



OKW
Architects

Reimagining
Revitalizing
Reassessing
Reinventing
Repurposing
Repositioning
Rethinking
what's possible.



For more than 60 years, OKW Architects has been thinking and doing things differently.

OKW's collaborative process happens on two levels: design and business. We listen to our clients with the goal of understand them – who they are, what their people are like, how they function, and their immediate and long-term goals.

We provide value as designers, making sure to create the kinds of spaces that will help our clients thrive. But it is as business people rooted in the built environment that we create our most meaningful relationships. As such, we not only bring imaginative thinking to our work, we make sure it's practical, feasible, and relevant.

In short, we're all about:

REIMAGINING the potential of space and what it can be

REVITALIZING neighborhoods, communities, and company cultures

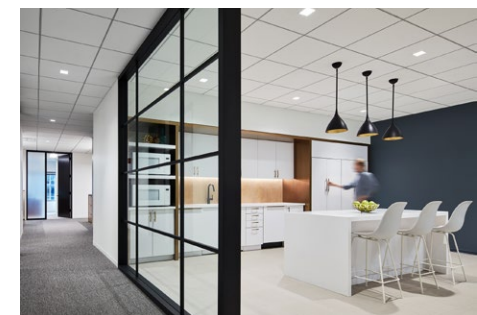
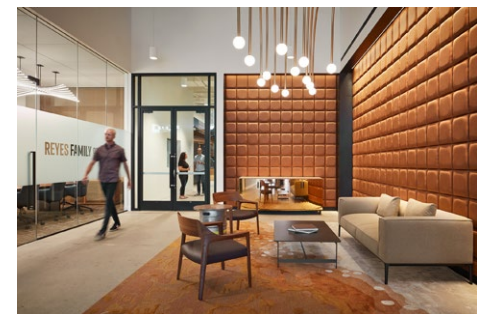
REASSESSING function, workflow, and purpose

REINVENTING thriving brands

REPURPOSING resources and optimizing budgets

REPOSITIONING evolving businesses

The following pages highlight how we've used our decades of experience reimagining environments across the hospitality industry, to help our clients realize what's possible, and keep their guests coming back for more.



37

PROFESSIONAL STAFF



4

OWNERS



21

REGISTERED ARCHITECTS



65

YEARS EXPERIENCE



Our Leaders

OKW Architects has experienced a successful and long-standing history of growth since its inception in 1959. Originally rooted in corporate interiors and custom residential design, OKW has evolved to become one of Chicago's leading providers of architectural, interior, planning and urban design solutions serving multiple markets and building types.



Jon P. Talty AIA
CEO



Cole Gagnon AIA
President



Katie Lambert AIA
Design Director



Andrew M. Koglin AIA
Principal

We are collaborative strategic thinkers.

We develop a clear understanding of your goals, the program, culture, timing and budgetary constraints, needs and wants, all before we sketch. We work closely with the development team to refine planning ideas and strategies to demonstrate the potential of the building and the site.

We bring innovation to the process.

We recognize that each project has its own style and story as well as challenges. Understanding these issues and navigating the distinctive qualities of each environment have always been a trademark of our process and success.

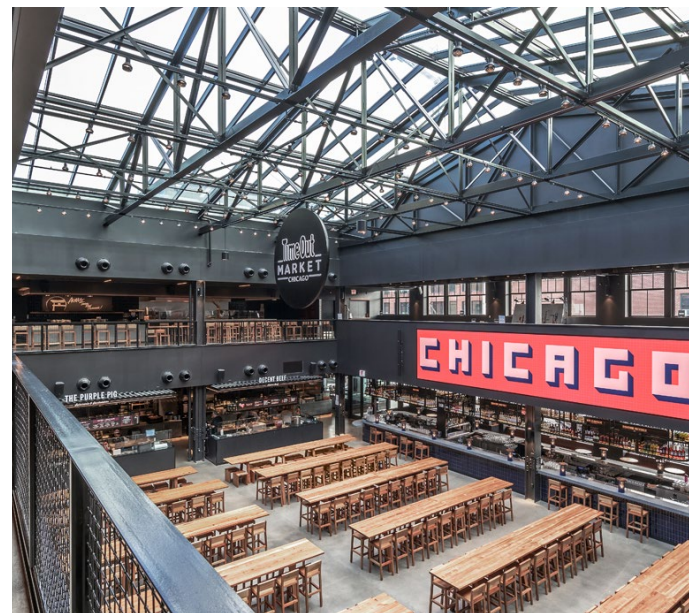
We value our relationships above everything else.

