

Shared (Co-Working) Office Interior Space Methods for Commercial Spaces in Bangladesh

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ABSTRACT

Interior space - its surroundings and its internal environment plays tremendously significant role in our life as people spend most of their time in different types of interior spaces. Currently due to over population, price hike and demand interior space is shrinking. Specially in cities commercial and industrial areas interior space is extremely costly, plus nowadays it is difficult to manage adequate interior space for use. Therefore, small business organizations and freelancers are interested to rent shared office space. Recently, office design has witnessed a shift from formalized design models toward the promotion of spontaneity and creativity through design. From the exterior of the office building to the interior elements of every room within the building plays important role in deciding the employee and every other user's including owner level of comfort and facilities as long as they attend and serves the office.

Key words: Interior Space Design, Shared Interior Space Planning, Shared Office Space, Color, Furniture Design, Flooring Design, Ceiling Design, Interior Lighting Design, Interior Accessories.

I. INTRODUCTION

Office is a place in which business, clerical or professional activities are conducted. An office is generally room or other area in which people work, but may also denote a position within an organization with specific duties attached to it. In legal writing, a company or organization has offices in any place that it has an official presence, even if that presence consists of, for example, a storage silo rather than an office. Having a well-designed office is imperative to every business. It is essential for each professional company everywhere in the world to have the right office interior design. Any office speaks for the company, its objectives and vision. The design of office space should reflect the nature of the business that company run. Office buildings

are required to provide a workplace for people and to be good for that they need to have some functional features built in. Unfortunately, amongst architects and builders there appears to be a tendency to limit the design of commercial office buildings to the external facade and the circulation system only. The actual office spaces themselves are no more than readily saleable blocks of undistinguished space. The tenants are expected to convert the nondescript space into usable offices and also provide the necessary amenities for their employees. The result is a messy affair in which toilets and pantries often get mixed up and car parking and cafeterias spill out onto the road. Part of the problem lies in the fact that over their life span, 'general pool' office spaces do have many different users/owners, but the other aspect is really our inability to see that office. While offices can be built in almost any location and in almost any building, some modern requirements for offices make this more difficult. These requirements can be both legal (e.g. light levels must be sufficient) or technical (e.g. requirements for computer networking). Alongside, other requirements such as security and flexibility of layout, has led to the creation of special buildings which are dedicated only or primarily for use as offices, buildings have fairly large service needs in addition to work spaces. To be usable, the work space itself has to be such that it lends itself to subdivision and to provision of basic necessities such as security and access, day lighting, ventilation and view, cooling and heating, electricity and telephone connections. Proper space management and interior designing techniques will allow various organizations work functionally and comfortably within same interior space.

II. SURVEY AND DATA ANALYSIS

This Data was published by Bangladesh Research Publication Journal, November- December 2014. Prepared by S.M. Labib, Musfiqur Rahman Bhuiya and Md. ZahidurRahaman from Department of Urban and Regional Planning, Bangladesh University of Engineering and Technology, Bangladesh. This report will help to understand the reasons behind apartment price rising and shrinking size.

Study area profile

Dhaka is situated between latitudes 24°40' N to 24°54' N and longitudes 90°20' E to 90°30' E.

A substantial portion of the adjoining low-lying areas have recently been brought under the structured zones of the city due to the accelerated rate of the urban growth in Dhaka. Dhaka Municipal Corporation & Surrounding Thanas, usually known as Dhaka metropolitan area (DMA); have an area of 300.97 square kilometers. this area has a population density of 30,748.8 person/km. The population growth rate of Dhaka city is 4.34% per annum. Average dwelling size or family size is 4.9 persons per household. Dhaka is now growing with an unprecedented growth accommodating 600,000 people per year.

Target income group

Income group	Income range (Monthly in TK)	Percentages	Remarks
High income	80000-100000 and 100000+	20%	Potential group
Upper middle income	60000-80000	23%	Highly Potential
Mid-middle income	40000-60000	38%	Highly Potential
Low-middle income/ low income	20000-40000	19%	Low potential group

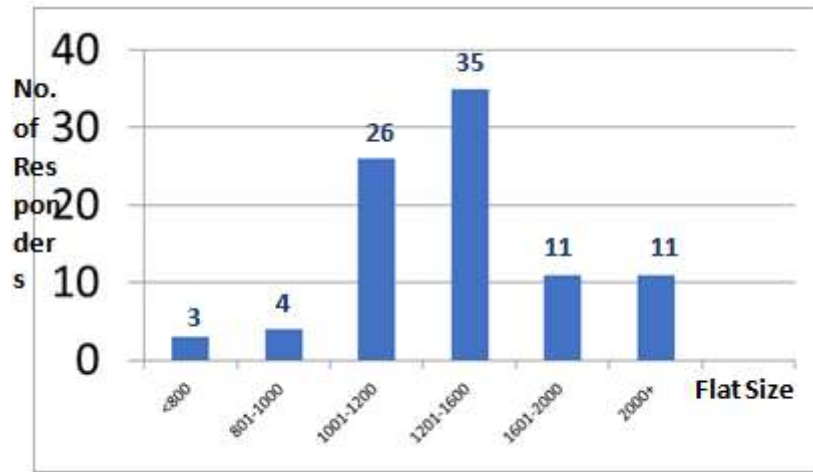
Factors influencing the location preference for flats all round Dhaka city

