into the building with a glass ribbon wall that showcases exhibits explaining the immune system. The design team created three science parlors adjacent to research lab spaces that give colleagues the opportunity to converse and collaborate.

The new facility helps unify groups that once occupied separate buildings and separate spaces and reflects the concept of science as a workshop for ideas that is not separate from, but rather fully engages its moral purpose: to improve patients' lives.

Programmatic Components

- 100,000 SF
- Laboratory Program
- Office / Workplace Program
- Staff Wellness Amenities
- Urban Technology Hub Location
- Nature-inspired Interior Design
- Educational Science Tour Path

Read the Story >>



a shared scientific platform seeking top talent



To support continued growth in the discovery and development of transformative medicines, this Fortune 500 company partnered with Flad for the interior fit-out of approximately 62,000 square feet of leased space on the West Coast.

The Shared Innovation Center utilizes a novel co-working laboratory concept to speed the discovery of innovative medicines through collaboration with early-stage biotech companies in the Bay Area. Each tenant has access to direct interaction with the client’s leading scientists, executives, and regulatory experts, as well as advanced technology and equipment to further develop their products.

Spanning two floors, the design balances modern office space and amenities with advanced laboratory and research functions. The interior consists of 34 modular laboratories with movable benches, a social hub, formal and informal conference and collaboration spaces, an all-hands area, and well-appointed office spaces. Modular laboratory spaces flex into larger or smaller configurations and are fully customizable to adapt to changing tenants and evolving research needs.

Inspired by the biological diversity of its surroundings, the interior architecture evokes a flourishing underwater ecosystem, recalling the shapes of shellfish and the tones of swaying grasses through a calming, aquatic-inspired color palette.

Programmatic Components

- 62,000 SF
- Tenant Improvement Fit-out
- Laboratory Program
- Office / Workplace Program
- Collaboration Spaces
- Co-working & Incubator Space
- Conference Rooms



pursuing a healthier world



Dedicated to addressing some of the world’s greatest health challenges, this global biopharmaceutical company brought together three separate Bay Area facilities into a single centralized hub within San Francisco’s biopharma sector. This world-class, high-rise tenant improvement supports the client’s culture and robust ecosystem for scientific collaboration while accommodating continued growth in advanced research and development.

This 450,000-square-foot scientific workplace fit-out is comprised of reconfigurable office environments and advanced laboratories and support spaces for small-scale clinical product development. Featuring a modular design, the laboratories adapt to changing research teams, protocols, and technologies with ease.

The entire facility is designed for high performance, sustainability, and safety. Inside, sightlines connect functions to one another and open outward to the dramatic surrounding landscape. Amenities support employees throughout their workday, encouraging overall well-being and healthy behaviors, while the wider campus becomes an extension of the workplace itself.

Programmatic Components

- 450,000 SF
- Tenant Improvement Fit-out
- Laboratory Program
- Office / Workplace Program
- Modular Lab Design
- Reconfigurable Office Environments
- Conference Center / Dining Amenities / Fitness Facilities
- High-performance Sustainability Design
- Urban Life Science Campus Location

View the video >>



repurposing space for new discoveries



Seeking to enhance its biomedical research capabilities, this top research university repurposed an existing laboratory and office facility to expand wet lab space for the School of Medicine. Reconfiguration of the two-story, 67,000-square-foot program focuses on creating intentional connections among all functions to enable successful research outcomes while applying space standards used across the university's School of Medicine facilities.

With an absence of any wet laboratories in the original first-floor plan, the program was configured around adding this function while creating direct adjacencies to open and closed office workspaces. Natural light and transparency define the space and provide a strong visual link within the environment, reinforcing the culture with a sense of presence, purpose, and unity in the research mission.

Zones for group collaboration form connective elements outside the labs in the renovated atrium and lobby; opportunities for individually focused work are provided away from these public areas. Additionally, thoughtful incorporation of employee amenities, including a yoga studio and gym, further supports employee wellness during the workday.

