

# MIRO

MOVE-IN READY OFFICES





# WORKSPACES DESIGNED TO **MEET IMMEDIATE** **AND EVOLVING NEEDS**



+ Turnkey

+ Built for Collaboration

+ Biophilic Design

+ Maximum Flexibility

+ Ideal Locations

+ BGO Partnership

+ Customizable

+ Hybrid-Work Enabled

+ Mix of Spaces

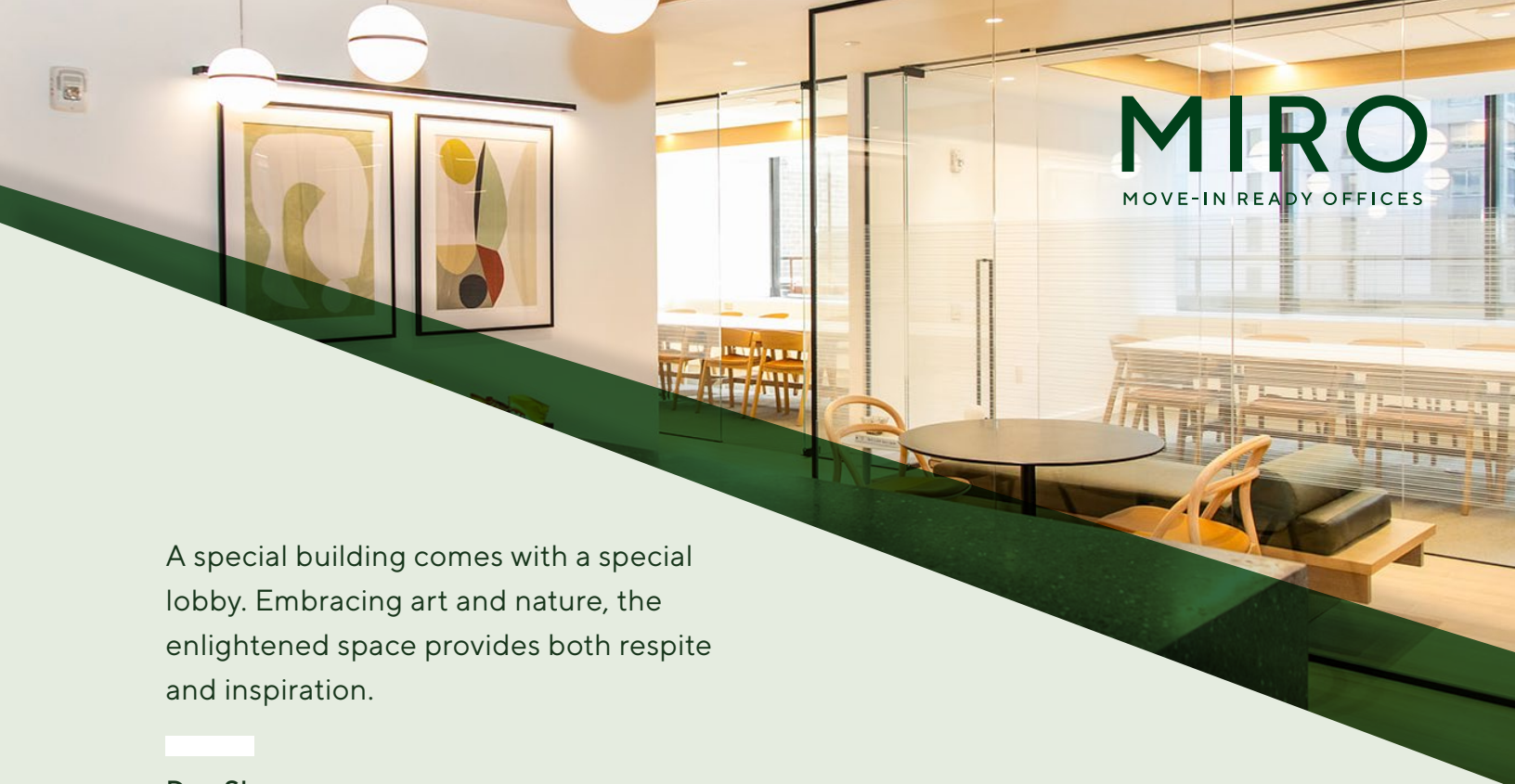
+ Tech-Enabled

MODULAR  
DESIGN.  
**ENHANCED  
PRODUCTIVITY.**



Companies are seeking innovative, adaptable office spaces to attract and retain top talent. This is what MIRO (Move-in-Ready Offices) by BGO specializes in – providing immediate access to workspaces that inspire.





A special building comes with a special lobby. Embracing art and nature, the enlightened space provides both respite and inspiration.

**Dan Shannon**  
MdeAS

A key component of Fogarty Finger's design service is providing furniture, art, and accessory design services as we feel these finishing touches bring projects to the next level and add a bespoke, hospitality feel. After designing BGO's new workplace in Midtown, as well as collaborating on several amenity spaces and prebuild programs, we were engaged for furniture services for their lobby renovation. Our furniture concept is inspired by the team's desire to create a place for tenants and visitors to relax for a moment and feel connected to the natural environment. We enjoyed working on this project with the BGO team and look forward to future collaborations.

**Taylor Fleming**  
FOGARTY FINGER

OTJ Architects is thrilled to partner with BGO on the design of spec suites, a town hall, and a rich panoply of amenities. BGO leverages up to the minute feedback on market drivers and demands, which in turn allowed our team to develop bespoke design solutions that speak directly to today's tenant needs. Key to this success is BGO's decision to involve the JLL leasing team as early as design development. Their feedback proved critical in the design of assets uniquely poised to succeed in a hyper competitive market.

**Kaan Dilber**  
OTJ Architects



# SPACES DESIGNED FOR THE NEW WAY PEOPLE WORK

MIRO provides a variety of spaces to empower both independent and collaborative work.





