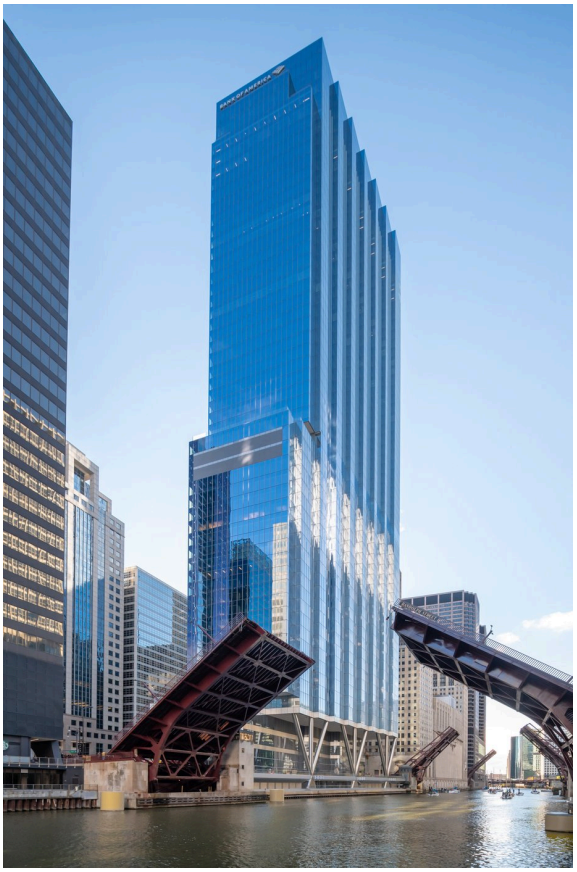
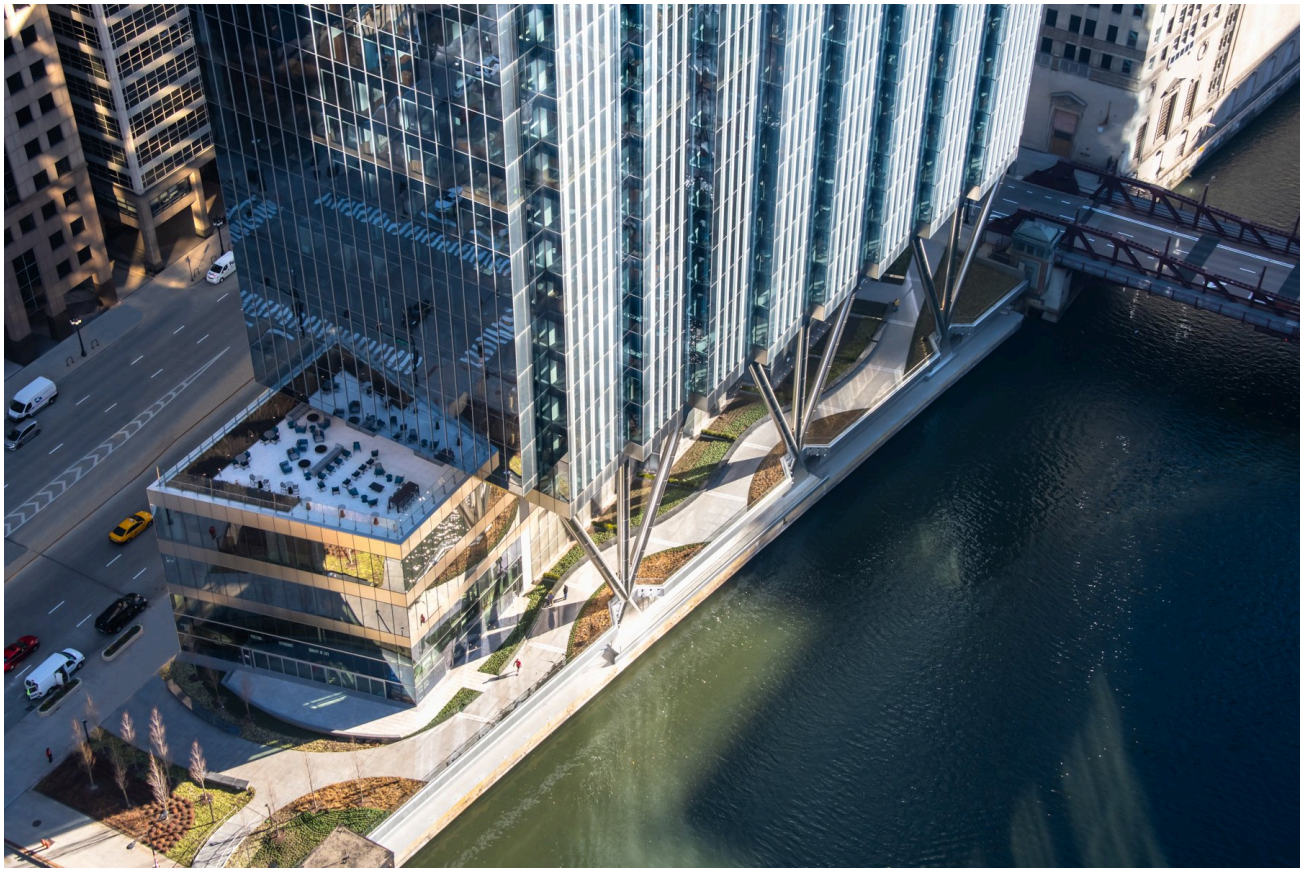











