

Redevelopment of Block 37

Chicago, Illinois

Owner

Media Office Tower: Golub & Company
Retail: Joseph Freed and Associates
Transit Center: Chicago Transportation Authority

Architect

Media Office Tower: Perkins + Will
Retail / Transit Center: Gensler

Total Area

Media Office Tower: 17 stories, 550,000 sf
Retail: 5 stories, 400,000 sf above transit area
Transit: 4 below-grade levels

Completion Date

Media Office Tower: 2009
Retail: 2009
Transit: On-hold

Construction Cost

\$500 million



The Redevelopment of Block 37 is a significant mixed-use retail, entertainment, office, hotel, residential and transit project located in downtown Chicago. Thornton Tomasetti is the structural engineer for three segments of the project, working with three different owners and two architects. The 17-story Media Office Tower encompasses 550,000 square feet of Class A office space and includes a street-level, state-of-the-art television and radio station broadcast and operations center.

The Retail portion of the project comprises 70% of the site and utilizes an up-down construction technique. The Retail / Transit Center includes 400,000 square feet of retail on five levels above ground and four below-grade levels for parking and transit functions. A challenging aspect of the transit center is to interconnect two existing subway tunnels with the new center. A 35-story, 600,000 SF residential component will complete the facility and will be built above the five-story retail base.