We are connectors. We pride ourselves on the network of relationships we've fostered over the past 64 years. Teamwork and collaboration are at the heart of OKW's philosophy combining personal and professional abilities in each project team.

re imagine invent position

Architecture

As architects, we sincerely believe that the quality and character of space has a direct and tangible benefit to the quality of life in the community. It is our goal to produce works of architecture that enrich and enliven the environment and make long lasting contributions in the community.



Land Planning

In all projects, before we begin to explore aesthetic issues, it is essential to develop a broad understanding of following the planning drivers; surrounding property uses, underlying zoning, storm water management, pedestrian and vehicular circulation, building orientation and preservation of green space.

Interior Design

Design at OKW is focused on the full user experience and is not defined by 'inside or outside.' Our diverse interior design expertise allows our team to seamlessly offer a full project design experience.



Identity Design

Through extensive research, strategy, and a collaborative thinking, various graphic designs can be developed. From signage to materials to mood, each element of a design plays a key role in communicating a brand.



Project experience **workplace**

The workplace environment continues to evolve while becoming an integral reflection of our values and lifestyles. As we continue to improve the human experience inside (and outside) the workplace, we rely on our diverse market experience in navigating our projects, environments and communities.

OKW's collaborative approach to designing Workplace environments is rooted in the blending of our market expertise. Our diverse portfolio showcases a spectrum of successful experiences, but our best accomplishment is the relationships we've cultivated and maintain.

We have assembled in this book select projects with dramatically different personalities to showcase the breadth of our design acumen.



From furniture brands to branded office

Reyes Beer Division
Chicago, IL

Project Size
47,000 SF

Services Provided
Architectural Design
Interior Design

A major beer distributor bought a two-story Art Van Furniture store in Chicago's Elston retail corridor for an unlikely, but inspired reason: to convert it into a high-end, branded headquarters. The project's goals were twofold: unite many of their office locations under one roof and provide a space where they could feature the brands that they represent and distribute.

OKW evaluated the exterior and interior of the space to convert the large floor plates so the space could be intuitively used as an office. The program includes offices, conference rooms, a full working bar, a speakeasy, a training center for all staff, and display areas designed to showcase their many brands. Just as important was the requirement that the space exist as an exciting environment and cultural hub for their employees' social engagement.

The space excels in the details: kegs repurposed as side tables or as feature walls in the boardroom; light fixtures that echo copper piping in microbreweries; and even ceiling features made from beer crates. It's a prime example of a design that spans the big picture and the smallest detail.



Inspiring joy in a workplace

Krispy Kreme
Charlotte, NC

Project Square Footage
36,000 SF

Services Provided
Architectural Design
Interior Design
Branded Environments

Recognition
Top Offices of 2020
Office Snapshots

Krispy Kreme needed an office environment that would fuel their employees' creativity and collaborative spirit. To stay buzzworthy and recruit top talent, they chose a historic warehouse building in Charlotte's vibrant South End neighborhood as their new home. The design of their office highlights this industrial charm while amplifying Krispy Kreme's own unique brand.

The main entry leads employees and visitors into a dramatic Welcome environment. This space delivers multiple functions: as reception, casual lunchroom environment, and also as a space for team collaboration. A dramatic window offers an immediate glimpse into the R&D laboratory, giving Krispy Kreme an opportunity to highlight the product itself. Focus rooms for Krispy Kreme product tastings are directly adjacent to the Welcome space. They are housed in a 'box' decorated with the Krispy Kreme heritage polka dot pattern, fashioned out of individual light bulbs.

