

A MULTI-TENANT OFFICE TOWER IN SIMPANG LIMA, SEMARANG



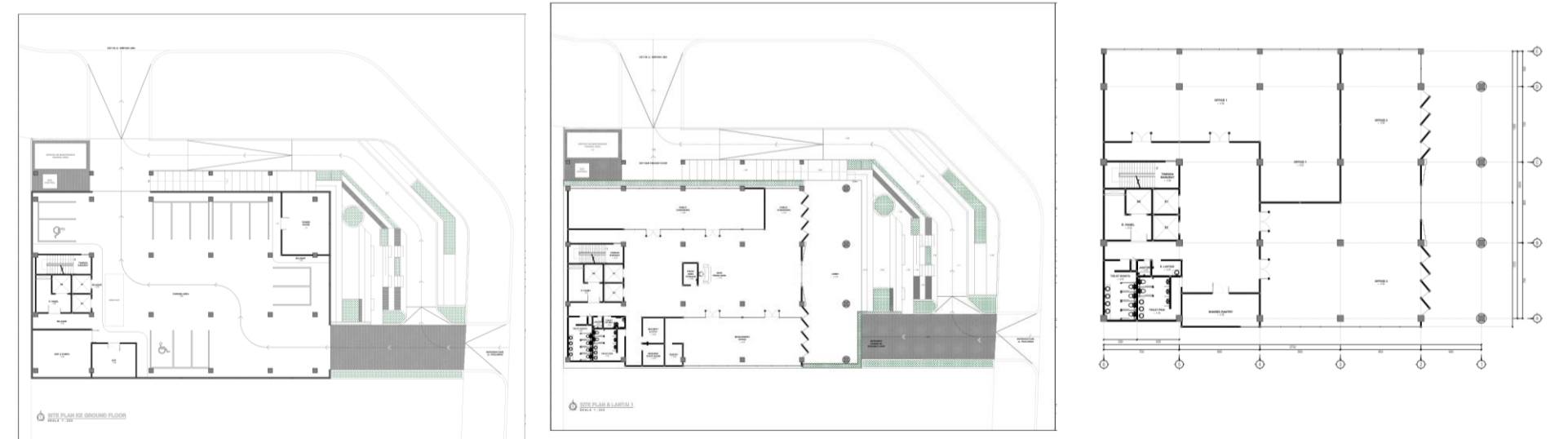
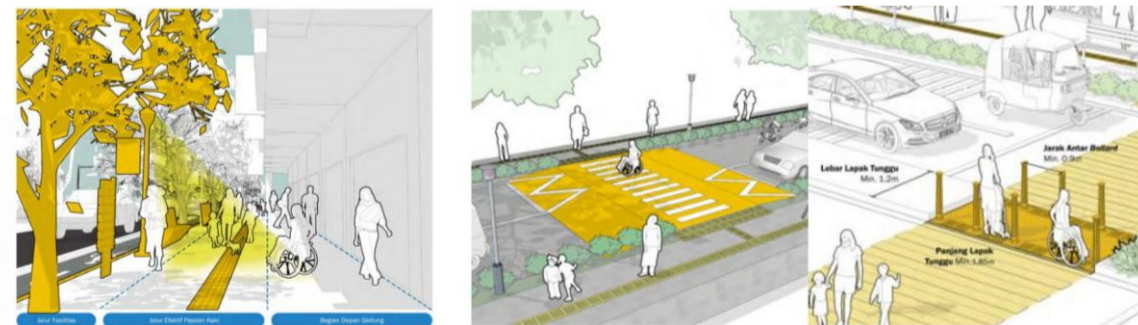
Reframing the Urban Workplace responds to the limitations of conventional office typologies in dense urban centers such as Simpang Lima, Semarang. Existing office buildings are often characterized by rigid spatial organization, single-tenant occupancy, and weak integration with the surrounding urban environment, making them less responsive to contemporary work culture and environmental challenges.

