

Envera Health

RICHMOND, VA

Reimagining a legacy workplace to enhance member experience and reflect organizational identity

CLIENT OBJECTIVES

Envera Health sought to consolidate three separate office locations into a single headquarters in Richmond's Central Business District. The goal was to create a more efficient, open office environment that supported call center operations, improved employee experience, and provided a more engaging space for client interaction.

STRATEGIC PLANNING

Cresa's team guided Envera Health through a complex consolidation process, balancing evolving space requirements with a condensed project timeline. Early in the process, the team identified an opportunity to repurpose retail-designated space for office use—unlocking a unique solution in a constrained CBD market.

To meet the client's growing space needs, Cresa incorporated creative design strategies, including the construction of mezzanine space to expand the footprint within the building. The team also leveraged previously negotiated deal terms to secure favorable economics, including turnkey construction with minimal out-of-pocket costs and nine months of free rent. A critical component of the strategy was securing 107 parking spaces within the building's covered garage—addressing a key operational requirement for the client's workforce.

RESULTS

- Three-to-One Consolidation: Combined multiple locations into a single, efficient 26,632-square-foot headquarters
- Turnkey Delivery: Achieved buildout with minimal out-of-pocket costs
- 9 Months Free Rent: Reduced occupancy costs during transition
- Critical Parking Secured: Delivered 107 on-site parking spaces in a constrained CBD market
- Flexible Lease Structure: Included renewal, termination, and expansion options for long-term adaptability
- Enhanced Workplace Experience: Created a modern, open environment supporting both employees and client engagement

PROJECT HIGHLIGHTS



Healthcare
Services

Industry



CBD, Richmond

Submarket



