



150 North Riverside

West Loop's stunning new skyscraper

Location

150 North Riverside

Building type

Class A office building

Size

53 stories, 1.2 million sq ft

Construction schedule

December 2016

Start of Enwave Chicago chilled-water service

Second half of 2016

Unique features

Tapered superstructure, green roof, landscaped plaza, 1.5-acre public park, riverside promenade and amphitheater

Owner/Developer

O'Donnell Investment Co.

Property manager

CBRE

Architect

Goettsch Partners Inc.

Consulting engineer-of-record

Magnusson Klemencic Associates

MEP-FP engineer

Cosentini (mechanical, electrical, plumbing and fire protection)

Contractor

Clark Construction

Green building credentials

Designed to LEED for Core and Shell Gold certification standard



Innovative

A new \$490 million Class A office tower is under construction in the West Loop, revitalizing an industrial property that sat vacant for more than 50 years. A new Enwave Chicago customer, the 53-story high-rise at 150 North Riverside will be an eye-catching structure with a narrow four-story base. Goettsch Partners' innovative design features cantilevers above rail rights-of-way and was inspired by the site's constraints – railroad tracks to the west and the Chicago River to the east. This unique architecture gives the building a street-level footprint that occupies less than 25 percent of the total 2-acre site area.

Sustainability is a key principle in 150 North Riverside's design. The building is being constructed to achieve LEED (Leadership in Energy and Environmental Design) for Core and Shell Gold certification from the U.S. Green Building Council. Key eco-friendly features include high-efficiency plumbing and mechanical systems, a high-performance floor-to-ceiling curtain wall system, open floor plates and lobbies with significant natural daylight and use of low-VOC, non-emitting materials.

Since this new site required new electricity, water and sewer as well as chilled-water service, Enwave Chicago worked closely with the utilities, the building owner and its design team to coordinate service line location. The collaboration resulted in co-locating several utility service lines in a common trench, a positive, cost-effective solution.



“Given the tight site, we needed to optimize every inch of building space. By connecting to Enwave Chicago, we are able to air condition the building without installing bulky chillers and cooling towers. Plus, without cooling towers, 100 percent of the rooftop can be dedicated to a green roof.”

– Erik Harris, Senior Associate, Goettsch Partners



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