

Pen Factory

Santa Monica, CA

Pen Factory, an adaptive reuse project, was born out of the renovation of the historic PaperMate pen manufacturing facility located in Santa Monica.

The project calls for a multi-tenant creative office space which promotes an open, casual and flexible work environment. Reminiscent of the Southern California lifestyle, the space emphasizes strong indoor/outdoor connections.

The resulting design strategically manipulates the tight geometry of the building to create practical outdoor spaces for tenants. The design seeks the creation of pedestrian friendly spaces along the edge of Olympic Boulevard. This challenge is mitigated by opening the building to the street within the 20' setback from Olympic Blvd. The area is screened in with dense landscape hedge, fencing and a screen wall offering privacy. An interior courtyard, highlighted by large, mature trees, is created by dividing the building into two sections. Current parking requirements are met through the creation of a below grade garage using stackers.

Harkening the site's legacy, the building facade features bold patterns that evoke vibrant "pen lines." The landscape takes on an eroded industrial feeling with the use of wood, precast concrete, pavers and planting.

Client

Lincoln Properties

Size

310,000 SF

Dates

2015 - 2017

Team

Skidmore Owings & Merrill
KPFF
Clarion





