

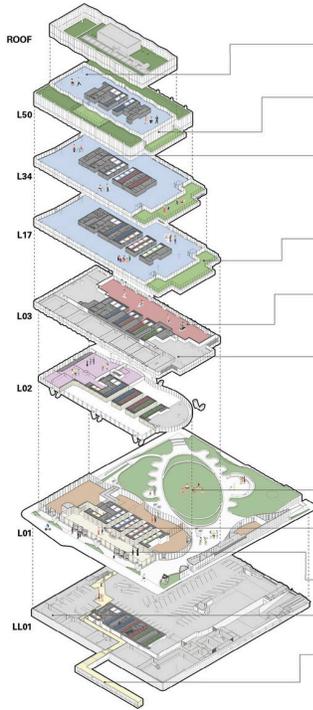








- REDUNDANT TELCO AND POWER FEEDS TO THE BUILDING
- DISTRIBUTED ANTENNA SYSTEM WITH 5G CAPABILITY
- DUAL VOICE / DATA CLOSETS ON EVERY TENANT FLOOR
- SECURE LANDLORD INSTALLED FIBER OPTICS TO TENANT PREMISES
- DUAL REDUNDANT BUILDING NETPOP ROOMS
- SECURE WIFI (6TH GEN. CAPACITY) IN ALL PUBLIC AREAS
- BUILDING MOBILE APP PROVIDING ACCESS TO AMENITIES, RESTAURANTS AND SERVICES OF THE BUILDING
- CARDLESS ACCESS CONTROL WITH BLUETOOTH MOBILE DEVICES
- DIGITAL SECURITY CREDENTIAL FOR BUILDING VISITORS
- DISTRICT COOLING FOR BUILDING REDUNDANCY



- ACTIVE AIR QUALITY MONITORING**
REAL TIME DATA DISPLAYED THROUGH APP
REACTIVE HVAC SYSTEMS
- FLOOR TO CEILING GLASS**
ACCESS TO NATURAL LIGHT
- RESPONSIVE RESTROOMS**
ANTIMICROBIAL HARDWARE
TOUCHLESS FIXTURES
- PRIVATE USE ROOMS**
SINGLE USER RESTROOMS
MOTHERS ROOMS
- OUTDOOR TERRACES**
PROVIDING ACCESS TO
OUTDOOR SPACES AND FRESH AIR
- FITNESS CENTER**
INCLUDING HEALTH & WELLNESS SERVICES
- BIPOLAR AIR IONIZATION**
NEUTRALIZING VIRUSES AND BACTERIA
- AIR VENTILATION**
FRESH AIR DELIVERY UP TO 6 TIMES
NATIONAL AVERAGE
- AIR FILTRATION**
HIGH PERFORMANCE MERV-15 AIR FILTERS
IN ALL AIR HANDLING SYSTEMS
- 1.5 ACRE PARK**
HEALTH & WELLNESS ACTIVITIES
- TOUCHLESS ELEVATOR ACCESS**
DESTINATION DISPATCH SYSTEM
- TOUCHLESS BUILDING ENTRY**
AUTO OPERATED REVOLVING AND SWING
ENTRY DOORS
- COVERED BICYCLE STORAGE**
COMPLIMENTARY TENANT BICYCLE PARKING
- PEDWAY**
DIRECT CONNECTION TO MASS TRANSIT



320 South Canal

Chicago, Illinois, USA

As part of the larger redevelopment of Chicago Union Station and additional adjacent real estate owned by Amtrak, this project adds a new landmark office tower and major public space to the city. Located directly south of the 1925 Union Station headhouse building, the 2.2-acre full-block site is positioned in a rapidly changing area of the West Loop, with close connections to transit and the major expressways. The program consists of 1.5 million square feet of Class A office space and associated amenities, including two levels of underground parking. The majority of the site—approximately 1.5 acres—is set aside as a public park.

Designed as a stepped, three-tiered building, the 51-story tower is oriented in the north-south direction along the east side of the site. The east face of the building aligns with the property line, reinforcing the urban street wall defined by the historic headhouse on the adjacent block. The three setbacks reflect the internal organization of the building, with efficient, column-free floor plates that cater to a variety of tenants. Large terraces at each setback offer outdoor amenity spaces with expansive views of downtown. The building's subtly folded façade creates an ever-changing texture that reinforces the verticality of the building. At street level, east and west façades express V-shaped structural transfers, which open up the ground floor. In this way, the park becomes an integral part of the building, and the building serves as an extension of the park.

The park space is organized around a large, oval-shaped lawn. A curved path defines the main pedestrian circulation from the northeast to southwest corners of the site, promoting connections between the station and the evolving West Loop. In addition to the central lawn, the park includes a variety of smaller spaces that, together, allow for a variety of outdoor activities as well as pop-up retail space at the north side—all set against the backdrop of the iconic headhouse.

Project Data

SIZE

51 stories
1,740,000 sf total
6,700 sf conference center
7,900 sf fitness center
5,700 sf restaurant
3,200 sf café
5,600 sf retail
1,600 sf bar

FEATURES

324 parking spaces
114 bicycle spaces
LEED Gold
WELL Platinum
WiredScore Platinum

CLIENTS

Riverside Investment & Development
Convexity Properties

Recognition & News

RECOGNITION

2025 Design Excellence Award, Architecture Extra Large – American Institute of Architects, Chicago Chapter
2024 Vision Award – ULI Chicago
2023 American Architecture Award – The Chicago Athenaeum
2023 Green Good Design Award – The Chicago Athenaeum
2023 Honorable Mention, International Architecture Awards – The Chicago Athenaeum
2023 Silver Award, Comprehensive Commercial Project – China Real Estate & Design Award (CREDAWARD)
2023 Office Development of the Year – Illinois Real Estate Journal Awards
2023 Merit Award for Commercial Construction Over \$50 Million – Chicago Building Congress
2022 Silver Award, Commercial Building – Pro+ Awards
2022 Best Project, Office/Retail/Mixed-Use – ENR Midwest Magazine
2022 Commercial Development of the Year – Chicago Commercial Real Estate Awards
2022 Office Development of the Year – Illinois Real Estate Journal Awards
2022 People's Choice Award, Project – Illinois Real Estate Journal Awards

NEWS

Goettsch Partners Wins Three AIA Chicago Design Awards

GP Completes Chicago's Healthiest Office Tower

Chicago Commercial Real Estate Awards Honor Three GP Projects

GP's Loughran and Barrett Present at Facades+ Conference

Goettsch Partners Celebrates Groundbreaking for Union Station Tower