Rank of the factors	Factors	Weighted index value
1st	Affordable and price within budget	5.00
2nd	Residential living environment	4.77
3rd	Better communication with work place	4.33
4th	Living in the same area for long time	4.21
5th	Near to educational facilities	4.13
6th	Biased by relatives	3.58
7th	Near to prime locations	3.01

Buyers flat size preference

Size of flats varies according to the income capacity of the buyers mainly. Family size is another factor for the varying size of the flats. For the study, respondent searching flats less than 1000 square feet are considered as lower middle-

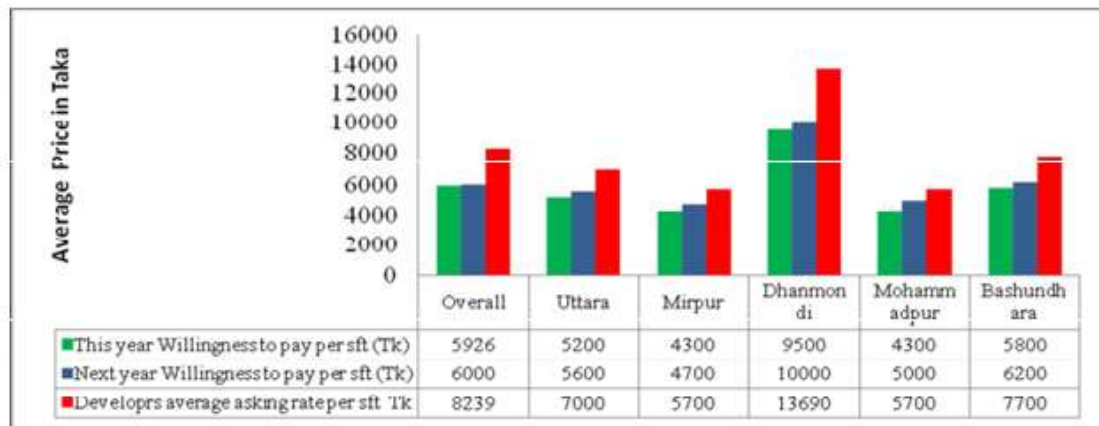
income group, 1000-1200 square feet is considered as mid-middle-income group and 1200-1600 square feet is considered as upper middle-income group and finally respondents searching flats above 1600 square feet is considered as high-income group.



Apartment price analysis

There is always a gap between the buyers' willingness to pay for flats and the asking price by the developers. Buyers are mostly looking for flats with least price and moderate to high quality. But developers are focused on profit maximization. Hence the willingness to pay to acquire a flat by buyers vary significantly from the asking rate of

the developers, there is also variation in willingness to pay according to different area of Dhaka. On an average for all areas in Dhaka respondents are willing to pay approximately 5900 BDT. While for the next year it will be approximately 6000 BDT, but the standard deviation of this average is high, approximately BDT 4900.



III. LITERATURE REVIEW

History of Office

The English word office appeared first in 1395, referring to a "place where business is transacted" but the word has much older roots. It stems from the Latin word officium, which didn't necessary refer to a specific place but rather a bureau in the sense of staff, or the more abstract meaning of formal position.

The office has existed in one form or another throughout history as an administrative adjunct to the centralized power of the state. The Palazzo Uffizi in Florence of the Medici or the Bank of England are notable examples.

The first commercial offices appeared in the northern industrial cities of the United States in the late nineteenth century. With the invention of the telegraph and telephone, offices could be situated away from the home or factory and control could be retained over production and distribution to distant markets. New technologies such as electric lighting, the typewriter and the use of calculating machines allowed large amounts of information to be accumulated and processed faster and more efficiently than before. The concentration of wealth in the new corporations required an ever-greater proportion of an increasingly literate population to work in the 'white collar factories.

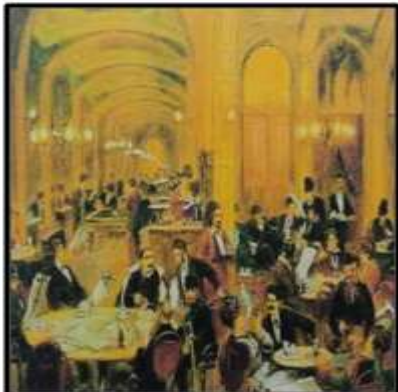


Fig.1: The Palazzo Uffizi in Florence



Fig.2: The Old Admiralty Office

The structure and shape of the office are impacted by both management thought as well as construction materials and may or may not have walls or barriers. The word stems from the Latin officium, and its equivalents in various, mainly romance, languages. An officium was not necessarily a place, but rather an often mobile 'bureau' in the sense of a human staff or even the abstract notion of a formal position, such as a magistrature. The relatively elaborate Roman bureaucracy would not be equaled for centuries in the West after the fall of Rome, even partially reverting to illiteracy, while the East preserved a more sophisticated administrative culture, both under Byzantium and under Islam.