The workspace is an open environment of team neighborhoods. Other features integrated throughout the open office include a vintage Krispy Kreme truck that has been refurbished to serve as a coffee bar, stadium seating directed at a media wall to provide room for an all-hands-on-deck meeting, and the working R&D laboratory itself. The playful spirit imbued by the design lives up to the promise of the brand.



A modern office in a historic building

MidAmerica Real Estate Group
Chicago, Illinois

Project Square Footage
15,000 SF

Services Provided
Architectural Design
Interior Design

The relocation of MidAmerica's Chicago office to the Wrigley building aligns their industry leading position with the heart of retail in the City of Chicago, The Magnificent Mile.

The design of their new office space takes inspiration from the famous street and the physical and emotional characteristics that define it. The offices branches from an "Avenue" that navigates through the space, providing a main thoroughfare with activity zones occurring along each side. Much like a traditional street, this area serves as a formal and informal gathering zone by which people can interact in a variety of settings, including a bar, lounge, and technology bar.

The Avenue is intended to be utilized by both employees and guests alike. Intersecting at various points are streets that serve to connect employee focus areas. This is reinforced through the use of a broad range of materials and finishes, offering a fresh aesthetic that is unique to Mid-America Real Estate Group.



Future-proofing a fully-leased building

3500 Lacey
Downers Grove, Illinois

Project Square Footage
22,500 SF

Services Provided
Architectural Design
Interior Design

In a suburb not too far from Chicago, a new owner decided to improve the amenity offerings for their nearly fully-leased building. Their idea was simple and smart: position the building for long-term success by providing its current and future tenants with the kind of urbane finishes and amenities that are typically found in city skyscrapers.

During the design process, the building's largest tenant announced their plans to move to downtown Chicago. Faced with an enormous vacancy, our client executed a marketing campaign that used our renderings to show the grand renovation. Three weeks later, they attracted a company that signed a lease larger than their departed tenant.

OKW's scope of work included design, documentation, and construction of a new lobby, bar, library, fitness room, management office, spec suites, and common corridors. The overall concept drew inspiration from the building's unique architecture, providing a sophisticated and ornate vision that would propel the building into future success.

The project was a reflection of our client's people-centric values: to focus on creating a wonderful space that truly elevates the daily lives of the people they serve.





