

ABSTRAK

Perkembangan pesat kawasan BSD Serpong sebagai salah satu pusat pertumbuhan kota di Kota Tangerang Selatan memicu meningkatnya kebutuhan akan ruang perkantoran yang unggul, modern, dan memiliki tingkat kehandalan bangunan yang tinggi. Kondisi tersebut memperlihatkan pentingnya merancang gedung perkantoran sewa berstandar *Grade A* yang tidak hanya berfungsi secara optimal, namun juga memenuhi aspek keselamatan, kenyamanan, kesehatan lingkungan kerja, serta kemudahan akses bagi para penggunanya. Perancangan pada perkantoran *Grade A* fokus pada pemenuhan persyaratan keandalan bangunan sesuai ketentuan teknis, sekaligus menghadirkan fasilitas premium seperti sistem utilitas berperforma tinggi, pengelolaan gedung profesional, ruang komunal representatif, dan teknologi penunjang produktivitas. Metodologi yang digunakan meliputi peninjauan literatur, observasi lapangan, analisis kondisi tapak, kajian preseden, dan penyusunan konsep desain. Hasil perancangan menghasilkan gedung perkantoran *Grade A* yang mengedepankan keamanan struktur, efisiensi sistem pencahayaan, integrasi sistem proteksi kebakaran, pengendalian kualitas udara dalam ruang, serta penyediaan fasilitas unggulan seperti lobi, ruang atrium, area komunal, ruang ritel pendukung, dan ruang terbuka yang meningkatkan kenyamanan. Berdasarkan hal tersebut penerapan prinsip kehandalan bangunan secara menyeluruh merupakan pondasi utama dalam menciptakan lingkungan kerja yang aman, nyaman, dan sesuai standar perkantoran kelas A di kawasan urban saat ini.

Kata Kunci : Kantor Sewa, Kehandalan, Fasilitas Kantor Kelas A

ABSTRACT

The rapid development of the BSD Serpong area as one of the urban growth centers in South Tangerang City has triggered an increasing need for superior, modern office space with a high level of building reliability. This condition shows the importance of designing a Grade A standard rental office building that not only functions optimally, but also meets the aspects of safety, comfort, health of the work environment, and ease of access for its users. The design of a Grade A office focuses on meeting the requirements for building reliability according to technical provisions, while also providing premium facilities such as high-performance utility systems, professional building management, representative communal spaces, and productivity-supporting technology. The methodology used includes a literature review, field observation, site condition analysis, precedent studies, and the preparation of a design concept. The design results in a Grade A office building that prioritizes structural safety, lighting system efficiency, fire protection system integration, indoor air quality control, and the provision of superior facilities such as a lobby, atrium space, communal areas, supporting retail spaces, and open spaces that enhance comfort. Based on this, the implementation of the principle of building reliability as a whole is the main foundation in creating a safe, comfortable work environment that meets class A office standards in today's urban areas.

Keywords : Office Rental, Reliability, Class A Office Facilities