

# SUCCESS STORY

## Ambu COLUMBIA, MD

Hybrid workplace strategy enables 50% space reduction and consolidation into a higher-quality, collaborative hub.



### CLIENT OBJECTIVES

Ambu, the world's largest endoscopy company and a publicly traded firm on NASDAQ OMX Copenhagen, sought to consolidate its U.S. operations from three non-contiguous offices into a single headquarters. The company wanted a location that reflected its global brand and supported a post-COVID hybrid workplace strategy—offering both flexibility and access to high-quality amenities for employees.

### STRATEGIC PLANNING

As Cresa began the real estate process, Ambu was navigating the impacts of the COVID-19 pandemic and ongoing workforce growth. Prior to the pandemic, Cresa's workplace strategists had developed a space program of 45,000–50,000 square feet. With the shift to hybrid work, the plan was reimaged to prioritize collaboration and flexibility, reducing the required footprint to approximately 25,000 square feet.

Cresa negotiated a long-term lease with COPT at 6721 Columbia Gateway Drive in Columbia Gateway, securing the entire second floor of a newly renovated, amenity-rich building. The space supports flexible growth and features upgraded conference facilities and shared lounge areas, creating a modern, collaborative environment that enhances employee experience and connection.

### RESULTS

- 50% Reduction in Space: Achieved through a refined hybrid workplace strategy
- Modern, Collaborative Design: Created an environment that supports teamwork and innovation
- Amenity-Rich Location: Secured a renovated building with premium shared facilities
- Flexible Growth Potential: Full-floor lease provides room to expand while maintaining efficiency

### PROJECT HIGHLIGHTS



Medical  
Device

Industry



25,000 SF

Space

### PROJECT TEAM



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