Creating a brand for a branding firm

VSA Partners
Chicago, Illinois

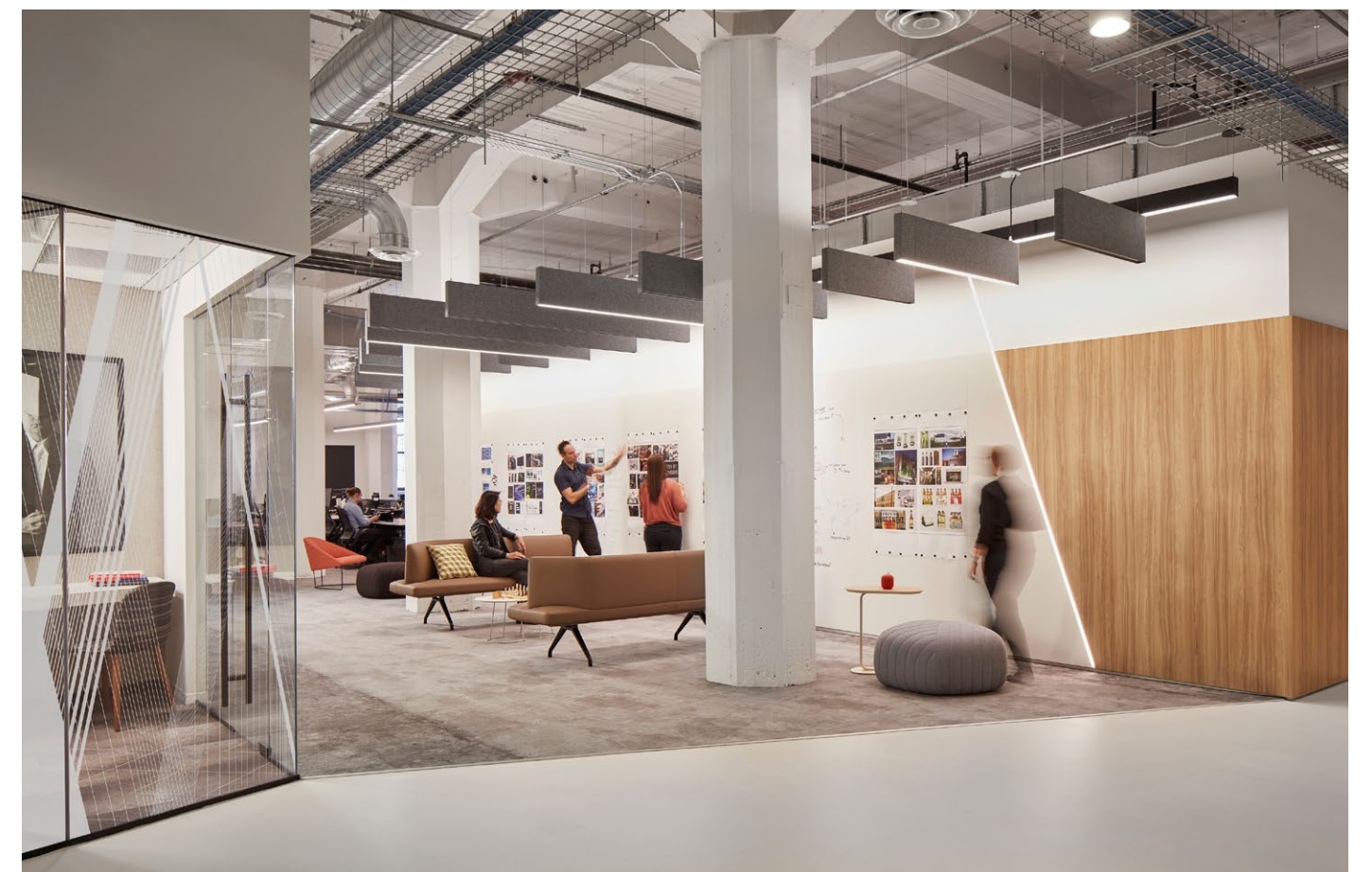
Project Square Footage
20,000 SF

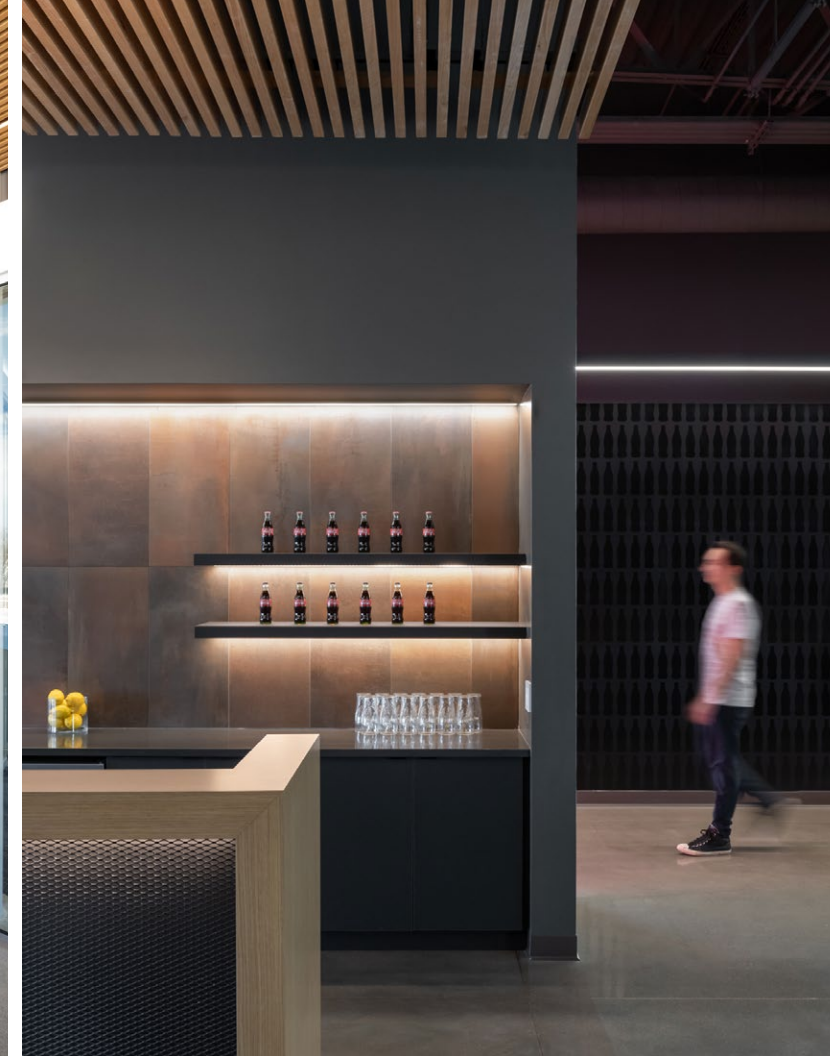
Services Provided
Architectural Design
Interior Design
Branded Environments

