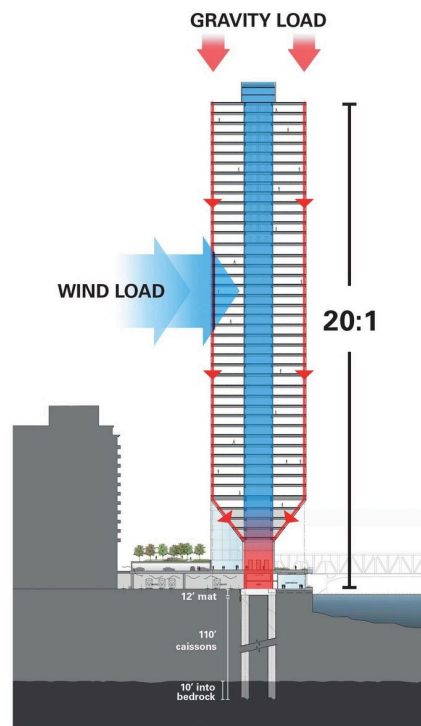


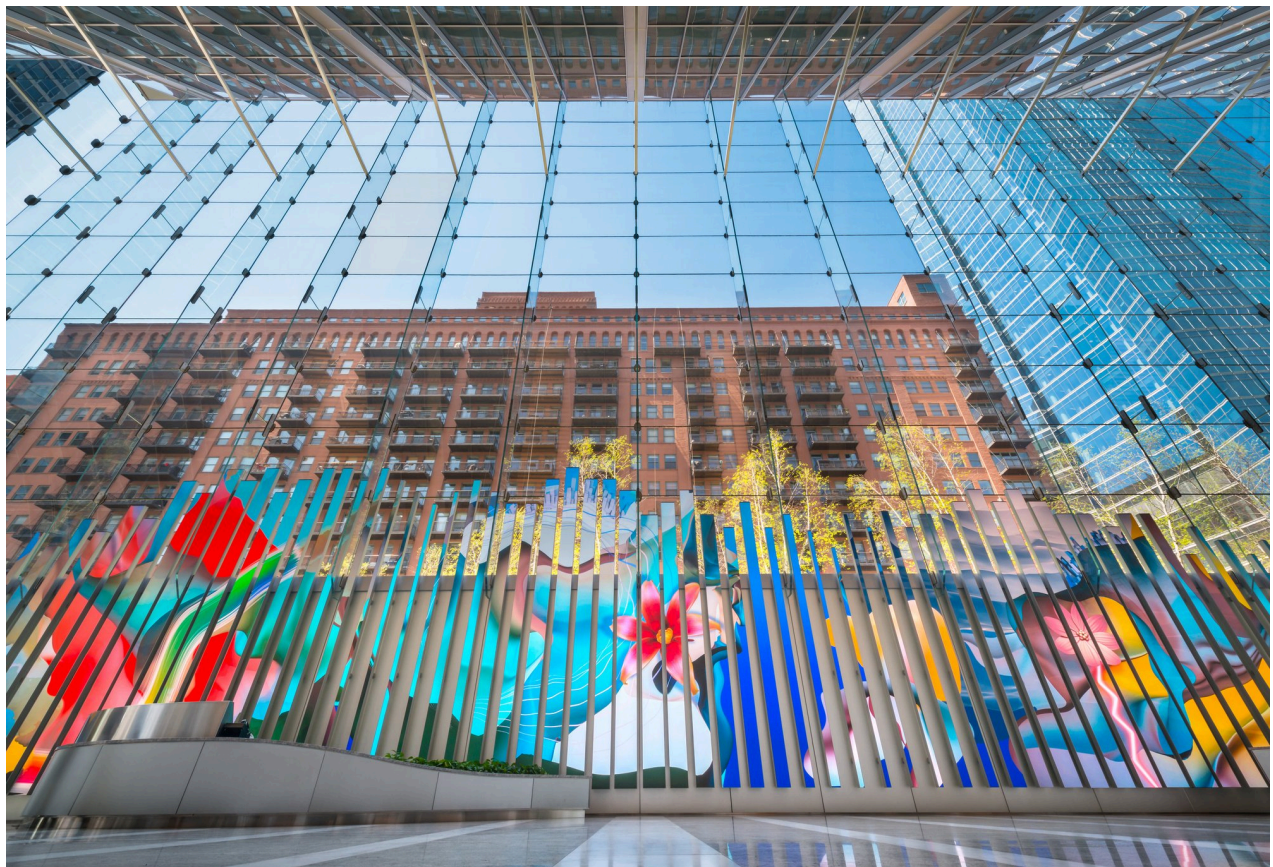
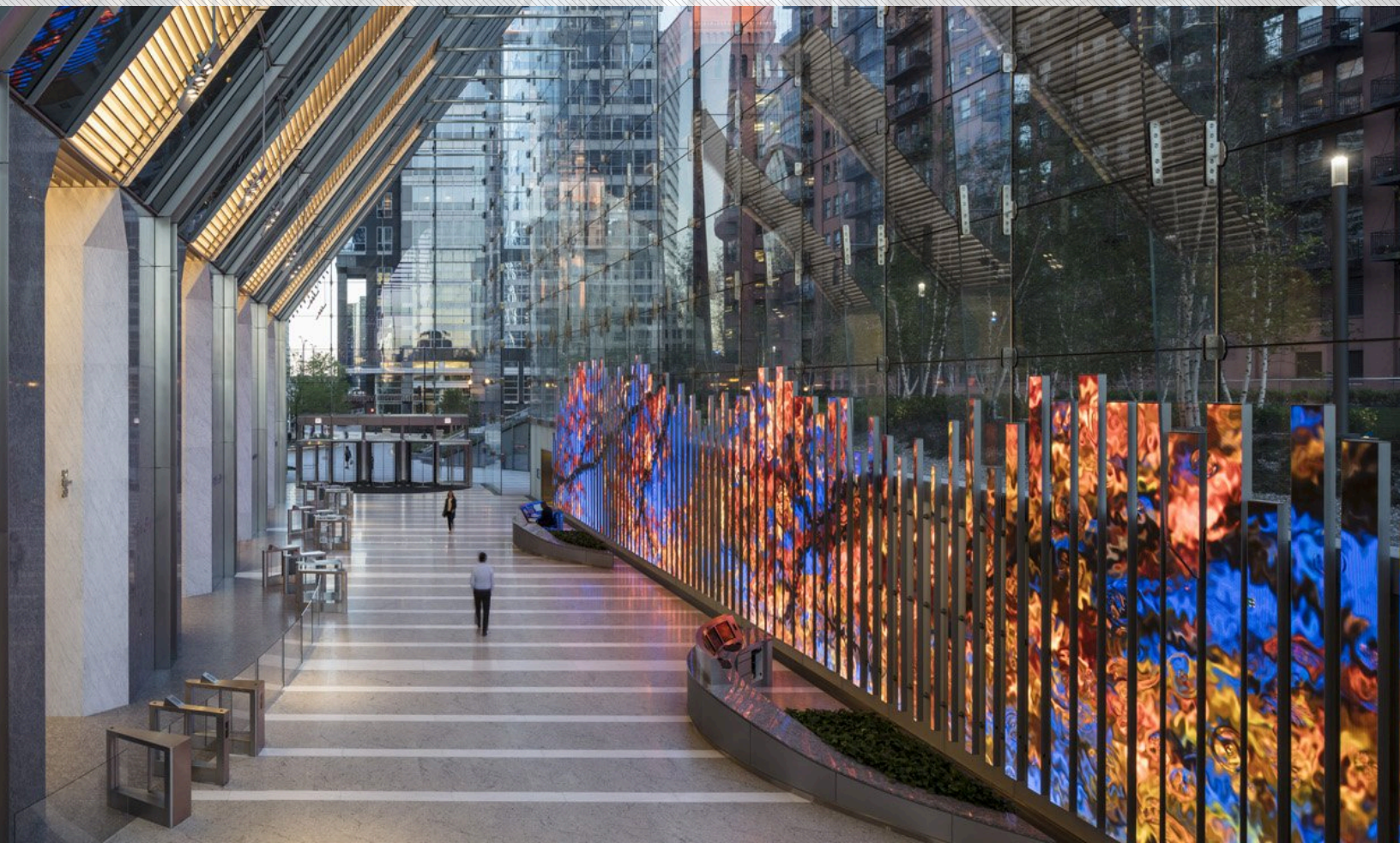
TRACK LEVEL PLAN



BUILDING SECTION









150 North Riverside

Chicago, Illinois, USA

The 150 North Riverside site is located prominently at the confluence of the three branches of the Chicago River and less than one block away from one of Chicago's busiest commuter train stations. With exposed railroad tracks on the west side of the site and the city requirement for a riverwalk on the east side, the remaining area on which to build was considered impossibly narrow, and the site sat undeveloped for decades. As most of the viable office sites were built over time, the developer decided that an unconventional approach was required for this prime parcel.