# BIOPHILIC DESIGN. WELLNESS AT WORK.



The benefits of nature for one's physical and mental health are undeniable. Nature is an integral part of MIRO's design, weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



**IMPROVES  
AIR QUALITY**



**INCREASES  
PRODUCTIVITY**



**RELIEVES  
STRESS**



**INCREASES  
HEALTH + HAPPINESS**



**ATTRACTS  
TOP TALENT**



# INNOVATION FROM A CENTURY OF EXPERIENCE

BGO set out to deliver a concept that would address the evolving needs of our customers. The result is MIRO: thoughtful design created in partnership with best-in-class architecture and design firms. From an operator that's experienced, responsive and trusted with over 100 years' institutional experience.





## THE FREEDOM TO SCALE, ADJUST OR RIGHT-SIZE AS NEEDED

With MIRO, tenants can rest easy knowing their workspace can seamlessly adjust to their needs and evolving remote, hybrid and in-office requirements.



To maximize productivity and attract and retain top talent, companies need to provide premium spaces in top tier locations, with modern amenities and features—**the kind MIRO delivers.**



**TURNKEY & TECH-ENABLED**  
**MIRO's fully furnished and fully wired** designs allow for immediate move-ins.



**CUSTOMIZABLE**  
**Make your MIRO suite your own** with the help of BGO's in-house construction & development team.



**ROOM TO GROW**  
**We know space needs can change fast.** With MIRO, tenants have the versatility to scale accordingly.



**IDEAL LOCATIONS**  
**In the heart of it all.** We're conveniently located in prime locations within the largest cities in the United States.



**HYBRID WORK ENABLED**  
**MIRO meets needs of full-time, hybrid and remote employees,** with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.



**BIOPHILIC DESIGN**  
Weaving greenery and natural light throughout every space, **maximizing wellness in the workplace.**



**MIX OF SPACES**  
**Some of the best ideas are sparked in those spontaneous encounters.** That's why MIRO includes a mix of spaces for focus and collaborative work.