Recognition
2021 Real Estate Journal Awards
Finalist, Interior Design

World-renowned creative and branding firm VSA Partners occupied a large footprint in Chicago's historic Montgomery Ward building. The firm planned on leaving their space and taking over an adjacent lease, hoping to maximize their small design budget in the move. OKW made full use of the building's muscular architecture, large floor plates, and the previous tenant's plan to create a dynamic office space partitioned diagonally with furniture and columns.

The result is a space that relies on the inherent charms of the building's historic architecture, while representing the agency's brand in subtle ways. In addition to carving out angular millwork slats in the lobby and collaboration areas, the floor plan itself is at a slant, which evokes the agency's lettering. Thanks to this design concept, the office feels engaging and bright, despite having windows on only one wall.





A soda distributor that pops

Great Lakes Coca Cola
Alsip, IL

Project Square Footage
14,560 SF

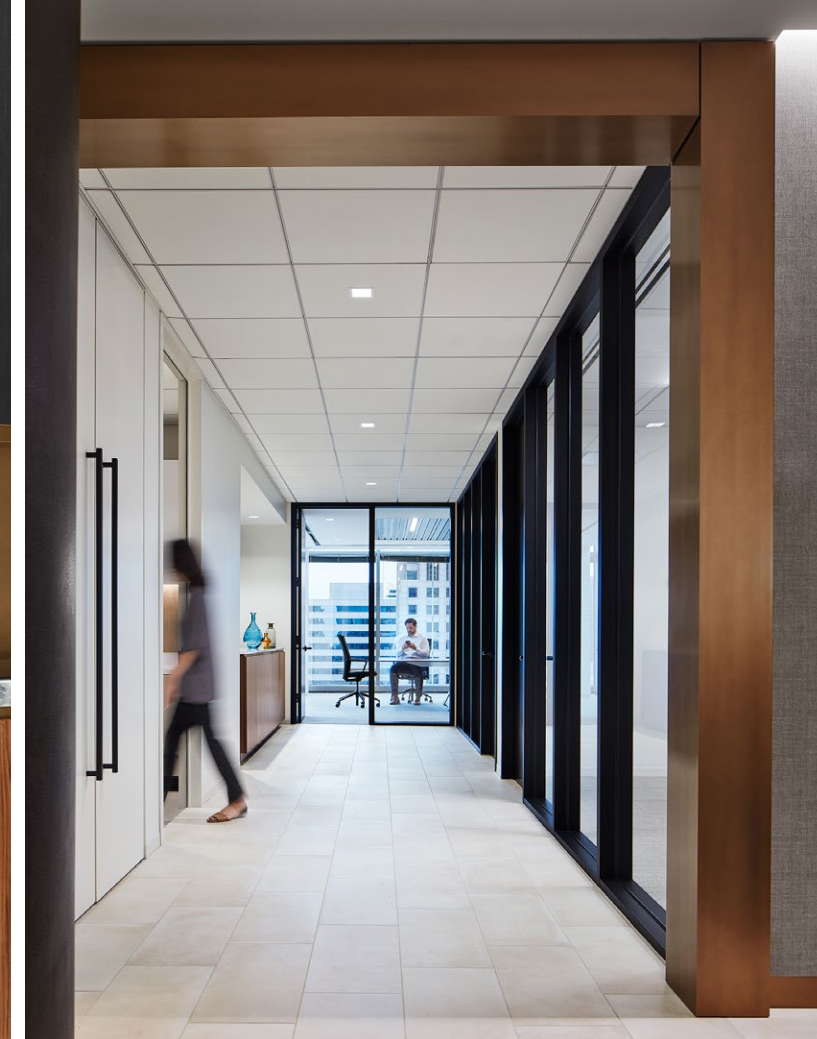
Services Provided
Architectural Design
Interior Design
Branded Environments

