



200 WEST MADISON

SPEC SUITE DEVELOPMENTS

CLIENT BentallGreenOak | **LOCATION** Chicago, Illinois (Loop) | **SIZE** Suite 1900: 7,875 sf; Suite 1920: 3,428 sf

PROJECT SCOPE

Eckenhoff Saunders recently developed two spec suites at 200 West Madison in Chicago, creating a dynamic, modern, and flexible work environment for tenants seeking move-in-ready space. The project began with the demolition of two existing 19th-floor tenant spaces – reimagining them into two spec suites with the potential to be connected into one more extensive spec suite. 200 West Madison has a unique footprint, offering full-height glass at the ‘sawtooth’ on the southeast corner.

Initially a planning challenge, Eckenhoff Saunders created a unique lounge and café space – enabling natural light to saturate the suite’s entry. In addition, Eckenhoff Saunders collaborated with Office Revolution to provide a workstation furniture system to aid in social distancing protocols. The industrial storefront system offers a unique, contemporary touch throughout all the suite conference rooms and offices. Combining both exposed and lay-in ceilings help contrast a particular volume and provides a path for wayfinding. Eckenhoff Saunders completed the spec suites in June 2021 on time and under budget.