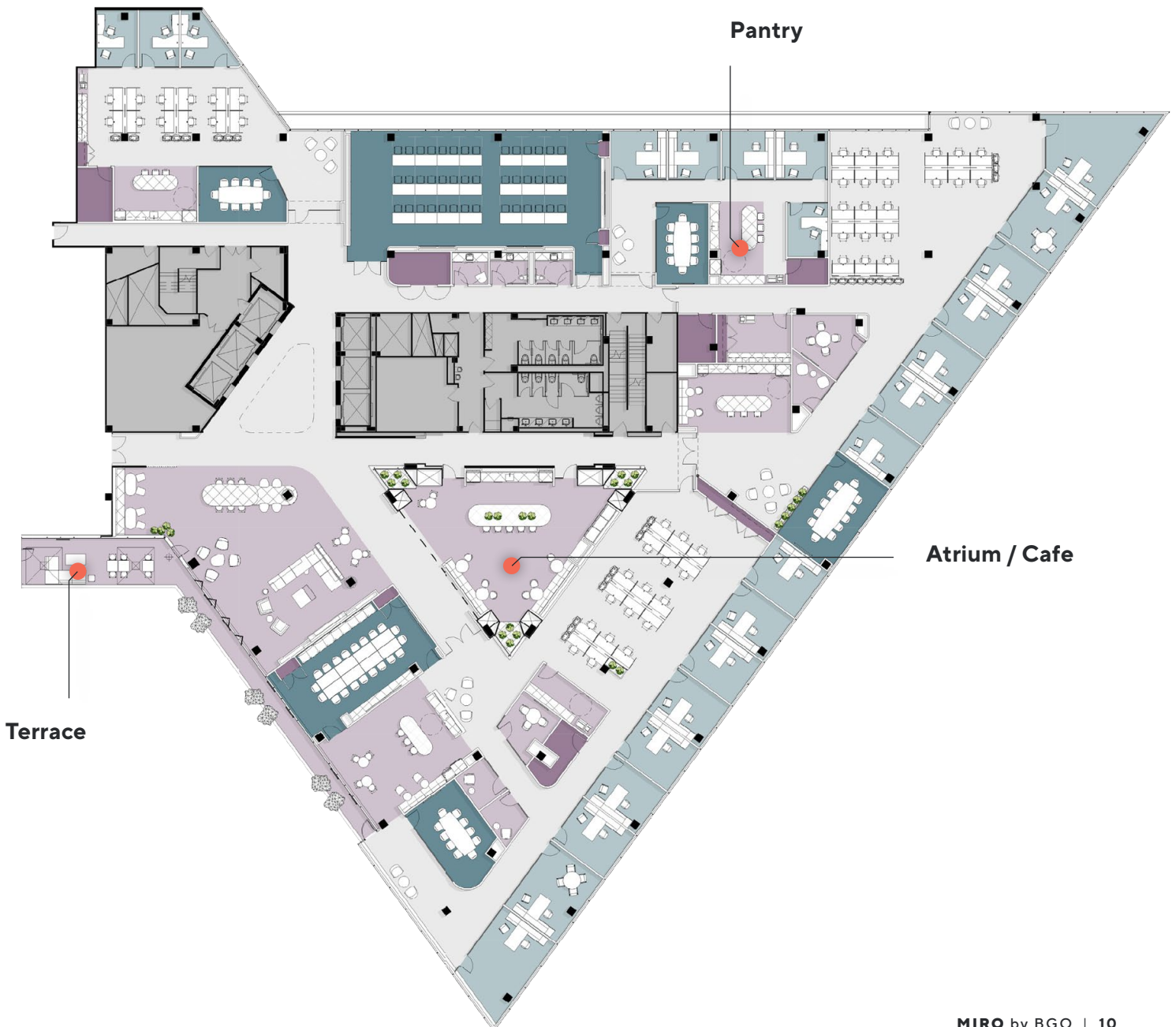


**BGO PARTNERSHIP**  
**We see our tenants as valued partners,** carefully considering their unique objectives.

# DELIVERING MORE THAN AN OFFICE

**TOWN HALLS**

**Common Space on a Shared Floor.**  
This shared space within our buildings serves as an inviting hub for your team to convene, collaborate, and connect. It's an ideal setting for team-building, inspiring presentations, larger meetings, and meaningful networking.