Programmatic Components

- 67,000 SF
- Renovation
- Laboratory Program
- Office / Workplace Program
- Special Purpose Labs
- Collaboration Zones
- Atrium & Lobby
- Wellness Amenities
- Natural Daylighting



accelerating pharmaceutical development



From the facility’s early conceptual visioning sessions, this Fortune 200 pharmaceutical company’s goal was to dramatically improve the drug development process. The new Innovation Development Center integrates multiple strategies, working in tandem, to fulfill that vision. These strategies include rapidly transformable laboratories, flexible and adaptable workspaces, increased opportunities for both planned and unplanned collaboration, visual connectivity to facilitate team productivity, and enhanced support systems throughout the facility.

The Center’s highly adaptable laboratory infrastructure enables bench reconfigurations to be completed in two to three hours, with additional time allocated for decontamination and recommissioning. These reconfigurations are accomplished without impacting other work being conducted in the immediate vicinity and with no renovations or construction.

By rethinking many of the basic assumptions of the development process and implementing leading-edge improvements throughout the facility, the Center reduces delays, eliminates waste, and increases efficiency, enabling researchers to reduce the time it takes to bring successful therapies to market – from years to mere months.

Programmatic Components

- 130,000 SF
- Laboratory Program
- Office / Workplace Program
- Rapidly Transformable Lab Infrastructure
- Flexible Workspaces
- Collaboration Spaces
- Visual Connectivity Design

ISPE 2020 Facility of the Year Award,
Operational Excellence >>



driving innovation



Approximately 20 people die each day awaiting an organ transplant. Understanding that human donor organs may never fully meet transplant demand, eGenesis is committed to ending the global transplant shortage through their research in xenotransplantation, which is the process of transplanting living organs, tissues, or cells from one species to another.

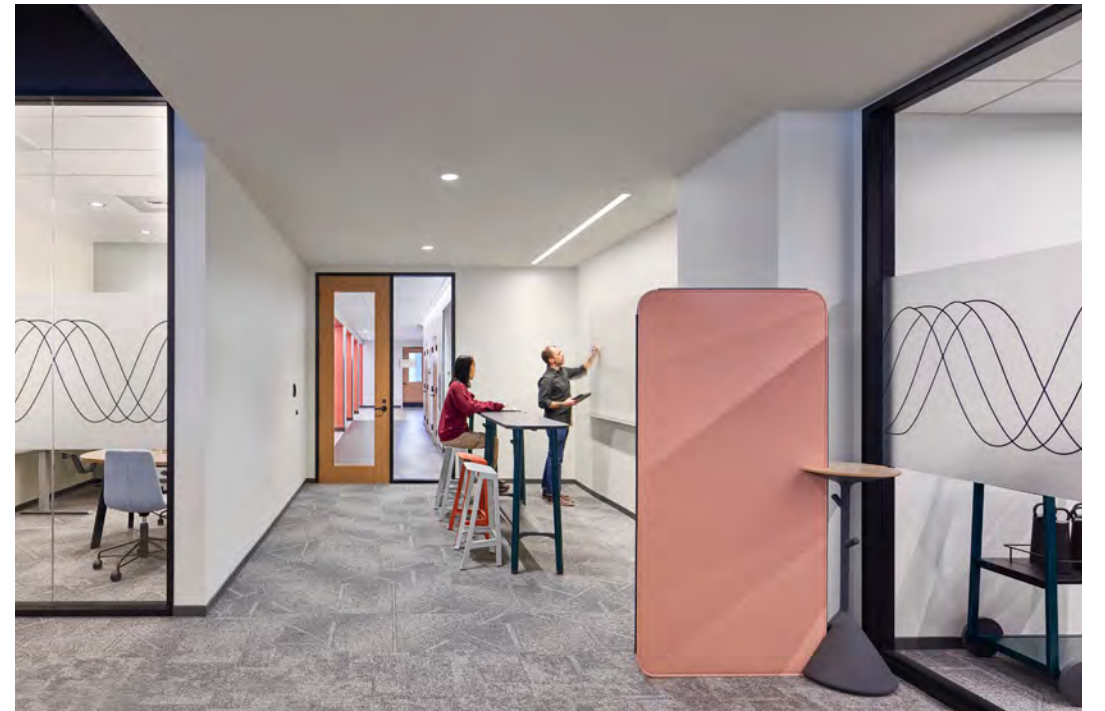
To increase capacity and drive innovation, Flad assisted the client with their 52,400-square-foot expansion of their corporate headquarters, which involved the tenant fit-out into new laboratory and office space. The 16,400 square feet of laboratory space included the fit-out of tissue culture and open lab spaces to support their cloning research. The additional scientific workplace areas offer support space for the laboratories, as well as additional administrative support space.

