

**NAIOP Chicago
38th Annual Awards for Excellence Finalists**

Multifamily Development of Year

Coppia | The Pizzuti Companies

- **Address:** 1101 W. Van Buren St
- **Square Footage:** 309,000
- **Project Cost:** N/A

Coppia brings aesthetic sensitivity and curated experiences to Chicago's thriving West Loop, connecting neighborhoods in a way that feels magnetic, peaceful, and alive. Coppia's world-class design is poised to elevate what it means to live in the West Loop, inviting residents into personal, thoughtful environments that delight.



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Flora | Trammell Crow Company

- **Address:** 1114 W. Carroll Ave
- **Square Footage:** 448,421
- **Project Cost:** Confidential

With a historic backdrop and a quickly developing neighborhood, Flora, a 34-story residential tower, makes a bold statement within the Fulton Market District and Chicago's skyline. Its silvery façade, featuring tapered metal panels and shifted windows, creates a rhythmic pattern that stands out in the area. Set back on the site, the building encourages public engagement through a privately owned public park. Designed to maximize natural light and fresh air, Flora has earned 3 Green Globes for sustainability. As the first project reviewed by Chicago's newly formed Committee on Design, it carries historic significance. Inside, the design blends the neighborhood's rich hospitality culture with its industrial roots, combining warmth and modern luxury. Flora defines the future of urban living.



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Porter | Focus

- **Address:** 1105 Pleasant Street
- **Square Footage:** 240,644
- **Project Cost:** Confidential

Developer and built by Focus, Porter is a 7-story transit-oriented development consisting of 159 units. The building offers a mix of studio, 1- and 2-bed units and the 6 townhomes have private direct access along Marion Street. Designed by Booth Hansen, the building respects the context of the surrounding Oak Park Pleasant Historic District. Porter apartments feature high ceilings, plank style flooring, and designer kitchens with tile backsplashes and quality appliances. Amenities include indoor and outdoor spaces like a fitness studio, pet spa and co-working space. On the ground-floor, the building's lobby and 1,200 SF of retail space.

Porter is currently 96% leased and is achieving an average \$3.36 psf rent which represents around a 15% premium to the market.



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Vyne on Haven | Ryan Companies

- **Address:** 100 North Haven Road
- **Square Footage:** 320,215
- **Project Cost:** Confidential

Vyne on Haven is a 200-unit luxury apartment community in downtown Elmhurst, designed to meet growing demand for modern, transit-oriented living in Chicago's suburbs. Located just steps from the Metra stop, this six-story, 320,215-square-foot building includes units ranging from studios to three-bedrooms. With a blend of high-end amenities and design, Vyne on Haven has attracted a diverse range of residents who value the combination of modern living, transit accessibility, and proximity to Elmhurst's downtown. Ryan Companies leveraged its development, design, construction, and capital markets teams, serving as the architect, contractor, and developer for the property.

