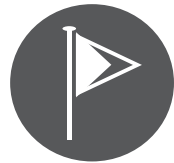


30,000 SF



FLAGSHIP
RETAIL TENANT



BUILT IN
1980



Some of the design challenges facing our team involve structural modifications to the building with regards to the future rooftop deck, different floor heights on three of the floors, and structural implications of removing the façade. OKW has been hired to use existing drawings to compose LOD's for all four floors and the basement of the building. We have engaged a structural engineer to assess the existing structure and make recommendations to the owner on the feasibility of building modifications. As real estate interest develops, we continue to model, design, and render multiple schemes of the front façade.

case study: Michigan Ave

Chicago, Illinois

Our client's desire to acquire and re-brand an existing building on Michigan Avenue provided OKW an opportunity to perfect urban infill façade design.

Currently, the building is a 30,000 sf mixed-use building with retail on the first floor and offices above on Levels 2-4. The project's ultimate goal is to lease the first and second floors to a flagship retailer and the third and fourth floor to a single office tenant. OKW's proposed design shifts the dated building façade into one that would be desirable to contemporary tenants. The improvements include a two-story glass curtainwall at retail levels and high-end fiber cement cladding at the office floors. A small roof deck with views to the lake provides a compelling amenity for the office tenant.

OKW designed this façade with recognition that flexibility is critical to the project's success. The curtainwall expression is carefully detailed, but ultimately flexible enough to allow a signature retailer to apply their own brand identity to the space. The exterior skin for the office floors provides a neutral backdrop to allow for their signage.



EXISTING CONDITION



PROPOSED SOLUTION