Thoughtful Design Promotes Employee Collaboration at New Everest Re Group Headquarters

By Eric Brown, CBRE

Everest Re Group, LLC, in a significant expansion and relocation of its U.S. corporate headquarters, signed the largest lease transaction in New Jersey in Q3 2019 and one of the top 10 largest office deals in the Northern New Jersey market over the past decade. Everest Re will be relocating from Liberty Corner to approximately 315,000 square feet of space at the Warren Corporate Center (WCC). Managed by CBRE and designed by HLW, this relocation will expand the footprint of the corporate headquarters of its U.S. operations by more than 80,000 square feet. The company will occupy 100 and 200 Warren Corporate Center Drive, soon to be renamed Everest Way, and will house roughly 1,500 employees when its doors are projected to open in Q4 of 2020.

The evolution of the build will focus on collaboration and interaction between the business units within the company and the physical office space. In addition to the traditional architectural elements that naturally promote the cross pollination of employees, Everest worked closely with the owner of the WCC Campus Vision Real Estate Partners (Vision) to build a physical connection on campus. A four (4) story glass atrium is being constructed by Vision to merge the two neighboring buildings into one monolithic structure, thus creating a nucleus for employees and visitors to utilize and traverse on a daily basis.

HLW was brought on as project architect to conceptualize an office environment that would create impactful moments throughout the workplace floors, encouraging employees to move throughout the space and work at alternate locations designed for their functional team dynamics. Team and common spaces are connected by a specialty feature ceiling and flooring finishes that tie to the Everest brand. Common bridges within the atrium allow employees to travel between buildings, creating even greater connectivity between teams. Both sides of these interior bridges feature

Get to know the CoreNet New Jersey Chapter President!

What are your general job responsibilities or areas of expertise?

I’m responsible for helping occupiers strategize and execute office and industrial transactions in the New York City area and globally. I lived abroad for over 10 years in Greater China and enjoy being able to help clients handle overseas real estate challenges. Some recent client assignments took place in China, India, France and Poland.

Don’t Miss These Events!

- Feb. 26: Women's Group Hi! Tea, a Mentoring Event
  En Masse Coworking, Morristown, NJ
- Mar. 5: NRBP - Real Estate Market Forecast
  Newark, NJ
- Mar. 19: CoreNet NJ New Member Orientation
  DeCotiis, Fitzpatrick, Cole & Giblin, LLP, Paramus, NJ
- Apr. 15: Flexible Office Space, Panel Discussion
  Short Hills Mall, Short Hills, NJ
  Gaylord National Resort & Convention Center, Washington, DC

Visit the events section of the chapter website for more information and to register.
On January 6th CoreNet Global announced that in 2020, just over one year from its launch, its InternConnect web portal will have more than 500 internship opportunities globally for students looking to enter the corporate real estate profession.

"InternConnect, along with our global Academic Challenge, has helped to introduce the profession and define it for new professionals who are determining their career path," said Dean Jordan, Vice President, University and External Relations. "Previously, corporate real estate may have been a career path chosen as a result of other areas of expertise, such as leasing or property management. We are eager to demonstrate that one can engage in a career in corporate real estate from the outset, and ultimately pursue a range of industry designations."

"Additionally, we view internships as an opportunity to make the corporate real estate profession more diverse and inclusive," Jordan said. "Diversity increases productivity and creativity and contributes to an inclusive company culture. A more diverse internship pool translates into greater entry-level diversity contributing to a more diverse company overall."

Among the corporations posting internship opportunities are Allstate, AT&T, Citizens Bank, HSBC, Kaiser Permanente, TVA, and Travelers. Corporate real estate industry service providers with internship opportunities include CBRE, Colliers, Cresa, Cushman & Wakefield, Deloitte, and JLL.

Internship opportunities on InternConnect span the globe and include both paid and non-paid positions.

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Women’s Group Hi! Tea, a Mentoring Event

February 26, 2020 | 5:30pm – 7:30pm

Location: En Masse Coworking, 1 High Street Court, Morristown, NJ 07960

Pricing: Members: $45 | Non-Members: $80 | Young Leaders: $35

Join the annual Hi! Tea event that brings together the Women’s Group and Young Leaders for a fun and informative afternoon of mentoring and networking in a relaxed and inspiring setting. Mentors from diverse backgrounds will be in attendance to share their industry insights while enjoying light refreshments. This event is exclusive and has limited availability. Please RSVP today to save your seat!

If you RSVP yes and are unable to attend, please let us know so someone else can reserve that spot.

CoreNet NJ
New Member Orientation

March 19, 2020 | 6:00pm – 8:00pm

Location: DeCotiis, Fitzpatrick, Cole & Giblin, LLP, 61 S Paramus Rd., Paramus, NJ 07652 (2nd floor, right off the elevators)

As a new or prospective member, you might be wondering how a membership in CoreNet NJ can help your career development. Do you know all the benefits that membership has to offer? Join us for a complimentary member orientation and networking reception on the evening of March 19th.

