

3005 HIGHLAND PARKWAY

CASE STUDY



LOCATION
Downers Grove, IL

SPACE TYPE
Corporate Space

SIZE
4,000-sf

LEASING FIRM
Cushman & Wakefield

MANUFACTURING PARTNERS
Ambuis, Blu Dot, BuzziSpace,
OFC, OFS,

THE STORY

OBJECTIVE

To design a central amenity space that encourages tenants to step out of their suites and engage with the building community. The goal was to create an environment that feels like an extension of the workplace—relaxed yet purposeful—where tenants can unwind, connect, or collaborate in a more casual setting. The space needed to serve as both a functional retreat and a social catalyst within the building.

DESIGN SOLUTION

Rightsize crafted a space with a neutral, warm, and inviting aesthetic, using natural textures, soft finishes, and layered lighting to create a comfortable ambiance. Flexible furniture solutions—such as movable lounge pieces, mixed-height tables, and modular seating—allow the space to adapt to individual use or group gatherings. Thoughtful design details like curated wall art, greenery, and acoustic considerations help foster a welcoming

atmosphere that promotes casual collaboration, informal meetings, and tenant interaction.

DESIRED OUTCOME

A highly activated amenity area that becomes a daily destination for tenants, improving their overall workplace satisfaction and helping to build a sense of community within the building. The space is intended to increase tenant retention and add value to the property by enhancing the everyday experience, reinforcing the building's appeal as a modern, tenant-focused environment.