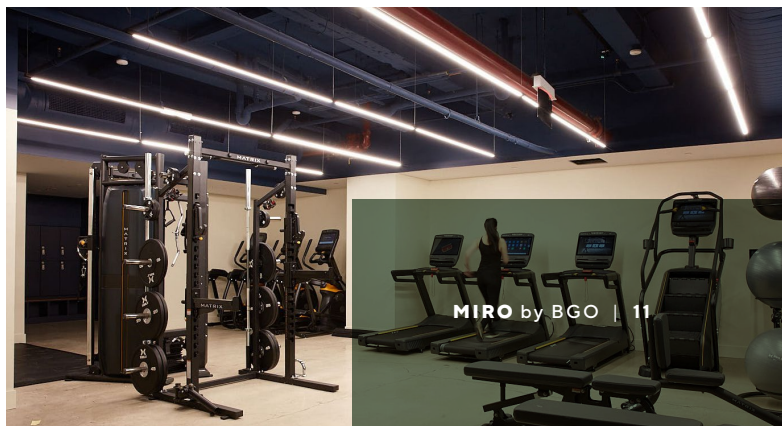
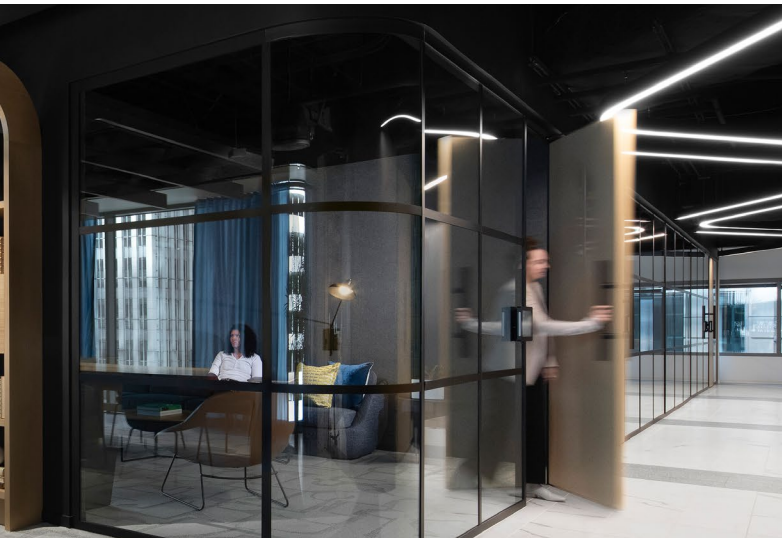




# DELIVERING MORE THAN AN OFFICE

## AMENITY CENTERS

Some of the best ideas are sparked in spontaneous encounters. That's why we've designed communal areas for your team to relax, refuel, and reinvigorate their minds.



# ABOUT BGO

**BGO** is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services.

## **BGO Ownership**

BGO serves the interests of more than 750 institutional clients with approximately \$83 billion USD of assets under management (as of June 30, 2023) and expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe.

BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the alternatives asset management business of Sun Life.

The assets under management shown above includes real estate equity and mortgage investments managed by the BGO group of companies and their affiliates, and as of 1Q21, includes certain uncalled capital commitments for discretionary capital until they are legally expired and excludes certain uncalled capital commitments where the investor has complete discretion over investment.

For more information, please visit [bgo.com](https://www.bgo.com)

## **BGO Design & Construction Services**

BGO's in-house design and construction team is committed to bringing visions to life. From the initial concept through project close out, BGO's approach is focused on client needs, employing data-driven, project-specific, and custom-tailored solutions.

Comprehensive project and capital management services are provided, along with data-driven cost analyses to keep clients informed at every step.