The resulting facility accommodates up to 160 workstations with 17 closed offices, as well as multiple conference rooms of various sizes and seating arrangements to support collaboration. The lab accommodates 100 bench spaces with up to 50 biosafety cabinets for tissue culture. Amenities include a large café area and a smaller break area on a separate floor.

The new facility supports the vital work eGenesis is pursuing to improve patient outcomes and save lives.

Programmatic Components

- 52,400 SF
- Tenant Improvement Fit-out
- Laboratory Program
- Office / Workplace Program
- Lab Support Spaces
- Conference Rooms
- Break Areas
- Wayfinding & Graphic Design



Confidential Client,
Research and Development Center of Excellence

creating a collaborative community



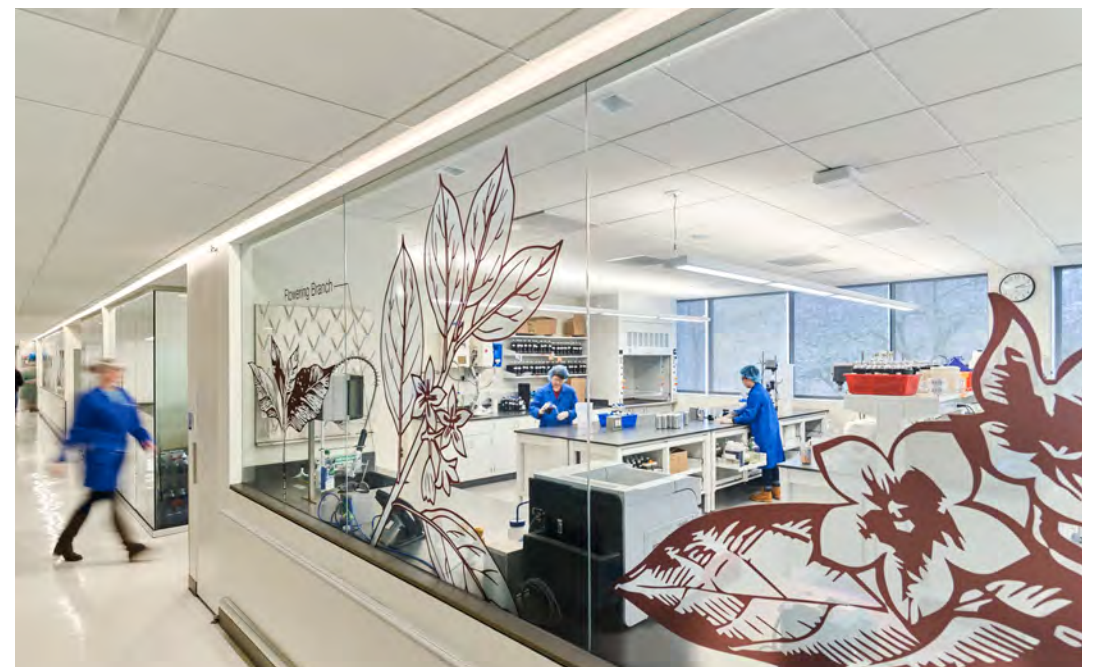
With the goal of bringing together various research and development departments into a single community, this Fortune 500 consumer products innovator engaged Flad in a master planning effort to examine multiple options through a calculated and methodical process. Understanding the greatest innovations come from working with others – debating ideas, sharing concepts, and exploring alternatives – the client ultimately chose to bring together their research and development groups into a single, unified facility.

