

1000M

CITY AREA	Downtown
NEIGHBORHOOD	South Loop
DEVELOPER	JK Equities, Time Equities, Oak Capitals
ARCHITECT	JAHN
PROJECT TYPE	Residential
PROJECT STATUS	Under Construction
EST COMPLETION	Late 2022

Work began in November 2019 on Helmut Jahn's subtly contorting 74-story condominium tower 1000M. Approved in 2015, pre-sales got underway two years later and, as of October 2019, [a reported](#) 23% of the 421 residential units had sold—enough to secure financing to begin construction. The timetable points toward a late 2022 opening. In order to facilitate more rapid sales, the development team reconfigured floors 41 through 47 with micro-units as small as 325 square feet and starting in the low-\$300,000s. This appears to have helped by appealing to a new segment of buyer. The developers [have been quoted](#) as saying these “efficiency” units will also make ideal pied-a-terres or investment properties. As encouraging as it is that many people want to live in and invest in our downtown, we hope Chicago will not become New York or Vancouver, where luxury dwellings sit unoccupied as moderately-priced family housing grows scarce.

Another test of the local real estate market comes with the high-floor penthouses priced between \$4 and \$8 million and roughly \$1,500 a square foot: more than has ever been paid south of Ida B.Wells Ave (formerly Congress Ave). But, hey, how many buildings can claim a Himalayan Salt Therapy Room as part of its amenity mix?

Strictly from an aesthetic perspective, 1000M, together with the Rafael Vinoly-designed NEMA Chicago, helps to bookend the southern edge of Grant Park. For decades, tall buildings huddled north and west of the park. This gradual evening-out frames the park—long the city's front doorstep—in a pleasing way. As with New York's Central Park, this sharp urban edge gives definition to the city and skyline.



Courtesy of Jahn

Further reading:

[Construction begins on Helmut Jahn's 74-story tower.](#) Jay Koziarz, Curbed Chicago, December 2, 2019.
[Luxury condo 1000M to offer efficiency units.](#) RE Journals, February 2019.
[1000M.](#) Developer's project page.

Published on 03/13/20