

Returning to the Office:

A compelling summary of why working from home was a forced experiment and why the office as we know it won't go away.

- 1. Homeworking makes it harder to concentrate, creates distractions to our routines, and disrupts communication;** according to S&P Global, roughly 55% of workers in a survey said they were both less productive and less engaged when working from home.
- 2. Loneliness, social anxiety, a lack of inclusiveness, burnout, and physical health are all concerns workers have from working at home;** a recent multi-country study by Eurofound and the International Labour Office found 42% of regular at-home workers suffered insomnia vs. 29% of their colleagues at the office.
- 3. Innovation, collaboration, mentoring, and team-building ALL suffer from remote work as technology struggles to replicate physical interaction;** A recent study by The Pandemic Impact Report found 66% of respondents experience an elevated worry about the health and safety of their family members and friends who work from home without any personal or physical interactions.
- 4. The office is necessary for our effectiveness, our sanity, and our humanity;** recent study by the Society for Human Resource Management found 65% of companies are struggling to maintain morale for their at-home workforce.
- 5. The largest companies in the world are tired of remote work.** Facebook, one of the world's largest tech companies—signed a huge new lease totaling 730,000 square feet in NYC as of August 2020. Another large tech firm, Google, announced plans to spend \$7 billion in 2021 to expand its office footprint across the country.
- 6. Recruiting and on-boarding has dealt new challenges to companies and candidates, particularly around cultural fit;** a study by LinkedIn found 46% of hiring professionals said candidate experience was negatively affected without in-person meetings.
- 7. Popularity of high density configurations of office space had been rising prior to the pandemic from 211 square feet per employee in 2009 to 194 square feet per employee in 2017 but has reversed course;** according to JLL research, the average square foot per employee has risen to 196 in 2020 and could increase as much as 50 percent as businesses implement social distancing floorplans.
- 8. Building owners and landlords are investing in improvements for the health and wellness of tenants occupying buildings.** According to Global Plasma Solutions, a leader in clean air technology products, NPBI air purification systems are gaining popularity among commercial landlords as they are proven to destroy viruses such as E. Coli, MRSA, Tuberculosis, C-DIFF, H1N1 and up to 99.4% of coronaviruses.

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