

CASE STUDY

L.L.BEAN CORPORATE HEADQUARTERS FREEPORT, MAINE



DESIGNED WITH NATURE IN MIND

The primary goal of the L.L.Bean Corporate Headquarters project was to integrate the elements of nature with the interior office space, aiming to establish a workplace that reflects the company's outdoors-focused purpose while enhancing employee well-being, productivity and engagement.

Innovative design solutions were utilized to bring nature's features inside while preserving a modern office's functionality and an aesthetic look and feel.

Repurposing one of its existing distribution buildings into the state-of-the-art office space, L.L.Bean's approach boasts significant environmental advantages over new construction – a process that befitted the woodland setting of the project.



Developer: L.L.Bean, Freeport, ME
Architect: SMRT Architects and Engineers, Portland, ME
General Contractor: Zachau Construction, Freeport, ME
Glazing Contractor: Cumberland County Glass, Bowdoinham, ME

Photography: ©Ben Gancsos



BRINGING THE OUTSIDE IN

Creating a better work environment benefits employee motivation and quality of work, as well as attracts skilled professionals. Adopting eco-friendly standards and increasing energy efficiency can reduce expenses while showcasing a commitment to employees and the environment. L.L.Bean's decision to renovate their existing building was sustainable, cost-effective and forward-thinking.

Kawneer played a pivotal role in this project's transformation through providing products that enhanced the exterior of the building. The 1600UT System™2 Curtain Wall provides exceptional thermal performance, versatility, reliability and value. The Clearwall® Curtain Wall System uses an innovative 4-sided toggle-glazed system to deliver desired aesthetics. Additionally, the 500T Wide Stile Insulpour® Thermal Entrances, equipped with the latest IsoPour™ technology, ensure excellent thermal performance, which is crucial for Maine's cold winters.

The corporate headquarters' interior also benefits from Kawneer's stick-fabricated 1600 Wall System®2 Curtain Wall and Trifab® VersaGlaze® 451 Framing System, designed for performance and unmatched fabrication flexibility, as well as 500 Wide Stile Standard Entrances, which are engineered, constructed and tested for resilience.

The overall impact resulted in an office space meticulously curated to harmonize with nature. Kawneer products flood the interior with natural light and panoramic views, while ensuring optimal thermal comfort and noise reduction. Combining L.L.Bean's commitment to the outdoors with a modern, energy-efficient space leaves a legacy for generations to come.



"The Kawneer windows came on time and delivered the aesthetically impactful beauty that L.L.Bean was striving for when designing their new headquarters, which was focused on natural light coming from large windows. We were very pleased with the product and the look and feel they contributed to the project."

Bruce Hilfrank, Senior Vice President,
Project Executive, Zachau Construction

CHALLENGES

- The challenge was to design a workspace that captured the essence of the outdoors.
- Maximizing natural daylight and panoramic views was essential for employee well-being.
- The cold winters in Maine necessitated exceptional thermal performance.
- A future-proof and efficient corporate headquarters building was vital for the L.L.Bean company.



SOLUTIONS

- Kawneer 1600 and 1600UT System™2 Curtain Wall and Clearwall® Curtain Wall Systems provide thermal performance, efficiency, aesthetics and abundant natural light for the building.
- 500T Wide Stile Insulpour® Thermal Entrances and 500 Wide Stile Standard Entrances deliver thermal performance and durability.
- 1600 Wall System®2 Curtain Wall offers exceptional design flexibility for the corporate headquarters.

PRODUCTS USED

- 1600UT System™2 Curtain Wall
- 1600 Wall System®2 Curtain Wall
- Clearwall® Curtain Wall System
- Trifab® VersaGlaze® 451 Framing System
- 500 Wide Stile Standard Entrances
- 500T Wide Stile Insulpour® Thermal Entrances

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