Offices in classical antiquity were often part of a palace complex or a large temple. There was usually a room where scrolls were kept and scribes did their work. Ancient texts mentioning the work of scribes allude to the existence of such "offices". These rooms are sometimes called "libraries" by some archaeologists and the general press because one often associates scrolls with literature. In fact, they were true offices since the scrolls were meant for record-keeping and other management functions such as treaties and edicts, and not for writing or keeping poetry or other works of fiction.



Fig.3: An early European office



Fig.4: An office in 1903, equipped with speaking tubes

Enovation of Co-working spaces 1980

It was in the 1980s that the first ideas of coworking spaces started to become more popular. There were different reasons that caused this, but Mark Dixon setting up a serviced office company was a catalyst for change. He launched Regus with

the idea of offering flexible office solutions to workers who were travelling for work. He set these up as managed offices and some of the features they had we have seen emerge into the coworking spaces many of us are used to seeing today.

At the start of the 1980s, we hit a worldwide recession and as a result, many

companies looked at ways to reduce costs with flexible office spaces being a solution for many of them. Then a few years later the World Wide Web was invented by Tim Berners-Lee. This resulted in the ability to access office files and resources remotely, which prompted employers to consider working remotely.

Trying New Things: The 1990s

The 1990s was an interesting time for working environments, with many companies trying new things in order to be different from the rest.

1994

Chiat/Day, an American advertising agency, worked with Gaetano Pesce to redesign their office space in New York. Their instructions were to break workplace traditions. They wanted to promote a space where people were encouraged to work together – this meant no desks, no personal equipment and no real office space. It was intended that those working on different projects could sit together and collaborate on ideas. It proved popular at the start with some creative success, but it led some employees to complain that they were unable to focus on their own task at hand.

1995

The next year saw a group of computer engineers launch a coworking space in Germany. The Berlin-based space, C-Base, was launched as a 'hackerspace'. The idea behind this was for computer enthusiasts to come together to share their expertise, ideas and equipment. The need for computer engineers to have a fixed place of work was dwindling, so C-Base was designed to allow them to work alongside others in their field.

1999

Bernard DeKoven came up with the phrase 'coworking'. Although DeKoven's idea of coworking is different than today's concept; He saw coworking as people working together and collaborating on projects "as equals". In the same year, New York saw the opening of 42 West 42 a software company allowing short term renting of office space alongside a truly magnificent working environment. The office space proved popular and is linked to being one of the reasons flexible office spaces took off in such a way. At the time, the space just offered somewhere to work and didn't promote networking or any events, which is something we would see change over the years with future flexible office spaces on offer.

Coworking Spaces Start to Take Off: The 2000s



Fig.5: The 2000s saw lots of changes when it comes to coworking and flexible office spaces. It was during these years that the trend for using such spaces really started to take off.

2002

In Austria, 'Schraubenfabrik' was opened by a pair of Austrian entrepreneurs as an 'entrepreneurial center'. It was launched with the idea that people could use this space as an alternative to working from home. It allows them to collaborate with other people who also used the space, including PR consultants, freelancers and architects. It may not have been officially known as a coworking space, but it is certainly something that led onto the coworking space that we know today.

In 2002 the first coffee shop workspace opened in Denmark. LYNfabriikken combined office space with a coffee shop, which inspired people to think about new ways of working productively.

2003

A year later, Brad Neuberg launched the Nine to Five Group. The idea behind this was that freelancers and self-employed workers could arrange ways to meet up and work together, to compensate for the feeling of community that many lone workers felt. He did all of his advertising on Craigslist but the group failed to take off.

2004

The original 'entrepreneurial centre', Schraubenfabrik, open their second working space Hutfabrik (Hat Factory). Operated under Konnex Communities, these spaces became the first ever coworking space network, a big concept of coworking to come.

2004

The Gate 3 Work Club opens in California. Launched in October by Neil Goldberg, the idea was to reduce isolation in the modern working world. It was designed to improve productivity and increase happiness. It was a large space, around 14,000sq ft. and had a range of spaces people could use – private spaces, collaborative areas and quiet zones. It had a café, comfortable furniture, and access to high-quality technology. Despite having all of the things we would look for in today's flexible office spaces it only remained open a year before it had to be closed down.

2005

The 2000s saw internet usage and personal computers becoming much more mainstream. In 2005, Apple announced they were selling more laptops than desktops, something that definitely paved the way to more flexible working.

In August 2005, the first official coworking space was opened by Brad Neuberg. San Francisco Coworking Space was designed to give people the flexibility of working on their own, with the structure of an actual workplace. It was hosted in the Spiral Muse building in the Mission area of San Francisco and in the first month, there were no attendees. This cost Neuberg \$300 as he still had to pay the monthly rent. He continued to outreach to businesspeople and soon after Ray Baxter, a start-up developer, becomes a member making him the world's first-ever official coworker.

In September 2005, a café offering free internet access opens in Berlin. Although St. Oberholz isn't officially billed a coworking space, it is so different from a traditional café that it was referred to as such by people who used it. It set the scene for the many internet cafes that we are so used to seeing today.

