

## CASE STUDY

# Biogen

### About Biogen

Biogen is a leading American Biotech company developing therapies for patients with serious neurological, autoimmune and rare diseases, with its international headquarters in Zug, Switzerland. These headquarters currently accommodate over 450 employees across four buildings, and a total of 12 floors. Due to the highly spread out nature of these office spaces Biogen's management requested a site evaluation with the purpose of optimising its long-term workspace strategy.

### Workspace Demand as a Starting Point

Biogen's facilities team realised that this optimisation required a detailed understanding of the organisation's current space demands in order to ensure long-term workspace performance. One possible alternative was going in the direction of the currently trending 'flexible workplace concept', including shared desks, dedicated 'collaborative' spaces, and a 'silent' working environment. However, in order to provide Biogen's leadership team with several alternative workspace strategies, key data and insights on actual workspace utilisation were required. This included planning scenarios such as housing additional employees without adding extra workspace.

### The decision to use a Big Data approach

In order to obtain these insights, and the data required for a site evaluation, Biogen looked at a variety

### Summary

- Biogen rolled out the Basic and Advanced plan across four buildings and 28 departments.
- With Locatee Analytics Biogen identified areas with available capacity for potential 'collaborative' or 'silent' workspaces.
- An increase in the desk sharing ratio enabled Biogen to bring in 140 employees to the existing 450 without adding any square metres and improve space efficiency by 30%
- In total a savings potential of CHF 2.5 million was realised.

of solutions aimed at helping them best understand their organisation's current workspace requirements. "We compared a variety of occupancy sensor solutions with Locatee's big data approach. The non-intrusive, scalable and cost-efficient nature of Locatee Analytics convinced us that its approach was best suited for our requirements," said Nicole Stutz, responsible for Office and Facility Management at Biogen.

### Insights from Locatee Analytics

Within a short time, Locatee's solution was rolled out across all four buildings and 28 departments. The patent pending big data solution analyses real-time connections of employee devices such as laptops, through the existing network infrastructure. It



### Identify Growth Potential

With changing the sharing ratio to 0.75 a growth potential of 150 employees without adding square meters was identified.



### Optimising Space

Increase of space efficiency by up to 30% through identifying department needs.



### Cost Savings

Total cost savings of CHF 2.5 million through optimised utilisation and workspace insights.

determines which workplaces are in use at any time, thus providing workspace utilisation data down to a single desk. In order to ensure employees' privacy the data is completely anonymised and aggregated.

**Identifying department demands:** As such, this visualisations of utilised and vacant space across campus generated by Locatee Analytics accurately detail the workspace demands of the analysed departments. These insights enabled Biogen to identify areas with available capacity for potential 'collaborative' or 'silent' workspaces. Furthermore, a break-down of the office utilisation by department allows the real estate management to effectively communicate with department leads and have continuous conversations about each department's space needs and utilisation.

**Growth without adding space:** Further useful in-

sights demonstrated that including a shared desk environment and, as a result changing the desk/employee ratio to 0.75, would allow for future potential organisational growth of up to 150 employees without having to add a single square meter of additional office space. Such an increase in the utilisation of existing workspace would allow Biogen to improve space efficiency by up to 30% and lead to costs savings. „These workplace insights prove to be very valuable for us! Locatee Analytics not only reinforced our gut feeling, but took the discussion we had within our management to a new, more objective and data-driven level. Taking decisions about space utilisation without such data can be risky, so we are very appreciative of the insights Locatee Analytics is able to provide us with,“ concludes Nicole Stutz.



«Understanding how an organisation uses its workspace is fundamental to creating an effective and efficient working environment. Thanks to Locatee Analytics we were able to obtain granular insights into our space utilisation and take workspace decisions with great confidence; simply based on our existing IT infrastructure!»

NICOLE STUTZ

Office & Facility Management, Biogen International AG

Locatee is an open platform enabling occupant-oriented office buildings.

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We look forward to hearing from you.  
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