Their new Research and Development Center of Excellence supports operations in 200 countries around the world more effectively, while also providing unparalleled opportunities for innovation and discovery. By renovating 110,000 square feet of space within two buildings on an existing campus and constructing a new, 122,000-square-foot laboratory and central hub, the streamlined Center now offers 329,000 square feet of state-of-the-art laboratories, advanced support facilities, and streamlined operations.

Specifically designed to foster interaction, communication, and collaboration, the Center enables the client to rapidly respond to market opportunities, bringing new innovations to their customers faster than ever before.

Programmatic Components

- 329,000 SF
- Master Planning
- New Construction & Renovation
- Laboratory Program
- Office / Workplace Program
- Advanced Support Facilities
- Collaboration Spaces



enhancing workplace collaboration and engagement



This medical device manufacturer sought to transform its existing operations by revitalizing, repurposing, and renovating its campus to better accommodate growing needs. Flad was enlisted to re-evaluate spatial flow and functionality across multiple buildings, redesigning 97,500 square feet of interior space.

The transformation repurposed an existing building to house a device support group for new clients, providing a centralized environment that can adapt to both short- and long-term needs. The revitalized primary circulation corridor enhances the flow of movement throughout the building, creating opportunities for visitors to view the consolidated manufacturing space. An enlarged cafeteria provides flexible seating designed to facilitate collaboration for the entire campus.

In a separate, three-story building, a new customer experience center showcases the client's innovative robotic solutions and strengthens customer relationships. Supporting varied work types, the design includes neighborhoods of desk space, casual seating, and enclosed focus spaces, as well as dispersed meeting rooms. Each floor features its own business lounge with large, arched windows offering outside views and a casual setting for employee socialization.

All spaces were transformed to align with the client's existing brand standards, visually unifying the campus and reinforcing the client's mission throughout.

Programmatic Components

- 97,500 SF
- Renovation & Repurposing
- Office / Workplace Program
- Manufacturing Space
- Collaboration Spaces
- Conference & Training Rooms
- Cafeteria



**Confidential Client,
Research and Development Unit
Priority Projects** ➤

strategic renovation and reconfiguration

As one of the world's most successful pharmaceutical corporations, this confidential client embarked on a groundbreaking new vision for their research and development community, integrating wet bench research with sophisticated scientific equipment and specialists in data analytics.

Twenty thousand square feet of strategic renovations bring that vision to life. Continuous floor-to-ceiling glass walls deliver maximum transparency and shared natural light across renovated laboratories and adjacent office space, dissolving the boundary between bench and desk. Workstations and focus rooms sit in direct adjacency to large open research laboratory space, reinforcing the fluid relationship between thinking and doing.

Existing fume-hood-dense chemistry labs have been transformed into open, day-lit biology research labs, with flexible island benches and utility-intensive benchtop equipment supporting a wide range of research activities and promoting agile responses to rapidly changing research needs.

Programmatic Components

20,000 SF
Renovation & Reconfiguration
Laboratory Program
Office / Workplace Program
Collaboration Spaces
Focus Rooms
Natural Daylighting



Seattle Children’s Research Institute,
BSL-3 Laboratory Study and Fit-out

aligning design with
operational need

Supporting Seattle Children’s Research Institute’s mission, this study and fit-out renovates two floors to include a new executive office suite, updated office areas, communal gathering space, and a new BSL-3 lab. Flad completed a master plan to identify the optimal campus location for relocating, consolidating, and expanding existing BSL-3 suites into a unified space, aligning the facility’s design with the client’s operational needs and long-term expansion goals.

The 7,200-square-foot renovation includes conference rooms and an executive suite for leadership, as well as an open office area with quiet rooms for remote or hybrid employees. A staff break area with a kitchenette offers downtown views, while the expansive lounge serves as event space with access to the outdoor terrace, providing a third place for employees to work and relax away from their desks.

The BSL-3 lab incorporates strict entry and exit protocols for safety and containment, beginning with a spacious gowning room adjacent to a shared containment corridor leading to specialized spaces for multiple pathogen research.