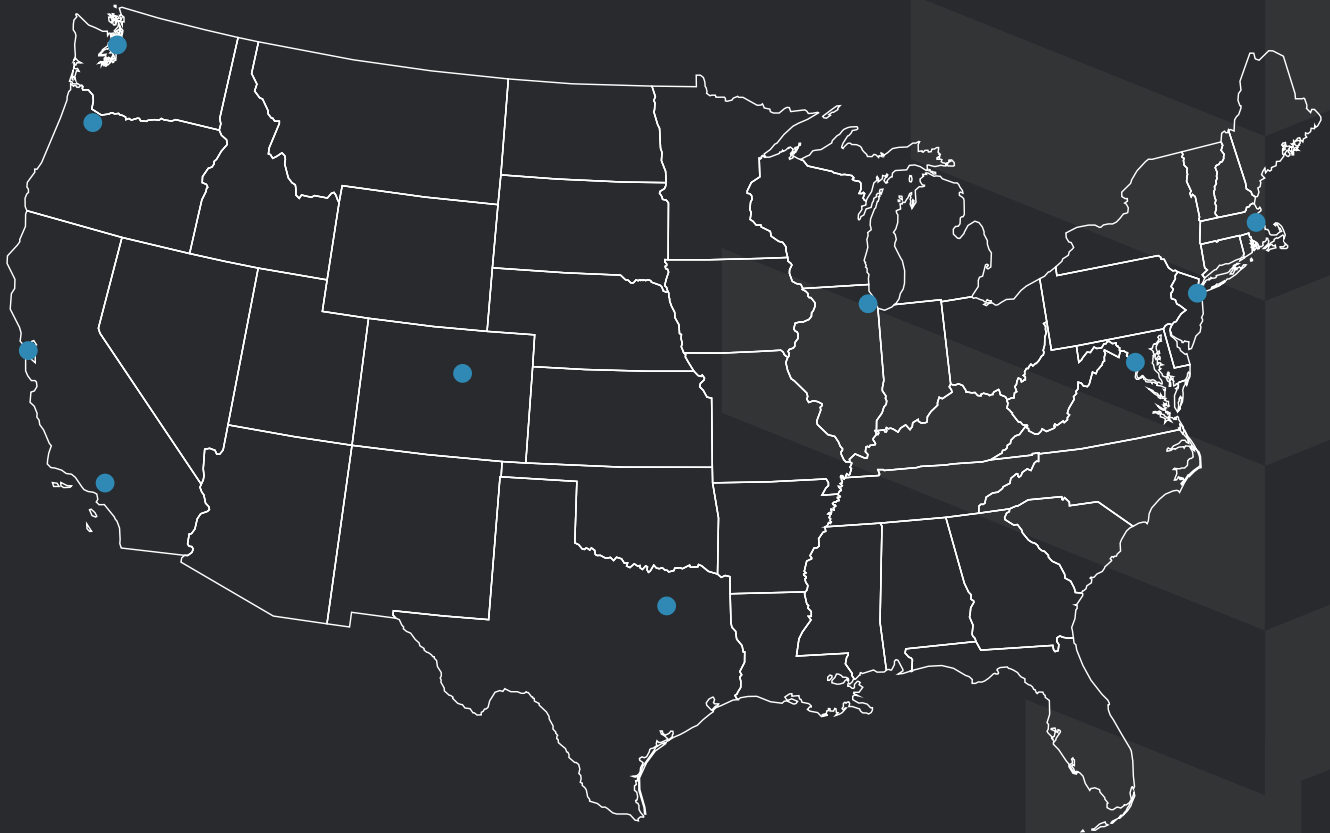
- + **Turnkey Projects**
- + **Design Program Management**
- + **FF&E Design and Sourcing Capabilities**
- + **Project Management**
- + **Constructability & Logistics Review**
- + **Due Diligence**
- + **Capital Management**
- + **Cost Analysis based on Market Data**
- + **Schedule Development & Implementation**





Connect with us and find out more about **MIRO**.

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[MIRObyBGO.com](http://MIRObyBGO.com)