

NAIOP Chicago
35th Annual Awards for Excellence Finalists
Office Redevelopment of the Year

1. 303 East Wacker
 - a. Developer: Beacon Capital Partners
 - b. Square Footage: 908,115
 - c. Total Project Cost: \$35,000,000
 - d. 303 East Wacker increased occupancy from 65% to 92% with Beacon Capital Partners' \$35M redevelopment partnering with architects (SCB, Norman Kelley, and ESI), contractors (Clune, Pepper, and Bear), and Telos. Renovations: Penthouse mechanical floor transformed into the Lighthouse Tenant Lounge & Fitness Center featuring NanaWall glass; outdated lobby reimaged into the Luminary Cafe & Bar echoing Mies van der Rohe (architect); elevator modernization; and the new facade light providing a beacon to Chicago's Skyline. New major tenants: James Hardie (67k sf), CNO Financial (33k sf), International Fellowship of Christians and Jews (33k sf), and U.S. Soccer Federation (33k sf).