This project redefines the office tower as an adaptive urban infrastructure that integrates flexibility, sustainability, and urban connectivity into a unified architectural strategy. The design is based on three key transformations: from static workspaces to flexible and shared environments; from isolated buildings to porous structures connected with public spaces and pedestrian networks; and from technical sustainability measures to ecological strategies embedded within the building's spatial and architectural form.

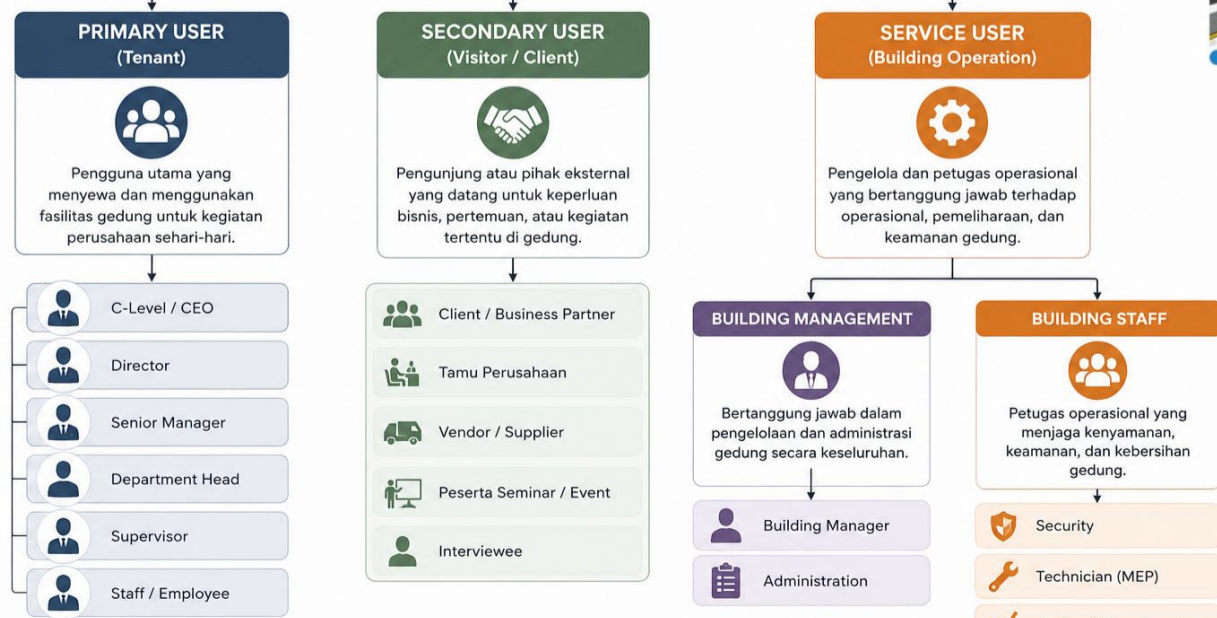
Located in Simpang Lima, the proposed multi-tenant office tower combines flexible workspaces, shared facilities, green infrastructure, and climate-responsive design to create a workplace that actively contributes to the urban environment. Rather than functioning solely as a commercial building, the project aims to become a resilient and integrated urban destination that supports the future development of Semarang.



- Luas : 1.800 m²
- Topografi : Datar
- Orientasi : Timur Laut
- KDB : 60%
- KLB : max. 12 dengan KLB 5,0
- KDH : min. 10%
- GSB : 29 m dari as jalan (arteri sekunder)
- KKOP : 45



USER ANALYSIS
RENTAL OFFICE BUILDING



KETERANGAN
■ PRIMARY USER Pengguna utama (tenant)
■ SECONDARY USER Pengunjung / pihak eksternal
■ SERVICE USER Pengelola dan petugas operasional
 Klasifikasi pengguna ini menjadi dasar dalam menentukan kebutuhan ruang, alur sirkulasi, aksesibilitas, dan privasi di dalam gedung.