In the same year, a class of students return to Britain after visiting Johannesburg. They talk of the power they had seen behind community work whilst on their trip to the town of Soweto. The town itself had worked together to transform an area in the middle of town from a wasteland into an area of displaying art, hosting playground for children and very many gardens. Feeling inspired, the students launched The Hub in Islington, North London, with the aim of inspiring social innovation in the local area, similar to the one that had come across during their visit to Johannesburg.

2006 - The San Francisco Coworking Space closes after a year. Not put off by this, Neuberg teams up with a group of people to launch a new coworking

space - The Hat Factory. Later that year, two of the people involved in that project (Tara Hunt and Chris Messina) launch another coworking space in the same area Citizen Space. It is not only in San Francisco that coworking spaces are starting to become more popular, as by this time there are around 30 coworking and flexible office spaces around the world.



Fig.6: Citizen Space in San Francisco

2006

Chris Messina (the creator of hashtags on Twitter) launches a resource called The Coworking Wiki. It is designed to help people who wish to co-work network with others and find new coworking spaces to visit – as well as letting new coworking spaces promote the space they have available. For the 7 years following, the number of coworking spaces and the amount of people using them doubles year on year. This phase became known as the Coworking Revolution.

2007

Thanks to the growing trend of using, creating and looking for coworking spaces, in 2007 the term 'coworking' starts to trend on the search engine Google.

In the same year, the first coworking space launched in Germany. The Business Class Net opened in Berlin, taking up space in a former art exhibition studio. It is now known as one of the first worldwide coworking spaces.

In Philadelphia, they also used the bootstrapping method to create a coworking space. A group of 30 people got together to pay memberships in advance to help launch this space. Even today, IndyHall is known as a revolutionary flexible working option in Philadelphia.

Around this same time, coworking spaces throughout Europe have started to arise, including Citizen Space in Switzerland, La Boate in Marseilles, and the Gracia WorkCentre in Barcelona. GraciaWorkcenter in Barcelona became

Spain's first coworking centre after the founder Cristina discovered the concept while in San Francisco. The popularity continued to grow and in 2007, coworking got its own Wikipedia page.

The mobile phones revolution allowed people to take advantage of Wi-Fi hotspots anywhere they go. This led to people realising that the opportunity to work from anywhere was a reality for many, massively changing the way people saw workspaces.

2008

The popularity of coworking spaces meant that many businesses saw the need to adapt and stay ahead of the competition. This led to Cubes & Crayons launching in San Francisco – a coworking space which offered childcare in their membership packages. Although this particular space only survived a few years, it certainly started a trend of workplaces trying to offer more flexible options to the people who work there.

In 2008, 'coworking visas' were also introduced, giving coworking members free access to other coworking spaces as part of their contract. This allowed frequent travellers to work from coworking offices around the world without having to spend any more money.

By 2008 there are over 160 coworking spaces open worldwide including The Hub, opened by students in London which now operates nine hubs across three different continents.

2009

People started to pay attention to coworking spaces and what this meant for working life. Drew Jones Todd Sunstead and Tony Bacigalupo released their book – "I'm Outta Here. How coworking is making the office obsolete".

Coworking Becomes Big Business: The 2010's 2010

WeWork are a name lots of us are familiar with and it was in 2010 that they launched their first location. This followed the eco-friendly workspace previously run by Adam Neumann and Miguel McKelvey.

The same year saw Deskmag release its first issue an online magazine dedicated to coworking. It was launched in July by a Berlin-based company and covered a range of coworking topics including articles about the function, design and development of coworking spaces. By this time there are thought to be over 600 coworking spaces across the group and a number of meet-ups start to happen between coworking enthusiasts.

Loosecubes saw the popularity of these meet-ups and in 2010 launched their own event alongside Link Coworking's Liz Elam. Attended by 120 people all enthusiastic about coworking, it proved very popular for the first event. Liz then started the Global Coworking Unconference Conference (GCUC) which started in 2011 and today is an event that is attended by thousands of people each year.

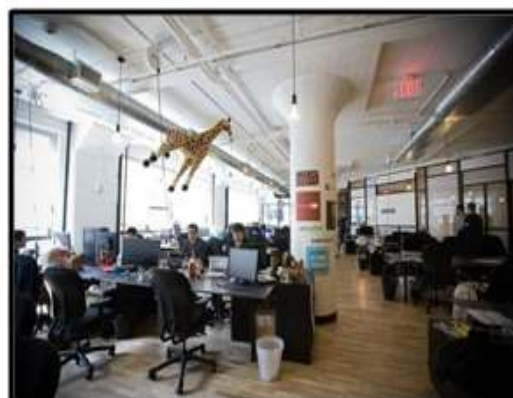


Fig.7: The Deskmag

2011

The first coworking space to be funded by angel funding opens. NextSpace is based in California and they raise £326,500 (\$425,000) to launch. It is this first investment by investors into such a project that starts to raise the profile of coworking as viable investment ideas.