Programmatic Components

- 7,200 SF
- Renovation & Fit-out
- BSL-3 Laboratory Suite
- Conference Rooms
- Quiet Rooms
- Break Area / Kitchenette
- Lounge / Event Space
- Outdoor Terrace



Confidential Client,
Laboratory and Office Renovation

transforming
research space

Flad Architects has delivered strategic master plans, feasibility studies, whole-building renewals, and small renovations of off-campus research facilities for this top research university, including studies and master plans for five buildings and the interior renovation of 229,000 square feet of research, office, and amenity space. Flad has completed more than 40 projects with this academic client, including projects on the university’s main campus.

To continue supporting School of Medicine research capabilities, the university initiated the most recent project: a 48,000-square-foot renovation transforming a two-story leased office building into modern office and biomedical research space. The project began as a fast-paced feasibility study testing the building’s research capacity and anticipated renovation cost. Once approved by university leadership, the two-story leased office building was transformed into modern office and biomedical research space.

The first floor provides efficient and collaborative wet and dry neuroscience and anesthesiology research space. The second floor is dedicated to shared scientific core facilities, significantly expanding support for the School of Medicine research.

Programmatic Components

- 48,000 SF
- Renovation
- Laboratory Program
- Office / Workplace Program
- Wet & Dry Research Space
- Shared Scientific Core Facilities
- Collaborative Work Areas





**Confidential Client,
Building 6** ➤

improving patient outcomes

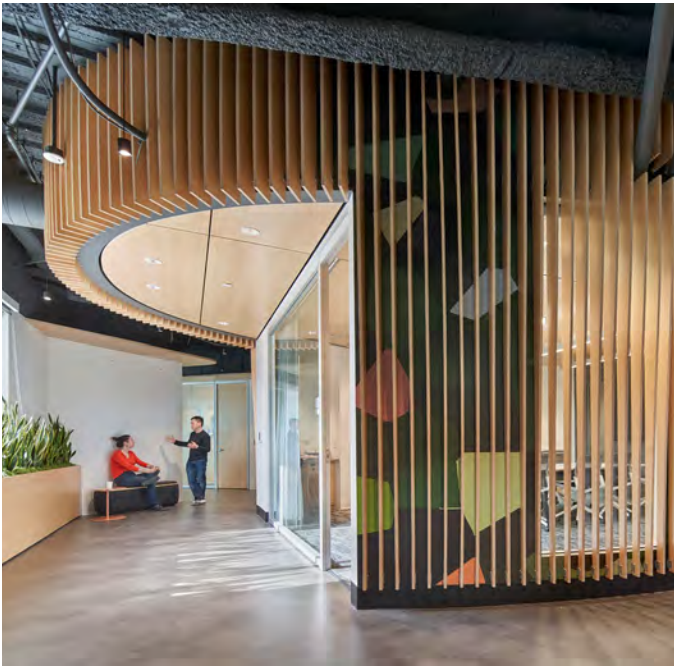
Driven by a core mission to enhance public health and save lives through transformative cancer therapies, this global biotechnology giant looked to its Pacific Northwest headquarters campus to deploy a new workplace model that emphasizes user experience for enhanced research and development operations.

Comprised of open and private office space as well as dedicated areas for collaboration, social gathering, and respite, this 20,000-square-foot tenant improvement carefully integrates workplace dynamics with the technical requirements of laboratory settings to create an all-encompassing scientific workplace environment. Drawing inspiration from its immediate Pacific Northwest surroundings, the building supports health and wellness by connecting employees to nature through plentiful daylighting and enhanced outdoor accessibility – further reinforcing the core mission of saving lives.

Through purposeful, user-centric design, this new facility enables the client to continue their long history of developing a diverse suite of therapies and ultimately improving outcomes for patients with hematologic and solid cancerous tumors.

