BRIAN NICHOLAS

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Portfolio website

CORPORATE REAL ESTATE STRATEGY | WORKPLACE TRANSFORMATION | FUTURE OF WORK

PROFILE

International corporate real estate and workplace professional with more than 20 years of experience spanning commercial property, strategic asset management, occupier advisory and complex international workplace environments. My career has developed from a UK private-sector foundation into international corporate real estate, workplace transformation and organisational operations, working where portfolio strategy, organisational priorities and the experience of people using the workplace come together.

I use commercial evidence, workplace insight and structured options appraisal to support decisions about value, risk, sustainability, investment and implementation. Recent work includes workplace transformation in Geneva, the Giga technology workplace, and establishment and operationalisation of UNICEF's Rome Common Services Centre.

STRATEGIC CAPABILITIES

PORTFOLIO & ASSET STRATEGY	WORKPLACE TRANSFORMATION	VALUE, RISK & SUSTAINABILITY
Portfolio planning, asset performance, rightsizing, optionality and options appraisal	Flexible working, utilisation, employee insight, change and implementation	Business cases, Value for Money, whole-life value, resilience and sustainable procurement
CLIENT & STAKEHOLDER ADVICE	**PROGRAMME DELIVERY**	**TECHNOLOGY & FUTURE OF WORK**
Reasoned recommendations, senior presentations, workshops and multidisciplinary engagement	Acquisition, design, procurement, fit-out, operational readiness and handover	Digital workplace, AI, workplace data and responsible adoption

SELECTED STRATEGIC EXPERIENCE

01 / FOUNDATION

Commercial Property & Occupier Strategy

Knight Frank LLP | London | 2007-2014

• Developed a commercial real estate foundation across occupier advisory, asset management, leasing, acquisitions, disposals and portfolio performance.

• Supported approximately 850 retail, office and industrial assets with a reported capital value exceeding £2 billion.

• Developed an evidence-led approach connecting organisational objectives, portfolio performance, value, risk, sustainability, options and reasoned advice.

02 / EVOLUTION

Geneva Workplace Transformation

UNICEF | Geneva

• Helped develop and implement the Neighbourhood Concept, connecting flexible working, occupancy planning, employee requirements, technology and change.

• Worked with Gensler and internal stakeholders to translate organisational requirements into workplace and implementation decisions.

• Applied a people, place, technology and organisation framework to workplace transformation.

03 / INTEGRATION

Giga Technology & Workplace Programme

UNICEF / ITU | Geneva | 2024-2025

• Led the evidence-led acquisition process for a new technology workplace supporting approximately 65 people.

• Rightsized the requirement to approximately 800-1,000 sqm and structured the options appraisal from 12 market options to three shortlisted properties and one recommendation.

• Coordinated UNICEF, ITU, architects, advisers, vendors and contractors through acquisition, design, procurement and workplace delivery.

• Negotiated an estimated CHF 44,000 net financial benefit while addressing landlord works and future property risk.

04 / FULL LIFECYCLE

Rome Common Services Centre

UNICEF / WFP | Rome | Jan-Dec 2026

• Contributed from January 2026 to the UNICEF-WFP agreement, workplace planning and rightsizing, applying principles from Geneva's Neighbourhood approach.

• Moved to Rome in June to support office implementation, staff onboarding and operational readiness.

• Helped onboard the new Rome Operations team into new responsibilities, transferring knowledge, procedures and WFP service relationships.

• Created and implemented the Rome Events Management SOP and developed the Operations SharePoint as a central source of guidance.

PROFESSIONAL EXPERIENCE

Operations & Common Services Mission — Rome | Jun-Dec 2026

UNICEF Rome CSC

Workplace implementation, organisational change and Common Services operationalisation.

• Oversaw workplace readiness, staff onboarding and service transition at the WFP campus.

• Embedded repeatable procedures, knowledge and inter-agency service arrangements, including the live Rome CSC Events Management SOP.

Operations Manager, Special Assignment — Geneva | Jun 2024-Sep 2025

UNICEF / ITU Giga Initiative

Strategic real estate, technology workplace and multidisciplinary delivery.

• Led acquisition strategy, options appraisal, negotiation and delivery for a new Geneva workplace.

• Created and coordinated a multidisciplinary client/design team using the Double Diamond methodology.

Associate, Operations & Finance — Geneva | Jul 2018-Present

UNICEF Geneva

Client-side corporate real estate, workplace, procurement, sustainability and operations.

• Delivered workplace strategy, premises planning, procurement, supplier management, business cases and operational risk support.

• Contributed to sustainable procurement procedures, workplace benchmarking and whole-life Value for Money analysis.

Individual Contractor — Geneva | Oct 2016-Jul 2018

UNICEF Geneva

Workplace and premises support.

• Co-led office lease renegotiation, delivering approximately CHF 250,000 in annual savings and improving workplace utilisation.

Founder & Relocation Consultant — Switzerland / UK | Jan 2015-Jul 2016

LG Relocations

Boutique relocation advisory.

• Managed property searches, negotiations, suppliers and end-to-end cross-border transitions for international clients.

Commercial Real Estate & Management Surveyor London | Apr-Jun 2014

GVA Real Estate

Portfolio transition and service continuity.

• Managed transition of the City of Westminster portfolio following client retendering.

Commercial Real Estate & Management Surveyor London | Apr 2007-Apr 2014

Knight Frank LLP

Commercial property, asset management and Occupier Strategy & Solutions.

• Advised public- and private-sector clients on portfolio requirements, asset performance, leasing and transactions.

Estate Management & Valuation Surveyor London | Mar 2003-Apr 2007

Dunlop Haywards

Estate management and valuation.

• Managed rent reviews, lease renewals, tenant negotiations, property records and valuation analysis.

SELECTED PROFESSIONAL THEMES

Real estate is not only about buildings. It is about how organisations work.

STRATEGIC REAL ESTATE	Organisational objectives, portfolio evidence, options, trade-offs and reasoned recommendations.
SUSTAINABILITY & WHOLE-LIFE VALUE	Environmental performance, resilience, responsible procurement, adaptability and long-term asset relevance.
PEOPLE, PLACE & PERFORMANCE	Workplace choice, employee insight, utilisation, environmental quality and organisational value.
AI & FUTURE OF WORK	Purposeful adoption, human oversight and the implications of AI for work, organisations and physical space.

THOUGHT LEADERSHIP & INDUSTRY ENGAGEMENT

• Invited speaker at WORKTECH conferences in Geneva and Basel, sharing professional experience and perspectives on workplace transformation, hybrid working, inclusion and the integration of people, place and technology.

• Current interests include corporate real estate as organisational strategy, sustainability and whole-life value, AI and the future workplace, and Value for Money beyond lowest cost.

EDUCATION & PROFESSIONAL DEVELOPMENT

• **Royal College of Art, London** - Creative Strategies for the Future of Work, including Double Diamond design methodology.

• **University of Westminster, London** - BA (Hons) Contemporary Media Practice, 2:1.

• Continuing professional learning in AI ethics, responsible adoption, workplace strategy, sustainability and business planning.

TECHNOLOGY & SYSTEMS

Microsoft 365 | Microsoft Copilot | SharePoint | Advanced Excel and PowerPoint | SAP/VISION | Planon | Eptura | ShareSpace | ServiceNow | Sphera | Salesforce | AutoCAD LT | pCon Planner | Adobe Creative Suite

ADDITIONAL INFORMATION

English and French | Swiss resident | Full clean driving licence | International experience across London, Geneva and Rome

Portfolio: brian-editorial-portfolio.lovable.app