

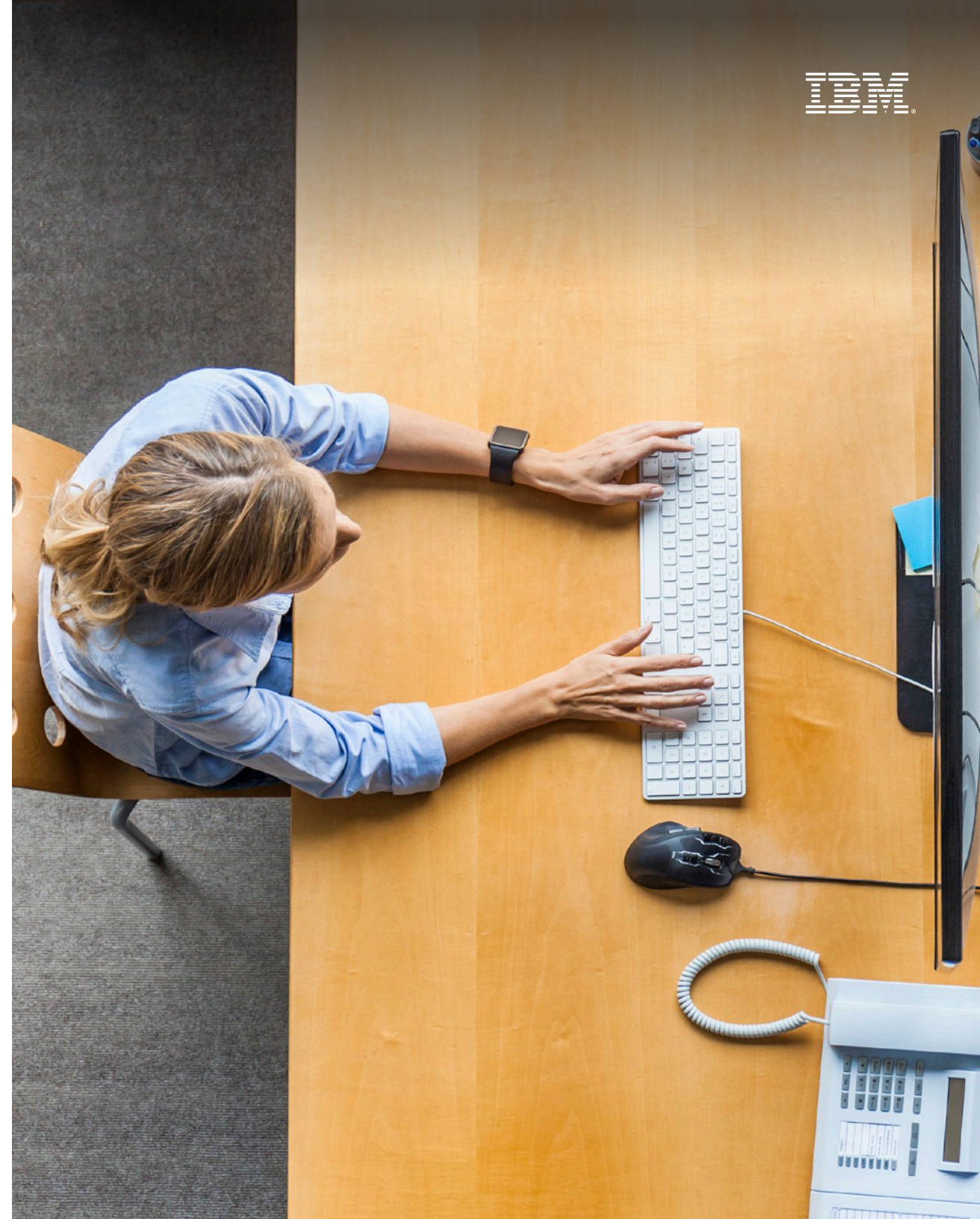
Dynamic Spaces. Flexible Workplaces.