Programmatic Components

- 20,000 SF
- Tenant Improvement Fit-out
- Laboratory Program
- Office / Workplace Program
- Collaboration Spaces
- Social & Respite Areas
- Natural Daylighting
- Outdoor Accessibility



**Confidential Client,
Corporate Scientific Workplace** ➤

a river runs through it

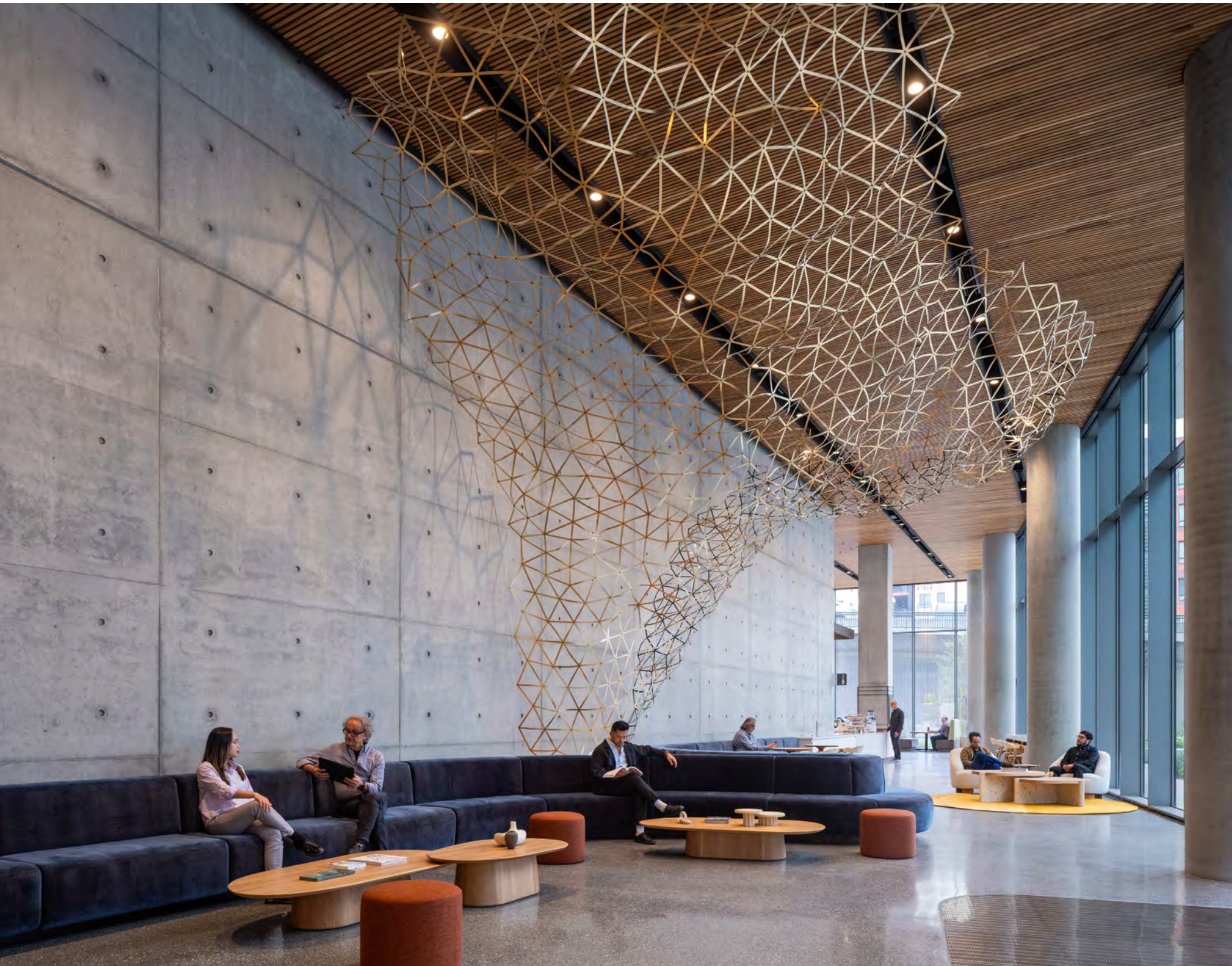
With roots in the Pacific Northwest, this prominent global biotechnology company specializing in transformative cancer therapies partnered with Flad for the interior design and fit-out of their new office in South San Francisco's booming biopharma district.