Utilizing a unique core-supported structure with a very small footprint at grade, the design resolves the site challenges and provides a 54-story Class A office tower with efficient, 45-foot column-free floor plates. Tenants and visitors enter through a dramatic, 90-foot-high lobby enclosed by a glass-fin wall hung from the structure above. The lobby features a 150-foot-long curated multimedia wall that showcases the work of local and other digital artists across 89 LED blades. The site-specific installation provides a focal point for the space while also addressing the transition between the opaque wall over the parking deck and the start of the glass-fin wall.

On the exterior, vertical mullions take cues from the river and undulate along the building's wide east and west facades to help activate them with an ever-changing pattern of light and shadow. The narrow north and south faces are divided into three vertical planes that accentuate the slenderness of the tower, with the center plane recessed to create additional corner offices. The very condensed lobby and elevator cores allow the majority of the two-acre site—more than 75%—to be a landscaped public park with pedestrian pathways overlooking the river. Building amenity spaces include a restaurant, bar, fitness center and conference center—all with water views.

Certified LEED Gold, the project addresses several sustainable initiatives as it connects and revitalizes a critical downtown parcel, adding a distinctive office tower and active new urban spaces for the city.

Project Data

SIZE

54 stories
 1,464,000 sf total
 3,300 sf conference center
 8,000 sf fitness center
 6,700 sf restaurant
 2,000 sf bar/restaurant
 2,100 sf retail

FEATURES

72 parking spaces
 LEED-CS Gold
 WELL Platinum
 Wired Platinum
 ENERGY STAR

CLIENT

Riverside Investment & Development

Recognition & News

RECOGNITION

- 2020 Gold Pro+ Award, Commercial Architecture – Pro+ Awards
- 2019 Distinguished Building Honor Award – American Institute of Architects, Chicago Chapter
- 2019 Finalist, Global Awards for Excellence – Urban Land Institute
- 2019 Award of Excellence, Urban Habitat - Single Site Scale – Council on Tall Buildings and Urban Habitat
- 2019 Outstanding Civil Engineering Achievement Award – American Society of Civil Engineers
- 2019 Honor Award, Design (Built) – American Society of Landscape Architects, Illinois Chapter
- 2018 3rd Place, Emporis International Skyscraper Award 2017
- 2018 American Architecture Award – The Chicago Athenaeum
- 2018 Award of Excellence, Best Tall Building Americas – Council on Tall Buildings and Urban Habitat
- 2018 Vision Award, Bold Design Solution – ULI Chicago
- 2018 Best New Building – Friends of Downtown
- 2018 National Award – Greater Than \$75 Million, Innovative Design in Engineering and Architecture with Structural Steel (IDEAS2) – American Institute of Steel Construction
- 2018 National Grand Award – American Council of Engineering Companies
- 2018 Platinum Award, Structural Systems – American

2018 Merit Award, New York City Section – IES
Illumination Awards

2017 Chicago Innovation Award

2017 Building Team Platinum Award – Building Design
& Construction Magazine

2017 Project of the Year – ENR Midwest Magazine

2017 Best Project, Office/Retail/Mixed-Use – ENR
Midwest Magazine

2017 Commercial Development of the Year – Chicago
Commercial Real Estate Awards

2017 Finalist, Merit Award for New Construction Over
\$55 Million – Chicago Building Congress

2016 Office Development of the Year – NAIOP Chicago
Chapter

2016 Jurors' Favorite/Most Innovative Structure –
Structural Engineers Association of Illinois

NEWS

ENR Midwest Names GP 2020 Design Firm of the Year

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

Goettsch Partners Wins Two AIA Chicago Design
Awards

150 North Riverside Named a Finalist for the 2019 ULI
Global Awards for Excellence

James Goettsch Honored With CTBUH Lifetime
Achievement Award

150 North Riverside Receives Dual Honors

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

GP Sponsors CTBUH 2018 Tall + Urban Innovation
Conference

Chicago Magazine Names 150 North Riverside and
Viceroy Chicago Best New Buildings of 2017

150 North Riverside Makes Chicago Tribune's Best
Architecture of 2017 List

ENR Midwest Conveys Project of the Year and Two
Best Project Honors to GP Projects

150 North Riverside Wins 2017 Chicago Innovation
Award

BD+C Honors Two GP Projects in 2017 Building Team
Awards

150 North Riverside Office Tower Debuts in Chicago

Chicago Commercial Real Estate Awards Convey Wide
Honors

2016 SEA0I Awards Honor Four GP Projects

Principals Loughran and Seyer to Present at AIA
Convention

Chicago Architecture Foundation Presents "Chicago
River Building Boom"