

















110 North Wacker

Chicago, Illinois, USA

Offering one of the best office building locations in Chicago in terms of accessibility and visibility, this site would have been developed many years ago if not for its trapezoidal shape. Given that the east and west property lines are not parallel, fitting a typical Class A office floor plate, including the center core and desired lease spans, is a challenge. In addition, for any site along the river, the city requires a 30-foot-wide publicly accessible riverwalk, further complicating the site.

The design addresses the challenges with an unusual stepped center core, which allows for a 45-foot lease span on each side. To avoid an angled perimeter, the west wall has a series of 30-foot-wide, five-foot setbacks, accommodating an orthogonal, five-foot planning module throughout the building.

The state-of-the-art Class A office tower totals 56 stories and 1,770,000 square feet. Interior space planning is enhanced by the five-foot setbacks along the river, providing the equivalent of 14 corner offices. The setbacks create a distinctive form that accentuates the building's verticality and avoids the pure box-like appearance of typical office towers.

To satisfy the city's requirements, the design provides a 45-foot-wide riverwalk that is covered, but effectively open to the sky, 55 feet above. Three large, tree-like structural elements spaced 90 feet apart transfer out the tower columns along the river and further open the site. The result is a landscaped, covered walkway that connects two very important pedestrian paths and maintains an effectively unobstructed river view. In combination with other space, the site is 50% open and publicly accessible at grade.

On the Wacker Drive side, a 45-foot-high lobby is enclosed by a cable-supported glass wall, and sculpted, folded-limestone cladding covers the elevator cores. The transparency of the low-iron glass wall virtually eliminates the distinction between interior and exterior space, with the lobby and streetscape becoming one.

Project Data

SIZE

1,770,000 sf total
56 stories

FEATURES

LEED-CS Gold
WELL Platinum

CLIENTS

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Riverside Investment & Development

Recognition & News

RECOGNITION

2021 Top 10, Emporis International Skyscraper Award 2020

2021 International Architecture Award – The Chicago Athenaeum

2021 Award of Excellence, Best Tall Building 200-299 meters – Council on Tall Buildings and Urban Habitat

2021 American Architecture Award – The Chicago Athenaeum

2021 Best Project, Office/Retail/Mixed-Use – ENR Midwest Magazine

2021 Commercial Development of the Year – Chicago Commercial Real Estate Awards

2021 Merit Award for Commercial Construction Over \$50 Million – Chicago Building Congress

2020 Office Development of the Year – NAIOP Chicago Chapter

2020 Best Office Development – IREJ Real Estate Awards

NEWS

110 North Wacker Wins 2021 International Architecture Award

GP Presents Two Projects at CTBUH Conference

110 North Wacker Wins CTBUH Award

The Howard Hughes Corporation® Announces Opening of 110 North Wacker Drive Office Building

ENR Midwest Names GP 2020 Design Firm of the Year

GP Sponsors and Presents at CTBUH 10th World Congress in Chicago

James Goettsch Honored With CTBUH Lifetime Achievement Award

GP Partners Goettsch and De Santis to Present at CTBUH 2018 Middle East Conference

The Howard Hughes Corporation Unveils Plans for

