

NAIOP Chicago
38th Annual Awards for Excellence Finalists
OFFICE REDEVELOPMENT OF THE YEAR

333 West Wacker (BCSP 9 333 Property LLC) | Beacon Capital

- **Address:** 333 West Wacker Drive
- **Square Footage:** 895,059
- **Project Cost:** \$32,000,000

Built in 1983 and renovated in 2025, 333 West Wacker has been completely reenergized as a reimagined workday destination. Designed by Gensler and executed by general contractor Skender, the renovation brings a fresh, contemporary vision to this renowned tower. Owned by BCSP 9 333 Property LLC, an affiliate of Beacon Capital Partners, and managed by Hines, the property features a vibrant lobby with inviting finishes and seating, spa-inspired wellness amenities including a new fitness center, golf simulator, a resort-worthy salt cave, as well as a sky-high conference center, lounge and roof terrace that elevates the workplace experience. Home to community-favorite Goodwin's eatery, 333 West Wacker isn't just near the city's best spots—it is one of them.



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2375 Waterview Drive | Transwestern

- **Address:** 2375 Waterview Drive
- **Square Footage:** 305,000
- **Project Cost:** \$30,000,000 +/-

The Transwestern Project Services group managed a multi-tenant and phased redevelopment of 2375 Waterview. Led by EVP and Director David Graff, the 220,000-square-foot north tower was decommissioned in record time, making way for new tenant Medline Industries. David also managed the 85,000-square-foot retrofit of three floors of the south tower for Astellas, upgrading to the company's global standards. Additionally, the building café was updated, and two new tenant amenity suites were created. Simultaneously, Graff and VP Brian Toenjes managed the complete fit-out of Medline's 220,000-square-foot, seven-floor space in the north tower. All projects were completed on-time and under budget.



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Oak Brook Pointe | Turner & Townsend Project Management, CBRE Property Management and Leasing / PrincipalReal Estate

- **Address:** 700/800 Commerce Drive
- **Square Footage:** 212,000 SF for 700 Commerce and 70,000 SF for 800 Commerce
- **Project Cost:** \$35,000,000

Through strategic investment and cross-functional collaboration, 700 and 800 Commerce were transformed into premier office destinations in Oak Brook. CBRE and Principal Real Estate repositioned both properties—rebranding, renovating, and reimagining the tenant experience. Oak Brook Pointe (700 Commerce) rose from 30% to 100% occupancy, attracting top-tier tenants like Sasser and WorldPac. Meanwhile, 800 Commerce secured a full-building lease with IMRF, reimagining the space from a back-office support center to a modern corporate headquarters. These redevelopments exemplify market-leading execution, tenant-centric design, and successful navigation of a challenging suburban office landscape.



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The Bell | Onni Group

- **Address:** 225 W Randolph St
- **Square Footage:** 982,393
- **Project Cost:** \$293,289,850

The historic renovation of the Illinois Bell Building at 225 W Randolph St in Chicago has transformed the iconic 32-story midcentury tower into a modern Class-A office building. Designed by Solomon Cordwell Buenz, constructed by Onni Contracting (Chicago) Inc., and developed by Onni Group, the project revitalized the building with updated amenities, high-tech systems, and a reimaged lobby and plaza that respect its architectural legacy. Key upgrades include a shared lobby amenity space, VRF HVAC system, restored finishes, and enhanced tenant circulation. This redevelopment reactivates a prominent downtown site while preserving its historic character.

