

# Optimizing Office Space Allocations

## Challenge

A large state university in the southeastern US faced the challenge of modernizing its office space allocation to increase usability and reduce costs. The space planning team needed reliable technology to collect continuous, factual occupancy data to inform their design and planning decisions effectively.

## Solution

The university chose Occuspace for its ease of installation, low cost, and privacy-first technology. By deploying Occuspace sensors across campus office spaces, the space planning team was equipped with accurate data to make informed decisions about space utilization. Their objectives were clear: enhance the use of existing office spaces, identify areas for potential improvement or investment, and improve overall employee experience by eliminating underutilized, "ghost town" office environments.



### Cost Efficiency:

The university avoided the need for additional leased space and scaled down future construction plans, reallocating those funds towards better furniture and space renovations.

### Improved Utilization:

Office space utilization increased from 19% to 43%, significantly enhancing the workplace environment.

### Enhanced Employee Experience:

The optimized space utilization brought more employees together, creating a more vibrant and engaging office atmosphere, thus improving morale and productivity.

## Results

**This strategic adjustment led to a 32% reduction in required office space.**

Implementing a "use it or lose it" policy, the university adjusted departmental space allocations based on actual data-driven insights into average and peak space utilization.

For instance, a department with 78 employees traditionally allocated the same number of desks found through Occuspace data that only 11 people used the office on average, with a peak of 25.

This insight allowed the space planning team to reduce the desk count to 31 unassigned desks, effectively changing the employee-to-desk ratio to 2.5:1.