Are you making the most out of every square inch, meter and bit of your space?
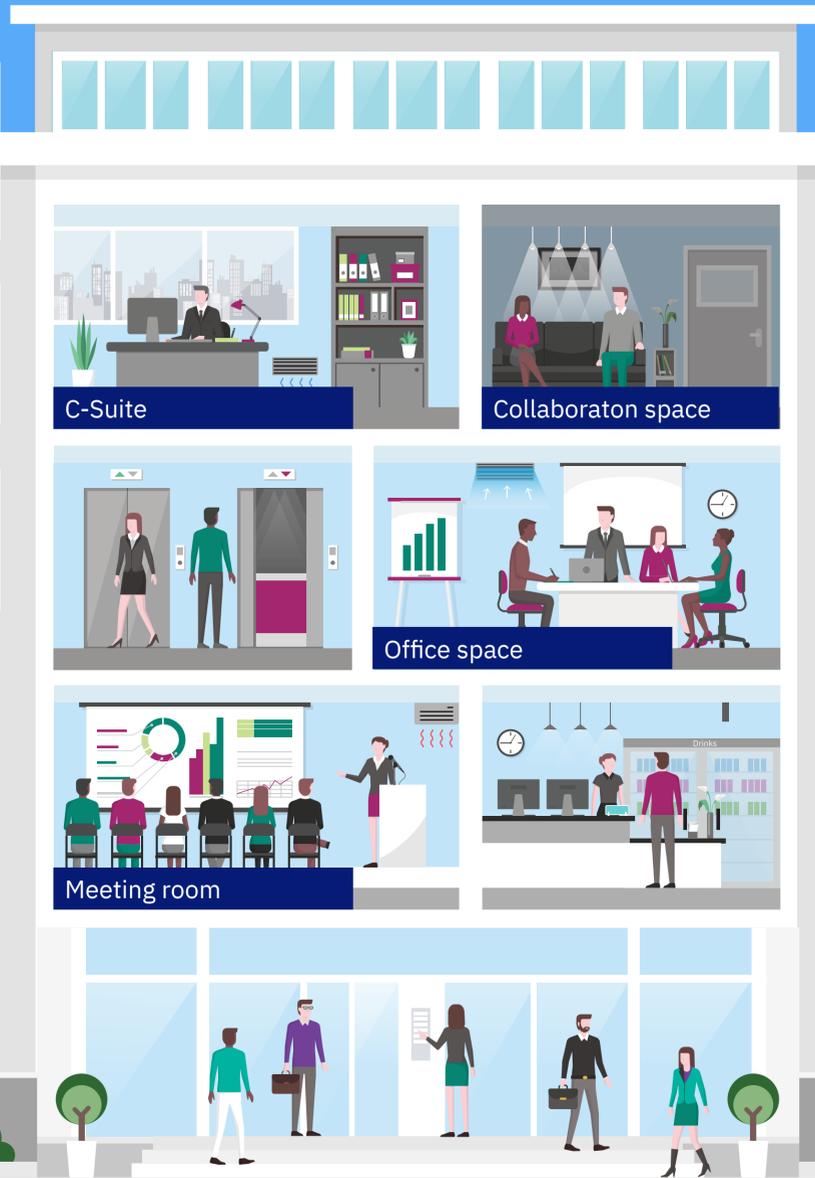
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Space matters. It is at the heart of your real estate strategy and helps you deliver the right workplace experience. Yet 30-40% of commercial space[1] is underutilized according to organizations surveyed.

40% of **desks**[2] are underutilized at any point in the day according to survey respondents.

On average, 64% of the time **private offices**[3] are unoccupied.

Open meeting spaces[3] sit empty 79% of the time, on average.

81% of **closed meeting rooms**[3], on average, use less than 5 seats.

When it comes to **tracking space utilization**, 24% of organizations surveyed[4] use only visual observation.

C-Suite

Collaboraton space

Office space

Meeting room

The bottom line: It's not surprising that 90% of firms rate **space efficiency**[2] as a high or medium cost savings opportunity. As buildings become more connected, the roadmap for best utilizing spaces lies in the data. But data alone may not give you the full picture. Today's building professionals could benefit from a smart application of data, IoT and AI.

Occupancy

Determine how well you are using your space:

– Compare actual occupancy to space assigned
– Make the most strategic decisions on who is, and who should be, occupying your spaces

Utilization

Decide if you are providing the right type of space:

– Classify each building, floor, and organization
– Indicate whether the space is over-allocated, optimal, under-allocated or over-capacity

Productivity

Understand if you are physically organizing your people in an optimal way:

– Use data from sensors, plus employee input, to find out what employees need
– Create spaces that work for them

By applying sensor data, along with other sources, you'll have actionable insights to help you determine what your occupancy really is – and how well you're using your space.

Learn more at
ibm.co/smartbuildings

1. JLL 2017 Occupancy Benchmarking Guide
2. What Is The Case For Investing In Your Real Estate Technology? Verdantix, 2019, sponsored by IBM
3. Space Utilization Study Findings based on Herman Miller client studies conducted 2008 through 2018
4. JLL 2018–2019 Occupancy Benchmarking Guide

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