Recognition
2022 Real Estate Journal Awards
Winner, Interior Design

Reyes Holdings partnered with OKW to work on their employee office and distribution center in Alsip. The existing one-story space adjacent to the warehouse required a significant update to meet the demands of their workforce, which had grown in recent years.

OKW created several concepts for the existing space, all of which expanded on the office, which would include a significant branding element, all while integrating it with the warehouse. We looked at using corrugated metal and glass for the facade, and light woods for the interior. Graphics along the walls, along with pops of red to highlight their signature client, Great Lakes Coca Cola, would tie the various different areas of the office together.

The result is a space that pays respect to Reyes Holdings' client while providing a functional and welcoming office environment for their employees.



Turning obstacles into design showcases

Hahn Loeser & Parks LLP
Chicago, Illinois

Project Square Footage
11,800 SF

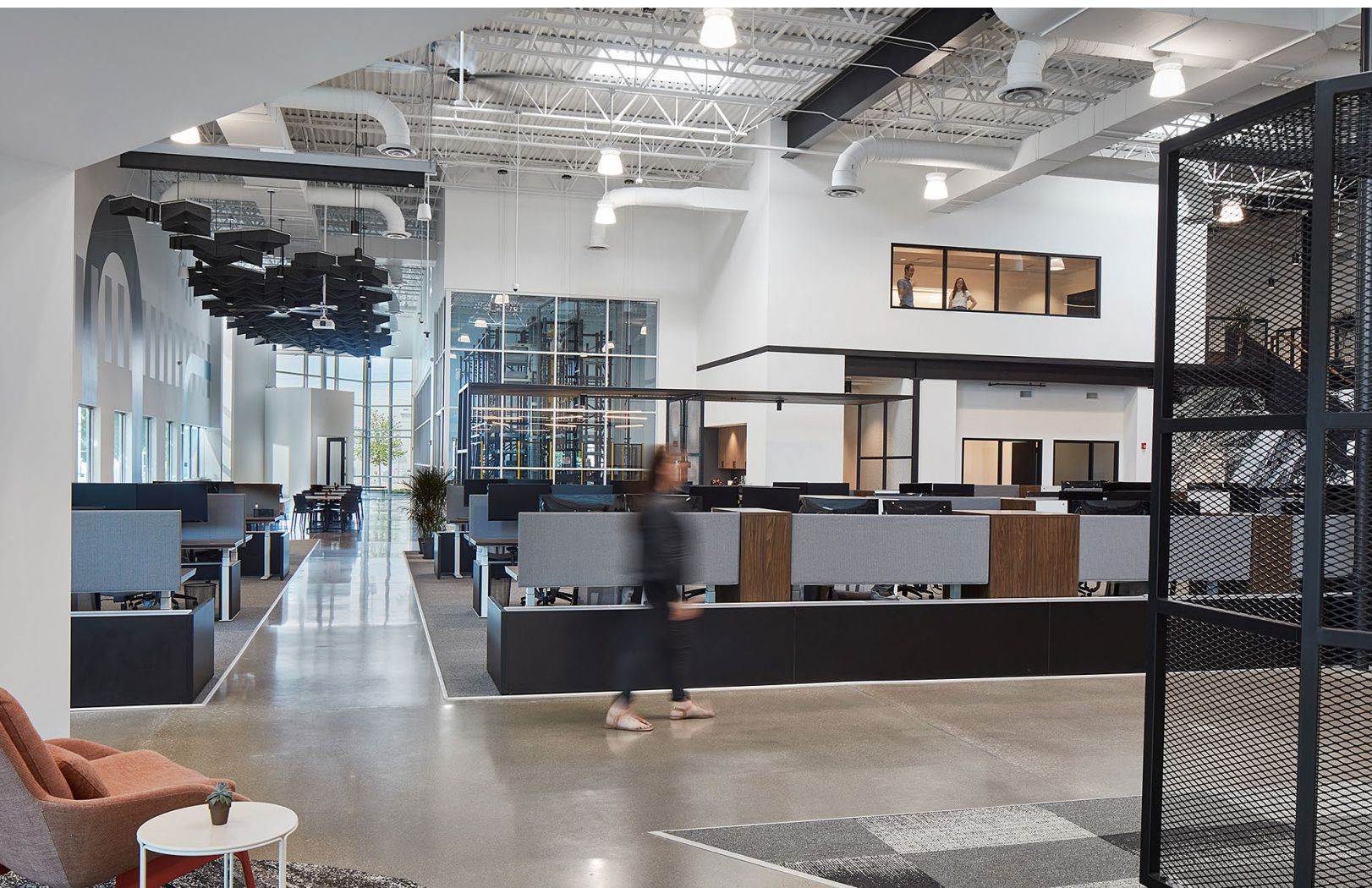
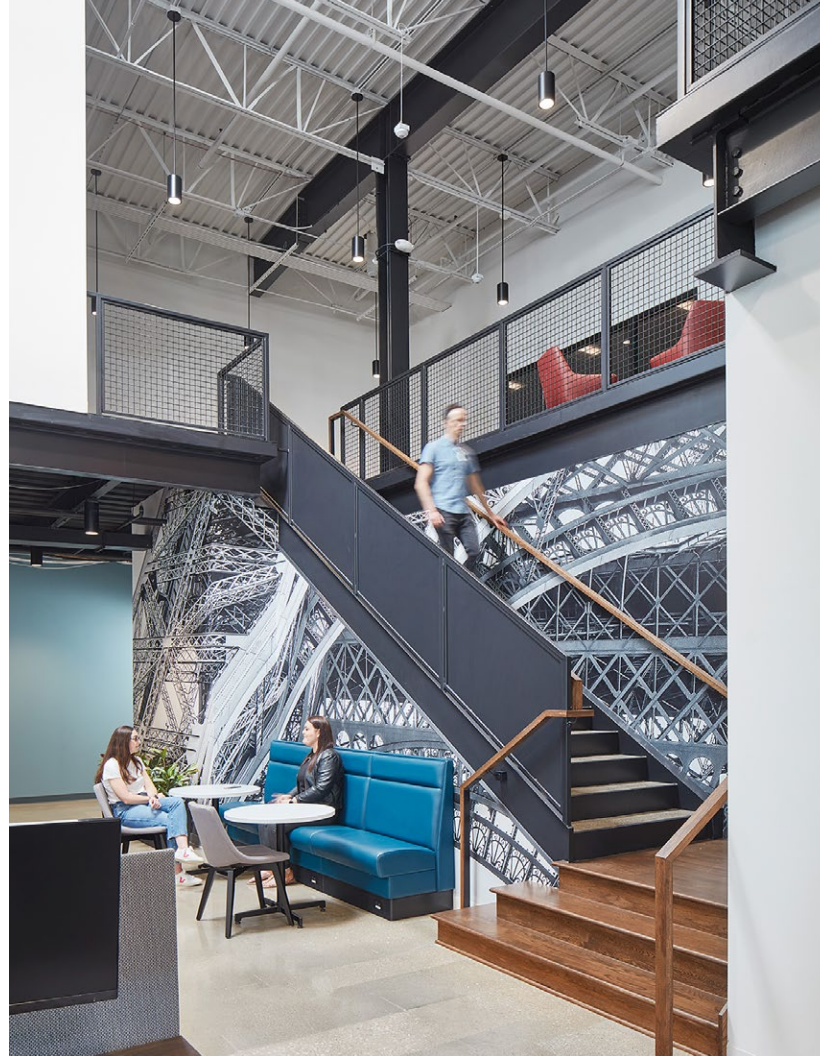
Services Provided
Architectural Design
Interior Design

Hahn Loeser & Parks needed a new office to accommodate their recent growth. The 100-year law firm reached out to OKW Architects to serve as their dedicated partner in evaluating their real estate options and designing their new home.