2011 was also a big year for coworking politics as Simon Kowalewski, owner of Yorck52 (a Berlin-based co-working company) is voted into parliament, as part of the Pirate Party.

2012

Japan hosts its first coworking conference on June 16th. By the time the conference was held in 2012 the country had over 70 coworking spaces, a big step up from 5 spaces held the previous year. It is this even that starts to kick-off the popularity of coworking spaces across the rest of Asia.

In the same year #Coworking is used 93,000 times on Twitter double the number the year before. Coworking as a word is used in 217,000 in tweets that year alone, mimicking the popularity of coworking spaces opening across the globe, with 2,150 spaces offering coworking now open.



Fig.8: The first coworking conference

2013

Coworking companies are starting to expand. There are now nine coworking companies that have at least 5 separate coworking spaces on offer. It is this consistent increase in popularity that prompts the launch of the world's first Coworking Health Insurance Plan - a health insurance plan first offered to Coworking Ontario members.

2014

Coworking spaces jump to 5,780 venues worldwide with 295,000 members, in comparison to 3,400 coworking spaces with 151,000 members in 2013.

2015

The Wikipedia article continues to be popular, with the article being translated into 23 languages.

In the same year, Regus have 2,768 flexible office locations and they take over Spaces, a coworking company from Holland.

2016

By September 2016, larger companies are starting to consider coworking options more seriously. HSBC move into a coworking space taking 300 of their staff members with them. KPMG also follows this by sending staff in New York and London to use coworking space. In recent years, Microsoft and IMB have also taken steps to allow some of their team members to work from flexible working spaces.

In 2016, there are 12,100 worldwide coworking spaces, and by 2017 there are over 1 million coworkers worldwide.

2018

The Hub, started in London by a group of students following a visit to Johannesburg, is now known as Impact Hub. It is in operation across 50 countries and 5 continents, with a total of 100 locations to its name. In this same year, some coworking spaces embrace cryptocurrency and start to accept this as payment.

In the same year, WeWork opened its 50th NYC location making it the 2nd biggest Manhattan office tenant. It is expected that they will soon overtake JP Morgan Chase, by adding 750,000sq. ft of office space to its books. The company is now worth around £15 billion with locations across 80 cities made up of 250,000 members and 421 offices.

Despite WeWork having such a presence in New York, it is London that is considered top of coworking spaces with more spaces available than Berlin, San Francisco and New York. Around 10.7 million sq. ft. of office space throughout central London is thought to be taken up by coworking spaces.



Fig.9: The Hub

History of Co-working Spaces in Bangladesh

In the era of entrepreneurs and start-ups, Bangladesh is experiencing a growing need for convenient working spaces. This is where co-working spaces come in.

Co-working spaces are basically shared spaces where people, working in different fields, work independently or cohesively in groups. The first co-working space was in fact a hackerspace called C-Space, founded in 1995, where coders and digital enthusiasts worked together in a common space. Since the inception of the idea, it has spread worldwide to such an extent that August 9th 2010 has been declared as 'International Co-working Day'. While start-ups and freelancers are most commonly seen using these spaces, large companies and non-profit firms have used them all the same. Over 1.2 million people have worked at co-working spaces globally as of 2018.

Dhaka is a city booming with ambitious people who dream high and achieve big, and the surge of entrepreneurs are proof of that. But every entrepreneur knows that a new business comes with costs, rent taking up one of the biggest portions of it. And although a lot of business can be done

online, some specific tasks, like meetings and presentations can require a professional space, as well as the right equipment, like projectors, electronics, and white boards.

As renting out a whole office floor is not the most convenient or cost-effective option for beginners, office sharing facilities, some of which are listed below, have become favorites of entrepreneurs, big and small, for the convenience and ease they provide.



Fig.10: Moar

Over the years, the number of co-working spaces has increased exponentially with some of the top companies worldwide generating some of the best brands in the world out of them. For example, WeWork in New York, gave rise to companies like Uber and Airbnb. Kaos in Berlin provides workshops and exhibitions alongside a workspace. There's Crew Collective in Montreal, which is arguably "the most beautiful co-working space" in the world.

With the emergence of mass travel, co-working spaces in exotic getaway locations like Selina in Latin America and Impact Hub in Asia, it undoubtedly offers an enhanced networking opportunity unlike any other with the obvious pro being that you get to travel while at work.

Keeping up with the changing demands for workspaces, several co-working spaces have emerged in Bangladesh over the years with some notable examples being, HubDhaka, Bonik Co-working Space, Ink Studio, Colab Dhaka, and Moar. These co-working spaces are also located conveniently in places like Gulshan, Banani, Uttara, and Dhanmondi.



Fig.11: Ink Studio

Ink Studio, a co-working space in Uttara, offers an assurance of community for start-ups and entrepreneurs in a city where such a space does not come cheap. Ink Studio acts as a venue for academic and creative professional courses and workshops in addition to being an affordable space for aspiring entrepreneurs. ArkaBasak, founder of Ink Studio says, "As a co-founder of 212 Ink (a creative studio start-up), I had the first-hand experience of the immense pressure and struggle of finding a convenient and cost-effective office space in Dhaka. Hence, Ink Studio was founded both as a home for 212 Ink as well as a place for others to come and pursue ventures of their own."

