Insights Access

API for Workplace Data

Your Partner for Workplace Intelligence

Comfy, a Siemens company, offers foundational office utilization data for strategic real estate portfolio decisions.

220K	**83M**	**760**	**59**
Employee Users	SQ. FT. Managed Office Space	Managed Buildings	Countries Represented

Leveraging Data Analytics to Enable Hybrid Working Models

In a new era of hybrid work, most real estate executives agree that office utilization data is the key to understanding the best way to optimize their spaces. With Comfy's Insights Access data API, real estate leaders can now make data-driven decisions about portfolio right-sizing and space design to optimize and maximize their workplace and real estate investments.

Gain Complete Workplace Utilization Understanding

Insights Access provides the ability to extract time-series utilization and occupancy data. These data APIs make it seamless to analyze both employees' intentions to use office space — via reservation data — as well as actual employee behavior via sensor or wifi data. This critical data can help answer questions like:

- Which rooms or desks are being reserved but not used?
- What are the most popular rooms and desks, and what characteristics do they have?
- How were reserved rooms, desks, and spaces actually used?
- Are employees using rooms and desks without reserving them?

Insights Access aggregates and normalizes data from occupancy sensors from multiple vendors across your portfolio so that you can benchmark buildings, floors and spaces.

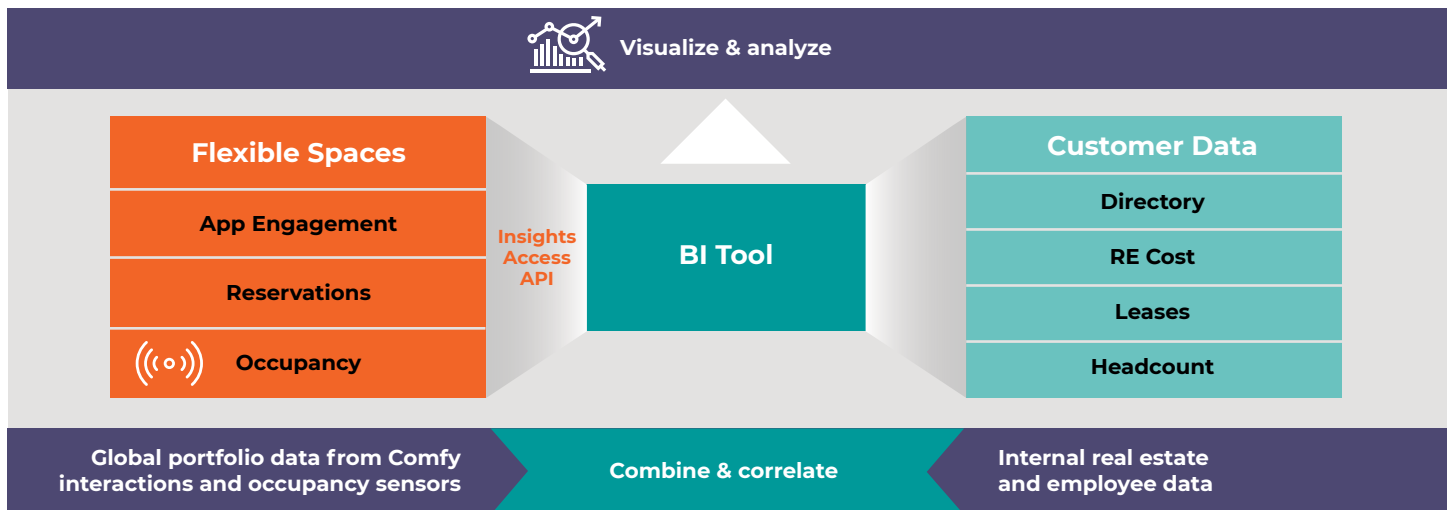## Workplace Intelligence for Boundless Insights

Insights Access gives your team the ability to analyze data from Comfy and combine it with other data sources utilizing your own business intelligence (BI) tools.

A few of the potential use cases include:

- **Lower risk, higher impact real estate footprint contractions:** Combining occupancy with real estate cost data to gain insight into where to reduce footprint or expand.
- **Increase employee productivity and overall satisfaction:** Enable employees to choose how and where they work by creating characteristics for workspaces that fit the needs of the employee.
- **Optimize Amenities:** Corporate amenities such as the office cafeteria can utilize reservation data to staff accordingly and allocate food portions, reducing food waste and overstaffing.
- **Space usage charge backs by business unit:** Integrating Comfy booking data with internal financial data to allocate real estate usage charge backs to specific business units or functions.

Foundational Data for Workplace Intelligence

Refined Workspace Design and Portfolio Decisions with Space Traits

Employee Engagement
With Comfy you have the ability to assign unlimited characteristics and groups of characteristics to spaces — called Space Traits. Space Traits, allows you to tag desks, rooms, and spaces traits or characteristics to help employees select the right space to meet their needs.

Space Management
Space Trait data enables space planners to track how these employee preferences change over time and inform their space design strategies.

Portfolio Strategy
Over time, as you make adjustments to your floor plan to support hybrid work and a change in employee to desk ratios, you'll have the data to show how preferences are changing. These trends help you make better informed decisions about optimizing for types of spaces and amount of space to meet employee needs and preferences.

> *Occupancy analytics and space planning functionality incorporates the capture, digestion, presentation, reporting and forecasting of space usage data...Such data can also be used to facilitate visualizing occupancy patterns, restacking departmental space allocations, organizing the move management process, allocating chargeback and developing digital twin models.*
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> — Verdantix Market Size And Forecast: Space And Workplace Management Software Ibrahim Yate and Susan Clarke, 2021

To learn more about how Insights Access can help you understand space utilization for better decisions::

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