

CLEAR

WATER YOU CAN TRUST

Case Study:
Commercial Real Estate

Clear Spaces: Redefining the Healthy Office

Summary:

Clear Spaces is transforming the modern workplace by prioritizing health, wellness, and sustainability. Located in downtown Miami, this once-vacant office space underwent a cutting-edge renovation to create a people-first environment featuring advanced air and water purification, movement-friendly workstations, and mindfulness areas. The project quickly reached full occupancy, attracting health-conscious businesses and proving the rising demand for wellness-focused office spaces. Clear Spaces sets a new standard, showing that a healthy work environment is the future of commercial real estate.



Clear Spaces, in the heart of downtown Miami

A New Era of Wellness in the Workplace

In a world where health and well-being are top priorities, the quality of the indoor spaces where we spend the vast majority of our time has never been more important. The recent COVID-19 pandemic accelerated a shift in how people view their work environments towards a strong emphasis on physical and mental health and wellness. Today, over 80% of American consumers—especially younger millennials and Gen Z—consider wellness a top priority in their daily lives.



Clear Spaces common area

The commercial real estate sector, particularly office spaces, was particularly hard-hit by the pandemic, with a massive shift to work-from-home policies. The return to office work prompted companies to rethink the importance of their office spaces. With many employees and clients now seeking healthier indoor environments, the demand for wellness-focused spaces has surged.



Suites 63 (above) and 72 (below) at Clear Spaces

Clear Spaces: A New Vision for the Office Environment

Amid this evolving landscape, a long-vacant office space in downtown Miami found new life. Located at 151 SE 1st Street, at the base of Centro, a 37-story residential tower, the space had been unoccupied for five years before being acquired by Clear Spaces in July 2022. With a mission to redefine the office experience, Clear Spaces set out to create a workplace centered on wellness, productivity, and sustainability.

Innovative Design

Undergoing a comprehensive renovation, completed in December 2023, the office was transformed into a cutting-edge wellness-focused workspace. The design

was guided by a "people-first" philosophy that utilizes world-class technologies to create a healthy environment and improve employee satisfaction.

Clear Spaces Features:



Advanced air purification systems that filter out airborne pathogens and contaminants while monitoring its quality in real-time.



Centralized UV water purification systems by Clear Inc. to purify water at the source for the building, bringing high quality water to every tap, shower, and fountain on the property while protecting the plumbing from biofilms.



Point-of-use RO filtered hot and cold water dispensers by Clear Inc. removing the reliance of plastic bottles.



Exercise-enhanced workstations with treadmill desks for movement-friendly productivity.



A private meditation space outfitted with Virtual Reality technology for mindfulness and relaxation.



A silence room, to create a space that buffers users from the noise of our busy modern lives.



A fully equipped conference room, fostering collaboration in a health-conscious setting.



A beautiful common space, complete with biophilic design, locally produced art and an outdoor terrace to enhance collaboration and connection.

Just eight months after renovations, by September 2024, Clear Spaces reached full occupancy, proving the growing demand for wellness-oriented commercial spaces. The tenant mix reflects this shift, including businesses with a strong focus on health and wellness, including:



Clear Inc. (clear.inc)

A growing leader in whole-building UV water purification technology.



Jetset Pilates

(jetsetpilates.com)

A modern Pilates studio that encourages a balanced lifestyle.



Bella Vida Aesthetics

(bellavidaaesthetics.com)

An luxury innovator in aesthetic and beauty procedures.



The Room Concept Store

(theroomconceptstore.com)

A curated selection of international fashion designers.



Club Space

(clubspace.com)

An electronic music club known for its after-hours parties and beautiful terrace.



UrbanCore

(urbancoregroup.com)

A leader in the vibrant and dynamic real estate market of Miami.



Suite 32 at Clear Spaces

Shaping the Future of Commercial Real Estate

Clear Spaces is a testament to the evolving priorities in the real estate sector, where well-being is no longer an afterthought but a core feature. As the wellness industry continues to boom, it is influencing not only lifestyle choices but also the way commercial spaces are designed and valued. The success of Clear Spaces highlights a broader market trend: health-conscious work environments are not just desirable—they are essential.

This case study underscores the future of office spaces, where wellness and productivity go hand in hand, creating environments that support both people and businesses.



Clear Spaces, located below the Centro condominium.