Another well-known space, Colab Dhaka, aims to provide a dynamic mix of individuals a platform to connect and create. Located in Dhaka's diplomatic zone, it is placed 5-minutes' away from European embassies and American Centre. Shah Mohammad Adnan Haroon, the founder of Colab Dhaka, says, "Colab is designed to provide 360-degree support for a start-up to grow with the help of communities, investor access, networking events, legal and technical support".

One of the core features which makes co-working spaces worthwhile is their cost-effectiveness and cost-division feature. When asked about the positives, Fahim Murshed, CEO of Symbol who once worked at a co-working space, said, "Co-working spaces help save costs through its sharing model, such as, splitting rent, bills, and costs of various commodities which would have otherwise been added to your start-up capital. It allows you to focus your efforts much more on your company's operations.

" Other advantages include flexibility in terms of freedom from long-term lease commitments, convenient location, and sense of community as well as more networking opportunities. Companies also tend to book conference rooms in these spaces for private meetings. Overall, co-working spaces act as a convenient alternative, especially for freelancers and independent workers whose

alternate options are often coffee shops or their homes.



Fig.12: Colab Dhaka

As with all businesses, some disadvantages persist. Co-working spaces in Bangladesh have limited understanding of the different types of businesses, for instance, those working in creative or sports-related fields end up having to function in the same commercial drab spaces which are also utilized by 9 to 5 businesses. In terms of flexibility, companies often hesitate to provide extra working hours to their client companies and even if they do, it is often coupled with hidden costs. Moreover, clients that book conference halls in the spaces for meetings have to do so in time-based slots. Hence, while it isn't easy to predict the duration of such internal meetings, the timely slots often cause complications. Zarif Faiaz, Business Development Executive at HiFi Public, while sharing his experience of working at a co-working space in Dhaka said, "A few disadvantages included a lack of individual freedom to a certain degree with the honest truth being that impressing clients through co-working spaces rarely work. Regardless, the pros outweigh the cons in several aspects including convenience and cost-effectiveness."

While the aforementioned characteristics exist, this newly emerging business can improve in

various aspects. For starters, while most first-entrants of this industry aimed to cater to big businesses, the growing trend of focusing on young entrepreneurs and start-ups shows renewed promise and opens up new opportunities. Newer co-working spaces should try to branch out their ideas instead of following the conventional business template of the existing ones in the country.

Co-working spaces act as a convenient solution for start-ups, with its variety of offerings, providing one-stop solutions to Dhaka's lack of convenient and affordable workspaces. The upside of networking and collaboration opportunities act as further motivators for using these spaces. Co-working spaces in the country still have a long way to go in terms of a few aspects, but the track they've embarked on shows promise of lasting growth.

Dhaka city is fast emerging in the shared work spaces scene, and out of the many that are available across the city, these few have stood out to users. So, check out your preferred location and find a work space that best suits your work and personality, and maybe even make new friends in the process of working together.

IV. CASE STUDIES

Daffodil Business Incubator

Daffodil Tower 04,102/1, Sukrabad, Mirpur Road,Dhanmondi,Dhaka-1207.

Daffodil Business Incubator (DBI) has been thought to support this growing need. DBI works as a business support institution. DBI speed up and systematizes the process of creating successful enterprises by providing an ample and integrated range of support, including incubator space, ensuring business support services, and proving every scope for clustering and networking. DBI also offers new companies the opportunity to rub elbows with others in their world.



Fig.13: Waiting Area

Wall: Wallpapers with patterns are pasted to the walls.

Floor: Mirror polished tiles are placed as flooring.

Ceiling: Wooden pitched roof is used as false ceiling.

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.

Seater: Wooden furniture & Soft furnishes are used as furniture.



Fig.14: Single-Seater Work Place

Column: Wooden laminate sheets are used in columns.

Floor: Mirror polished tiles are placed as flooring.

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.

Furniture: Board & Iron made furniture are used to use.



Fig.15: Entry

Wall: Raw pattern bricks are used as wall.

Floor: Mirror polished tiles are placed as flooring.

Ceiling: Concrete pitched roof is used as false ceiling.

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.

Partition: Glasses are used as partition.

Door: Wooden frame & glasses are uses as door material.



Fig.16: Meeting & Conference Room

Wall: Wallpapers with patterns are pasted to the walls.

Floor: Mirror polished tiles are placed as flooring.

Ceiling: Concrete pitched roof is used as false ceiling.

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.

Furniture: Wood & laminate board made furniture are used to use.



Fig.17: Double-Seater Work Place

Wall: Painted Concrete wall.

Floor: Mirror polished tiles are placed as flooring.

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings

Furniture: Wood & laminate board made furniture are used to use.

Locus Coworking Business Center

Banani, Tower 52, Level 4 & 6, Road 11, Block-C, Dhaka 1213, Bangladesh.