Spanning approximately 16,000 square feet, the interior design directly reflects the client's core mission and cultural values while maintaining a purposeful connection to the Pacific Northwest. Open and private office environments, collaboration spaces, conference rooms, lounge areas, and amenity space accommodate different work styles to advance the development of cutting-edge cancer treatment therapies.

Interior graphics celebrate scientific research while honoring the lushness of the Pacific Northwest through a riverine design theme that supports connectivity and community. Natural daylighting, low-VOC materials, biophilic references, and flexible furniture reinforce the client's commitment to sustainability and employee well-being, connecting staff to a quality, nature-inspired indoor environment.

Programmatic Components

- 16,000 SF
- Tenant Improvement Fit-out
- Office / Workplace Program
- Collaboration Spaces
- Conference Rooms
- Lounge Areas
- Amenity Space
- Biophilic Design
- Interior Graphics & Branding
- Natural Daylighting



**ADDITIONAL
RESOURCES**

SCIENTIFIC DESIGN INSIGHTS

Flad



Scientific Design Insights

Expert advice, proven designs,
and stories to inspire

DESIGNING FOR DISCOVERY



PHARMA & BIOPHARMACEUTICAL EXPERTISE



Designing for Discovery

Pharma and Biopharmaceutical Expertise

ADVANCING RESEARCH, ENABLING EXCELLENCE



RESEARCH INSTITUTES EXPERTISE



Advancing Research, Enabling Excellence

Research Institute Expertise

CLIENT LIST

Abbott Cancer Diagnostics	Fred Hutchinson Cancer Center	National Renewable Energy Laboratory
Abbott Laboratories	FibroGen	Nektar Therapeutics
Adaptive Biotechnologies	Fujifilm Cellular Dynamics	Novartis
Allergan	Genentech	Northwell Health
Amgen	GlaxoSmithKline	Oak Ridge National Laboratory
Argonne National Laboratory	Healthpeak Properties	Pacific Northwest National Laboratory
Battelle Memorial Institute	Howard T. Ricketts Regional Biocontainment Laboratory	Princeton Plasma Physics Laboratory
Bausch and Lomb	Idaho National Laboratory	Regeneron Pharmaceuticals, Inc.
Bayer	Illumina	Samsung Biologics
Beckman Coulter	Influenza Research Institute	Seattle Children’s Research Institute
BioMed Realty	Juno Therapeutics, a Bristol Myers Squibb Company	Seagen
Brookhaven National Laboratory	Lawrence Berkeley National Laboratory	Syngenta
Catalent	Lawrence Livermore National Laboratory	Takeda Pharmaceuticals
Centers for Disease Control and Prevention	Los Alamos National Laboratory	Texas Biomedical Research Institute
Cleveland Clinic	Mayo Clinic	The Jackson Laboratory
Connecticut Department of Public Health	Merck	Tufts University Regional Biocontainment Laboratory
CSL Seqirus	MilliporeSigma	U.S. Army Corps of Engineers
Department of Energy Office of Science, National Laboratories	Momentive	U.S. Department of Homeland Security
Donald Danforth Plant Science Center	Mount Sinai Hospital	Wisconsin Department of Agriculture, Trade, and Consumer Protection
eGenesis	National Institute of Environmental Health Sciences	Wisconsin State Lab of Hygiene
Eisai	National Institutes of Health	Wyeth
		ZymoGenetics



Flad Architects is a national planning and design firm committed to creating environments that enhance human potential. In partnership with leading research organizations, universities, healthcare institutions, and science-based companies, Flad designs innovative facilities that enable revolutionary discoveries that have a profound impact on society.

Over 95 years of passionate and rigorous focus on buildings devoted to the sciences has earned Flad consistently high rankings among the top 20 architectural firms, both overall and in the specific areas of science & technology, academic, and healthcare design.

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