After assessing various opportunities in the Chicago Central Business District, the firm chose 200 W Madison to house their new offices. The new design distributes partner offices along the perimeter of the office while creating a warm and inviting reception area with natural woods and stones. A column in reception, which might have been viewed as an obstacle, was wrapped in a leather wallcovering, thus creating a design feature.

The showpiece of the reception space is the “fishbowl” conference room, whose dark glass enclosure is a popular design feature that has made the conference room a favorite, despite not having any windows to the exterior.

The timeless design approach is elegant and exudes sophistication, ushering the storied Chicago law firm into its next 100 years.



A view to the assembly line

Savoie NA
Aurora, IL

Project Square Footage
15,900 SF

Services Provided
Architectural Design
Interior Design

In 2019, Savoie established a significant North American presence in Chicagoland. Their new office in Aurora includes double-height ceilings, a product demo space, and, in keeping with their French heritage, ample wine storage.

The office was built out of a former warehouse space. The proximity to the warehouse, which the firm uses as a demo space for its product line, allows for a clean connection to the work that the firm does.

Thanks to our problem-solving acumen and positive attitude, we were able to steer the project successfully through the trials of 2020. We have loved working as their architectural partner and hope they see continued success in the US.



Updating and unwinding

Umbrella One
Northbrook, Illinois

Project Square Footage
16,970 SF

Services Provided
Architectural Design
Interior Design

A company that provides a full suite of building custodial services moved into an industrial office space in Northbrook. Although the existing space had some interesting design elements, including a circular fireplace and sitting area shared by two executive spaces, the office was dated and mired by a maze of curved walls.

OKW simplified the floor plan and opened up the core to the exterior. This, plus creating two skylights in the main reception and board room space, brought ample natural light into the space. OKW also opened up, recladded, and refinished the fireplace so it could serve as an office amenity, rather than an exclusive executive perk. Adjacent to the fireplace, we built out a pantry with materials that echo the rest of the office: sophisticated, but with a nod to the area's industrial past.

The result is a cozy office with a distinct cabin feel and personality, urging its employees to work and unwind comfortably.





A new entry in the former Barney's

15 E Oak
Chicago, Illinois

Project Square Footage
4,000 SF

Services Provided
Architectural Design
Interior Design

OKW is currently working as Landlord Architect with the 15 E Oak team to reposition the six-level former Barney's retail flagship store into a valuable new asset for the Gold Coast. The 95,200 SF project, which sits at the southwest corner of Oak and Rush streets, is a prime opportunity to further the growing mixed-use approach to one of the most high-end neighborhoods in Chicago.

A significant part of this project has been creating a lobby worthy of its glitzy surroundings and the tenants the owner wishes to attract. We accomplished this by letting the space be a showcase of materials, from rich woods to pearlescent stones.

OKW and our consultants have taken great care to redesign the formerly single-tenant building systems to provide maximum leasing flexibility for the purposes of creating a multi-tenant, fully occupied building.





Taking cues from the river below

10 S Riverside Plaza
Chicago, Illinois

Project Square Footage
13,000 SF

Services Provided
Architectural Design
Interior Design

Hines asked OKW to envision attractive spec suites at 10 S Riverside. OKW created a concept that selectively partitions the office into different work spaces, using a central node, called the Knuckle, to unify the two.

Much like the River, the office flows effortlessly from one space to another. Using architectural detailing, such as slatted millwork and decorative light fixtures, the Knuckle becomes a gathering place for both conferences, collaboration exercises, and social gatherings.

The furniture selections reflect a natural palette, which combined with blue, green, and aquamarine tones in the wall coverings and upholstery, result in a serene and calming office, evocative of the Chicago River just outside.



re imagine
invent
position

OKW ARCHITECTS
600 W. Jackson , Suite 250
Chicago, Illinois 60661
P: 312.798.7700
E: hello@okwarchitects.com
okwarchitects.com