At Locus have 4100 sqft. of dedicated serviced international standard flexible office space spanning two floors to use. Can be rent their facility for an hour, day, week, month or years. Can be rent a shared desk space for 40 hours / month for 6000 taka or have a desk for 20,000 taka/month or any enclosed room. Virtual office with Address,

Mailbox, reception, Trade License for 10,000 Taka / Month. Flexible office space is setup keeping people in mind so that they can be productive and healthy at the same time. They have ergonomically designed tables, chairs and height adjustable tables all for use. When someone need some time out from their busy work for their creativity to flow, they can use their garden balcony to relax and unwind with a cup of coffee.



Fig.18: Lobby Area

Wall: Wallpapers with patterns are pasted to the walls.

Floor: Wooden flooring

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.

Door: Wooden frame & glasses are uses as door material.

Furniture: Wood & laminate board made furniture are used to use.

Ceiling: Wooden pitched roof is used as false ceiling.



Fig.19: Entry & Waiting Area

Wall: Painted Concrete wall.

Floor: Wooden flooring are placed.

Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.

Door: Glasses are uses as door material.

Furniture: Wood, laminate board & soft furnishing are used to use.

Ceiling: Wooden pitched roof is used as false ceiling.

Wall: Painted Concrete wall.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.
Window: SS steel & glasses are uses as door material.
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.



Fig.20: Dedicated Desk



Fig.21: Six-Seater Private Office Area

Wall: Wallpapers with patterns are pasted to the walls.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.
Partition: Glasses are used as partition.
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.



Fig.22: Conference Room

Wall: Painted Concrete wall.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.
Partition: Glasses are used as partition.
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.



Fig.23: Four-Seater Private Office Area

Wall: Painted Concrete wall.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.
Partition: Glasses are used as partition.
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.



Fig.24: Lunch Area

Wall: Painted Concrete wall.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings.
Partition: Glasses are used as partition.
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.



Fig.25: Cafeteria

Wall: Painted Concrete wall.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.



Fig.26: Executive Office

Wall: Painted Concrete wall.
Floor: Wooden flooring are placed.
Lighting: Mainly day light used in interior areas & florescent lights used for interior lightings
Furniture: Wood, laminate board & soft furnishing are used to use.
Ceiling: Gypsum board pitched roof is used as false ceiling.
Door: SS steel & glasses are uses as door material.

Co-space Dhaka

Level 4, 34, Awal Centre, Kemal Ataturk Ave, Banani, Dhaka 1213, Dhaka Division, Bangladesh

Co-Space is future of office spaces where it provides fully furnished managed office spaces to startups, individuals, small teams and enterprises. The space comes with excellent facilities such as high-speed internet, central AC, reception, cafe, shared meeting room, desk with locker, and an

excellent working environment designed with keeping productivity of users in mind. Co-Space aims to tap into this opportunity as companies look to save money on office and flexible work gains popularity across verticals. Co-Space offers a solution that perfectly combines these two paradoxical priorities. People can save money on office space by renting a space according to their needs and the space comes with built-in flexibility.

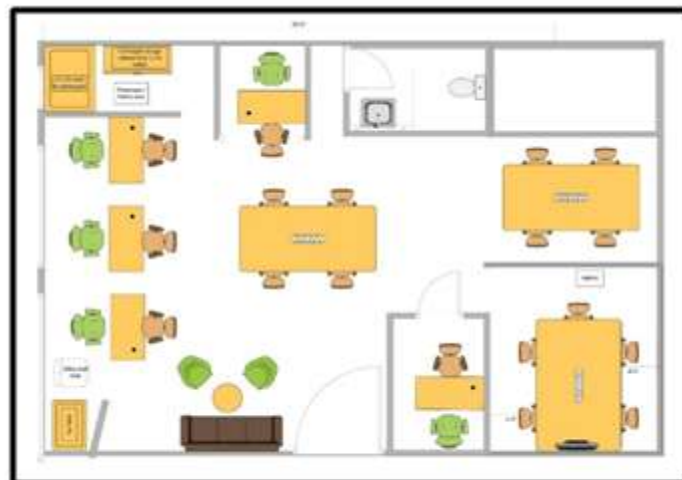


Fig. 27: Floor Plan-1

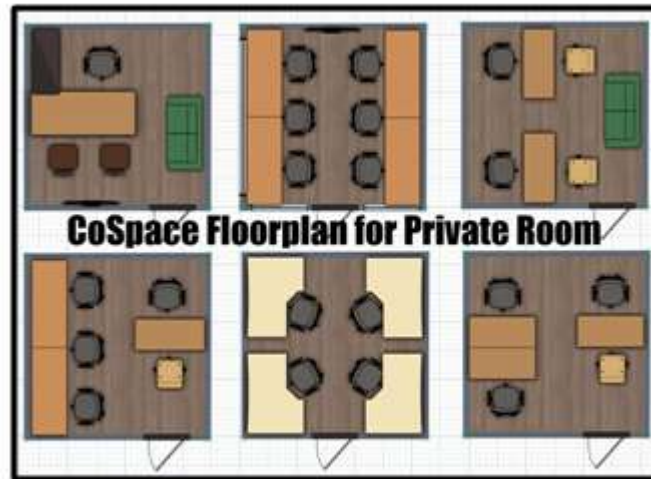


Fig. 28: Floor Plan-2



Fig.29: Reception & Entry

Wall: Made of glasses.
Floor: Carpet flooring are placed.
Lighting: Warm pendent lights used in interior areas.
Furniture: Laminate board & wood are used to made.
Ceiling: Gypsum board framing & glasses are used as false ceiling.
Partition: Glasses are used as partition.

