

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

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.

