

ARCHITECTURE - THE SARATOGA BUILDING

REGEN HQ

An Eco-Brutalist catalyst



Figure 01 — Lobby and reception, with the mezzanine open to below

01 THE PROJECT

REGEN HQ is an adaptive reuse of a vanilla retail space in the existing Saratoga Building. The design prioritizes high-performance, cost-effective material applications while maximizing spatial efficiency and occupant wellness. By adopting an Eco-Brutalist ethos, we strip away the superfluous to reveal the honest, raw tectonic reality of the existing structure, and set that heavy permanence against extensive biophilic interventions.

PARAMETER	PROJECT VALUE
LOCATION	1201 W. Grove St., Boise, ID
BUILDING TYPE	Office fit-out, adaptive reuse
TOTAL AREA	4,567 SF
MAIN LEVEL	2,671 SF
MEZZANINE	1,896 SF
BUDGET	\$350,000 construction
SERVICES	Architecture

02 THE GRID

We approached the interior volume as an urban design problem rather than a traditional floor plan. A deconstructed 9'x9' column and beam grid breaks down the scale of the existing shell and creates an intimate, European streetscape interiority. The sequence pulls you from the public-facing reception and lobby, past the formal conference room, and into the collaborative heart of the building: the charrette area and open bullpens.

03 THE MATERIALS

Materiality is approached with a high-performance, low-cost mindset. We raise humble, utilitarian materials through deliberate detailing, proving that sustainability and striking aesthetics do not require inflated budgets. Exposed structure, polished concrete and timber baffles do the work that applied finishes would do elsewhere.



Figure 02 — Spiral stair and mezzanine

04 THE STAIR

The spiral stair is the vertical hinge, drawing people up from the active main floor to the introspective mezzanine, which stays open to below for visual connection and shared daylight.

05 CORE DESIGN STRATEGIES

■ Eco-Brutalism and Materiality	Raw structural elements are exposed, with low-cost materials in innovative assemblies for a high-performance, durable interior.
■ The 9'x9' Deconstructed Grid	A modular column and beam system sets circulation, scale and zoning without restrictive partition walls.
■ Biophilic Integration	Plant life is built into the structural grid to improve indoor air quality and well-being.
■ Urban Interiority	The layout follows dense, walkable European streetscapes, encouraging spontaneous collaboration between work zones.
■ Two-Level Program	Lobby, conference, offices, bullpen, charrette and kitchenette on the main floor; study, model room and recreation on the mezzanine.