Wall: Made of glasses.
Floor: Carpet flooring are placed.
Lighting: Warm pendent lights used in interior areas.
Furniture: Soft furnishes, Laminate board & wood are used to made.
Partition: Glasses are used as partition.



Fig.30: Waiting Area



Fig.31: Circulation Zone

Floor: Matte polished flooring is placed.

Lighting: Pendent lights used in interior areas.

Partition: Glasses are used as partition.



Fig.32: Meeting Room

Wall: Made of glasses.

Floor: Carpet flooring are placed.

Lighting: Pendent lights used in interior areas.

Furniture: Laminate board & wood are used to made.

Partition: Glasses are used as partition.



Fig.33: Shared Desk

Wall: Made of glasses.

Floor: Carpet flooring are placed.

Lighting: Pendent lights used in interior areas.

Furniture: Laminate board & wood are used to made.

Partition: Glasses are used as partition.



Fig.34: Cafeteria

Wall: Made of glasses.
Floor: Matte polished flooring is placed.
Lighting: Pendant lights used in interior areas.
Furniture: Laminate board & wood are used to made.
Window: SS steel & glasses are uses as door material.



Fig.35: Private meeting Room

Wall: Made of glasses.
Floor: Matte polished flooring is placed.
Lighting: Pendant lights used in interior areas.
Furniture: Laminate board & wood are used to made.



Fig.36: Four-Seater Private Desk

Wall: Made of glasses.
Floor: Carpet flooring are placed.
Furniture: Laminate board & wood are used to made.
Partition: Glasses are used as partition.

Wall: Made of glasses.
Floor: Carpet flooring are placed.
Furniture: Laminate board & wood are used to made.
Partition: Glasses are used as partition.



Fig.37: Single Seater Private Desk



Fig.38: Four-Seater Office Area

Wall: Made of glasses.
Floor: Matte polished flooring is placed.
Furniture: Laminate board & wood are used to made.
Partition: Glasses are used as partition.
Door: Wood uses as door material.



Fig. 39: Large Space Shared

Wall: Made of glasses.
Floor: Matte polished flooring is placed.
Furniture: Laminate board & wood are used to made.
Column: Colorful paints on concrete column.
Partition: Glasses are used as partition.
Door: Wood uses as door material.
Lighting: Pendent lights used in interior areas.



Fig.40: Exclusive Private Cabin

Wall: Made of glasses.
Floor: Carpet flooring are placed.
Furniture: Laminate board & wood are used to made.
Window: SS steel & glasses are uses as door material.
Lighting: Pendent lights used in interior areas.

V. CONCLUSION

Due to the extreme price hike, people are discouraged to buy or rent interior space for business purpose. Small entrepreneurs or freelancers are interested to use shared interior space. Moreover, the research on shared interior spaces has shown the importance of considering the social and cultural aspects of design. The results have demonstrated that a well-designed shared interior space can enhance communication and collaboration, while also promoting a sense of community and well-being among users. From the analysis of factors such as layout, furniture arrangements, and technology integration, it is clear that these elements play a crucial role in shaping the user experience. Additionally, the results have emphasized the need for designers to be sensitive to cultural differences and to

incorporate elements that reflect the diverse backgrounds of the users. Overall, this research highlights the significance of shared interior spaces in promoting positive interactions and experiences, and underscores the need for designers to approach these spaces with a human-centered design approach.

6. Findings (Design Suggestions)

There are few factors that can benefit the usage of shared interior office space. Treating interior surfaces or furniture design technic may enhance functionality of the space.

Floor Treatment



Fig.41: Different zones within one interior space



Fig.42: Different floor height



Fig.43: multi-functional desk

Flooring material variation can create separate zone within the same interior space. Even floor height variation also can separate zones.

Fig.33: Shared Desk

Furniture Design & Multi-functional Furniture

In a small room every inch is very important. The more exposed space, bigger and better it looks. A four-legged bed provides more visible space than a box bed. Huge structured big furniture occupies more space. It is better to use slim and comparatively small size cabinet to

provide more free space. Multi-functional furniture can save furniture space and also helps to create separate individual workspace.

Lighting

The elements that come together when the right lighting is achieved transform a room into a whole combination of functionality and style. Changed lighting color can create separate zone. Proper lighting can also enhance work efficiency.

Wall or ceiling treatment can be done through lighting.



Fig.44: Interior lighting design

Partition

Partitions provide a physical barrier between employees, increasing privacy and reducing distractions. Partitions allow for the efficient use of office space by creating separate

work areas within a larger room. It can help reduce noise levels in an open-plan office by absorbing sound. By creating defined workspaces, partitions can encourage collaboration and teamwork.



Fig.45: Office partition

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