NRBP - Real Estate Market Forecast:
Opportunity Knocks, Newark Answers

March 05, 2020 | 8:00am - 10:30am

Location: Best Western Robert Treat Hotel, 50 Park Pl, Newark, NJ 07102

The forecast is bright for Newark, where renovations have beautifully restored historic buildings and brought a cadre of new residents to downtown Newark. Joining the mix are two new towers, One Theater Square and 50 Rector Place, with more in the pipeline. The recently announced transformation of the Gateway Center will convert the aging interior-focused complex to an outward and welcoming environment that attracts residents, visitors and tenants. NJPAC will be announcing a major transformation at their site to come in 2020, demolition is complete at Bears Stadium, and more.

Market Forecast provided by: Heidi Learner, Chief Economist, Savills. Featuring an update on the Gateway Center transformation provided by: John Saraceno, Co-Founder & Managing Principal, Onyx Equities.

CoreNet Member Discount - $50 off registration

Click here for more information
Tell me about your company.

Savills provides occupiers with real estate and workplace solutions that ensure employee success. Savills plc is a 160-year-old real estate service provider listed on the London Stock Exchange with over 37,000 employees and more than 700 offices in over 70 countries worldwide.

How did you become familiar with CoreNet?

I got in on the ground floor as I was a member of both of CoreNet Global’s predecessor organizations, NACORE and the IDRC. Over the years, I found the best way to become involved in the most meaningful way was to serve on local Chapter committees, take MCR/SCLR courses and be a sponsor.

How have you benefitted from being a member?

In addition to meeting friends in the industry and learning best practices, the networking opportunities have helped me tremendously in my career, in terms of learning about both business development and job opportunities.

The best piece of advice I ever received was…

Real estate is a lot more than location, location, location. It's got a lot to do with people and relationships.

One thing I can't live without is…

LinkedIn

Some of my favorites…

Books: The Big Short by Michael Lewis
Brothers Karamazov by Fyodor Dostoevsky
Rules for Life by Jordan Peterson

Food: Upscale tavern food and all types of Asian cuisine

Hobby: Reading and golfing, though I don't do either as much as I'd like

Vacation Spots: Krabi, Thailand and Prague, Czech Republic

Restaurants:
- Chimney Rock Inn, Gillette
- Trap Rock Restaurant & Brewery, Berkeley Heights
- Hunan Taste, Denville

Things to do on weekends: Helping coach and cheering on my daughters' soccer teams
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work cafes which promote collaboration across business functions. For Everest to continue to perform at maximum efficiency, the design team provided ample amenity spaces which allow business units access to whatever they need under one roof that is the Everest Campus. The project will seek LEED Silver certification and is designed to maximize the benefits of natural light within the environment. Twenty charging stations are being installed in the garage for electric vehicles. Additionally, employees will be provided with sit/stand desks to promote a healthy workspace. From the first day employees or visitors walk through the door, Everest's new headquarters showcases their brand and this new way of working.

Amenities in Everest HQ

• Full employee training center
• Outdoor patio with seating area
• Full-service cafeteria and seating area
• Town Hall presentation area
• Two (2) dedicated teleconference rooms
• IT Tech bar

• Company store
• 24/7 Security command center

Amenities Offered on Campus

• Outdoor amphitheater
• State-of-the-art fitness center with locker rooms
• Full-size indoor basketball court
• Outdoor roof deck for employees to meet and collaborate with colleagues

Successful implementation of the project will depend on collaboration with the project team in conjunction with Everest to ensure that the message and buzz around the new headquarters is felt by employees. Ultimately the connection, interaction and overall happiness of the employee population upon completion of the project will be the true barometer of success. Everest is confident in the design team assembled to take the project from inception to completion and is looking forward to starting the next chapter in their new home.

Did You Know About the CoreNet Global Mentor Match Program?

Mentor Match is a benefit available to all CoreNet Global members. The purpose of the program is to promote dialog between global corporate real estate (CRE) professionals by offering support and guidance, developing new skills and sharing experience to name a few. By participating and filling out your self-selected preferences, Mentors and Mentees can connect with other like-minded professionals.

Please click here for the Mentor Match Program and for more information.
Call for Volunteers

CoreNet New Jersey is looking for eager volunteers... and we need YOU! There are many ways to get involved such as helping a committee, hosting an event at your facility, speaking at an event, writing an article for the newsletter, and more. Contact us today and get involved.

NOTE: You must be a CoreNet member to volunteer for a committee.

Welcome New Members

Ujjaini Dasgupta • Merck & Company, Inc.
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Kristina Stronski • National Project Group
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