LINNEA




BANK OF AMERICA TOWER


BANK OF AMERICA






M2
★1
M2
M8
M6
★1
M6







Bank of America Tower

Chicago, Illinois, USA

Offering one of the best office building locations in Chicago in terms of accessibility and visibility, this site would have been developed many years ago if not for its trapezoidal shape. Given that the east and west property lines are not parallel, fitting a typical Class A office floor plate, including the center core and desired lease spans, is a challenge. In addition, for any site along the river, the city requires a 30-foot-wide publicly accessible riverwalk, further complicating the site.

The design addresses the challenges with an unusual stepped center core, which allows for a 45-foot lease span on each side. To avoid an angled perimeter, the west wall has a series of 30-foot-wide, five-foot setbacks, accommodating an orthogonal, five-foot planning module throughout the building.

The state-of-the-art Class A office tower totals 56 stories and 1,770,000 square feet. Interior space planning is enhanced by the five-foot setbacks along the river, providing the equivalent of 14 corner offices. The setbacks create a distinctive form that accentuates the building's verticality and avoids the pure box-like appearance of typical office towers.

To satisfy the city's requirements, the design provides a 45-foot-wide riverwalk that is covered, but effectively open to the sky, 55 feet above. Three large, tree-like structural elements spaced 90 feet apart transfer out the tower columns along the river and further open the site. The result is a landscaped, covered walkway that connects two very important pedestrian paths and maintains an effectively unobstructed river view. In combination with other space, the site is 50% open and publicly accessible at grade.

On the Wacker Drive side, a 45-foot-high lobby is enclosed by a cable-supported glass wall, and sculpted, folded-limestone cladding covers the elevator cores. The transparency of the low-iron glass wall virtually eliminates the distinction between interior and exterior space, with the lobby and streetscape becoming one.

Project Data

SIZE

56 stories
1,770,000 sf total

7,000 sf conference center
15,000 sf fitness center
7,000 sf restaurant
5,500 sf bar/restaurant
5,000 sf café
1,500 sf retail

FEATURES

95 valet parking spaces

LEED Gold
WELL Platinum
WiredScore Platinum
ENERGY STAR

CLIENTS

The Howard Hughes Corporation
Riverside Investment & Development

Recognition & News

RECOGNITION

2022 People's Choice Award, Tall Building – American Institute of Architects, Chicago Chapter

2021 Top 10, Emporis International Skyscraper Award 2020

2021 International Architecture Award – The Chicago Athenaeum

2021 Award of Excellence, Best Tall Building 200-299 Meters – Council on Tall Buildings and Urban Habitat

2021 Platinum Award, Commercial Building – Pro+ Awards

2021 Gold Award, Commercial Building – Pro+ Awards

2021 American Architecture Award – The Chicago Athenaeum

2021 Best of the Best, Office/Retail/Mixed-Use – Engineering News-Record Magazine

2021 Second Award, Commercial Architecture Built – Global Future Design Awards

2021 Building Team Bronze Award – Building Design & Construction Magazine

2021 Best Project, Office/Retail/Mixed-Use – ENR Midwest Magazine

2021 Commercial Development of the Year – Chicago Commercial Real Estate Awards

2021 Merit Award for Commercial Construction Over $50 Million – Chicago Building Congress

2020 Office Development of the Year – NAIOP Chicago

Chapter

2020 Best Office Development – IREJ Real Estate Awards

NEWS

GP Completes Chicago's Healthiest Office Tower

Bank of America Tower Wins AIA Chicago People's Choice Award

GP at the National AIA Conference on Architecture

110 North Wacker Wins 2021 International Architecture Award

GP Presents Two Projects at CTBUH Conference

110 North Wacker Wins CTBUH Award

The Howard Hughes Corporation® Announces Opening of 110 North Wacker Drive Office Building

ENR Midwest Names GP 2020 Design Firm of the Year

GP Sponsors and Presents at CTBUH 10th World Congress in Chicago

James Goettsch Honored With CTBUH Lifetime Achievement Award

GP Partners Goettsch and De Santis to Present at CTBUH 2018 Middle East Conference

The Howard Hughes Corporation Unveils Plans for Office Tower at 110 North Wacker Drive in the Heart of Chicago's Central Business District