



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

Mosaic Design Studio is a full-service interior design firm, founded in 1999, that specializes in design projects related to senior living, independent care communities, healthcare, corporate office space and hospitality.

They were looking for new offices and toured our 232 North Third Street project during demolition. Lisa Cini, founder and president of Mosaic Design Studio, saw its hidden potential and began negotiating the lease for the top floor. We worked with the Owners, Tenant/Architect to design and create a truly unique office suite for the award-winning design firm.



TEAM

Meyers+Associates Architecture
Shelley Metz Baumann Hawk
Lewis Engineering, Inc.
Mosaic Design Studio
Focus Floors, LLC
Holt Mechanical
Custom Air Conditioning & Heating Co.
MJB Electric Service, Inc.

CHALLENGES

Structural Work, Hidden Opportunities

During demolition, we uncovered areas of structural damage which gave us an unexpected opportunity to incorporate additional input from the Owner and Tenant/Architect and create a more holistic space.

- ⊙ Water-damaged flooring and ceiling areas replaced with salvaged or new materials
- ⊙ Original brick and masonry walls cleaned and restored
- ⊙ Windowsills and aprons rebuilt
- ⊙ Ceiling joists and supports reinforced and repaired

FEATURES

The First Tenant at 232 Has Great “Loft” Features

- ⊙ 3,176 square feet of enclosed offices and open space
- ⊙ “Mobile” conference room areas
- ⊙ High “loft-style” ceilings
- ⊙ Wrap-around large exterior windows that bring abundant natural lighting into the suite
- ⊙ Heavy, original timber framing cleaned and prominently featured
- ⊙ Gallery corridor “walk” with clerestory windows from the elevator lobby to the office suite; a built-in ledge for Mosaic to display their numerous awards, press releases and mementoes
- ⊙ Partially enclosed cedar decks overlooking Third Street; accessible both from the elevator corridor and office areas
- ⊙ Full bathroom and storage area with coordinated finishes
- ⊙ Specialty glass “water-lily” ceiling fixtures

RESULT

All Parties Combine Talents for Results

Despite the deteriorated condition of the badly-abused building, with the foresight of the DeVere Company and expertise from the principal architect and Mosaic Design we facilitated turning this Victorian structure into a true showplace at the north entry to downtown Columbus.

The new home for Mosaic Design Studio's offers decks off of the fourth floor for great panoramic views and the finished offices showcase the structure's exposed wood and masonry construction.



MOSAIC DESIGN STUDIO
232 N 3RD ST BUILDING
232 NORTH THIRD STREET - 4TH FLOOR
COLUMBUS, OH 43215-2513

PROJECT
PROFILE

2007.112