











The Wrigley Building

Chicago, Illinois, USA

The Wrigley Building, designed by Graham, Anderson, Probst & White, is one of downtown Chicago's most recognized architectural icons, dating to the 1920s. Following the sale of the property in 2011, new ownership sought to renovate the building, retaining its name and restoring its historic integrity while positioning it to serve a new mix of 21st century tenants. The most historically sensitive work focused on the building's exterior, lobbies and plaza, while floors above were completely renovated to serve new office users.

One of the more significant efforts was the removal of the screen wall between the two towers at the ground level, which also involved structural reframing and terra cotta restoration. The 1920s plan for the building had anticipated an upper-level street that would run between the towers. Although this street was never built, the removal of the glazed screen and the 1950s connecting walkways accomplished the 1920s vision of creating an open passage and plaza.

Work on the plaza itself was extensive. The entire 1950s-era plaza was demolished down to structural steel. The area was rebuilt using new pavers in a consistent color and materials palette, and the historic bronze storefront was wrapped along both sides. The redeveloped plaza defines a distinguished, large open space that presents an inviting outdoor amenity for passersby and caters to prospective retailers and restaurants.

Inside the towers, major public areas were also renovated. In particular, within the building lobbies, low ceilings, remnants from historically lacking 1980s renovations, were removed and replaced with sympathetic interpretations of the original designs, restoring the original historic volumes and utilizing 1920s marble and mahogany. Historic corridors were largely retained, including marble walls and floors, as well as original doors. In addition, nearly all of the building's windows—more than 2,000—were replaced, and MEP and life safety systems were either replaced or modernized to serve incoming tenants for many years to come.

Project Data

SIZE

680,000 sf total

FEATURES

Renovation:

Plaza

Arcade

Lobby

Elevators

Exterior windows

Building systems

Historic Context:

Graham, Anderson, Probst & White

Burnham Baroque Style

South Tower 1921

North Tower and Bridge 1924

LEED Gold

CLIENTS

BDT Capital Partners, LLC

Zeller Realty Group

Recognition & News

RECOGNITION

2014 Distinguished Building Award – American Institute of Architects, Chicago Chapter

2014 Richard H. Driehaus Foundation Preservation Award for Rehabilitation – Landmarks Illinois

2014 Chicago Landmark Award for Preservation Excellence, 400-410 North Michigan Avenue Exterior Rehabilitation – City of Chicago Commission on Chicago Landmarks

2014 Office Redevelopment of the Year – NAIOP Chicago Chapter

2014 Finalist, Merit Award for Rehab Construction – Chicago Building Congress

2013 Redevelopment of the Year – Chicago Commercial Real Estate Awards

2013 Real Estate and Building Industries Council Award – Landmarks Illinois

2013 Bronze Reconstruction Award – Building Design & Construction Magazine

NEWS

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

GP Wins Two AIA Chicago Design Awards

The Wrigley Building Awarded 2014 Richard H. Driehaus Foundation Preservation Award