



office revolution

We bring your  
ideas to life  
with tailored  
furniture solutions.

## ONE SOUTH WACKER - 12<sup>TH</sup> FLOOR

### LOCATION

Chicago, IL

### SPACE TYPE

Spec Suite

### SIZE

36,862 Sq./Ft.

### PROJECT MANAGEMENT FIRM

JLL Project  
Management

### ARCHITECTURE & DESIGN FIRM

Eastlake Studio

### GENERAL CONTRACTOR

Reed Construction

### DEVELOPER/LEASING

Telos Group

### MANUFACTURING PARTNERS

Teknion, Studio TK, OFS,  
Allermuir, Andreu World,  
Bernhardt, SitOnIt,  
Grand Rapids Chair Co.,  
Hightower, Keilhauer,  
Metal Arc, National,  
Naughtone, Neinkamper,  
Article, Blu Dot, Burke Decor,  
BuzziSpace, Crate & Barrel,  
Rejuvenation Hardware,  
Anthropologie, Wayfair

### PHOTOGRAPHY

Kendall McCaugherty,  
Hall + Merrick Photographers



## THE STORY

Unique spaces, luxe furnishings, and flexible product solutions are three aspects of this spec suite that catch the eye of potential tenants.

Because spec suites are intended to appeal to a broad audience of potential tenants, sometimes they can portray a cookie-cutter feel. Not this one. The team of Eastlake Studio, Bear Construction and Office Revolution envisioned, built, and furnished a space that is anything but “usual.”

Meeting and breakout spaces are critical elements of a workspace that instantly capture the focus of potential tenants. Those spaces in the 12th floor spec suite stand out from the “usual” and instantly add character to the environment. A fireplace den. A library boasting bookshelves and long worktables. A poker den with porthole bar. These spaces help visitors envision a different environment for working—one filled with luxe leather lounge seating, rich velvet curtains, and a custom shuffleboard.

The unique meeting spaces aren't the only things that stand out in this space. Teknion Cityline workstations catch the eye of visitors with both their design and functionality. Office Revolution utilized Cityline to create three different typicals, each with different levels of privacy. Cityline's vast product range and unique accessories allows us to showcase the variety of product solutions available within a single system product line—enabling the client creativity to use the system to meet their project requirements.

Unique and custom pieces frequently come with longer lead times and more challenging installation. That certainly held true for this project. Office Revolution managed through those challenges and completed the project in time for leasing tours.

“This spec suite really stood apart from others we have done,” said Jim Hornof, Manager of Strategic Accounts, Office Revolution. “Teknion's ability to ‘cross-pollinate’ different product lines without losing any design appeal gave our design team an opportunity to go beyond the usual suspects (in terms of products) and get really creative with some incredible pieces.”

Chicago is home to a wide array of businesses, each with distinct workstyles and cultures. One South Wacker provided a unique opportunity to create a different type of spec suite that has the perfect style and functionality for one of those discerning businesses.