Real estate and facilities managers face many space challenges

The way you manage space in the emerging new normal is more important than ever. You need the ability to make critical space decisions quickly to adhere to changing guidelines and occupant needs. You need to be able to act on insights from your IoT and WiFi data to understand occupancy. And you need to provide services that help employees and visitors easily navigate through your facilities and reserve spaces where and when they need them. It's no easy task.

Managing space in your facilities and real estate is no easy task

- **Space is expensive:** Managing the cost of real estate is often the 2nd highest cost in an organization.
- **Limited insights on usage:** Harvesting actionable insights from massive amounts of data is crucial to understand who is using your space and when.
- **No clear picture across the enterprise:** Navigating siloed information systems hinders your ability to manage and optimize space across the organization.
- **Occupants expect a smooth, engaging experience:** Placing occupant experience at the forefront of your strategy can require new tools and technology.



Address your space challenges through flexible workplaces

Employees can work effectively from home but 66% would prefer to be in the office for at least a portion of their work week.

(IBV Study: 1Covid-19 Consumer Survey IBM Institute of Business Value, September 2020)

Businesses are tasked with determining how to bring employees back to the workplace safely and confidently while finding ways to reduce costs and re-balance real estate portfolios. Employers must also ensure critical workplace services are available where and when they are needed. The expectation of the overall workplace experience has changed. Does your space management strategy encourage safety, productivity and efficiency to help you reduce costs and promote occupant well being?

You need workplace technology that is:

Dynamic

- Provides dynamic floor plans to adhere to safety guidelines
- Ensures the right mix of individual vs. collaborative spaces
- Enables space forecasting
- Simplifies move management

Cost-effective

- Provides insights into space utilization
- Helps make decisions around consolidation or expansion
- Identifies space allocations and chargebacks

Safe & engaging

- Easy to navigate
- Allows room reservations in advance or on-the-fly
- Adheres to changing safety guidelines
- Enables critical workplace services, requests and amenities

“IBM TRIRIGA is a standout IoT solution for enterprise customers seeking smart building innovations.”

– [IDC MarketScape: Worldwide Integrated WorkplaceManagement System 2020–2021 Vendor Assessment](#)

TRIRIGA provides a robust toolkit for enterprises and users

There are many stakeholders to consider as you enhance your space management strategy. Space planners, facility managers, employees and executives all need tools for making the right space available to the right people. You need a flexible solution for users to make room and space reservations, integrated with existing calendaring systems for seamless resource scheduling and customized with the right workplace services to deliver an exceptional occupant experience. Easy, right?

You need a single solution for daily – and long-term space management needs. IBM TRIRIGA can help achieve all your goals.

Space planners need strategic, administrative and oversight capabilities to manage and tune how space is to be used efficiently.

Optimize your spaces

- CAD and BIM integration
- Dynamic space planning
- Space forecasting
- Stacking

Allocate and assign space

- Space allocations and chargebacks
- Move management
- Space audits
- Occupancy monitoring
- Space utilization
- Floor / building level utilization

Space users expect to access facilities and space seamlessly, to add productivity to their day rather than impeding work tasks.

Improve productivity

- Personal desk and meeting reservations
- Outlook integration
- Move requests
- Locate colleagues

Deliver exceptional user experiences

- Indoor maps and wayfinding
- Natural language AI assistant
- Scan-to-claim desk
- Interactive kiosks and room panels



IBM TRIRIGA can help you deliver safe, flexible workplaces

Managing space is core to a complete portfolio of real estate solutions that meets the needs of enterprises delivering flexible workplaces. See how TRIRIGA supports all aspects of space management in this interactive demo: <https://www.ibm.com/products/tririga/demos/use-cases>

Read how

IBM Global Real Estate reduced time to space utilization insights by 99% from 10 days to 10 minutes.



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