

**ULI Chicago 9th Annual Vision Awards
July 11, 2024**



Project Finalist: 167 Green | Shapack Partners, Focus, Walton Street Capital

Project Team:

Developer/Owner(s): Focus + Shapack Partners

Architecture Firm: Gensler

General Contractor: Focus

Project Description: 167 Green stands as a leader in contemporary office

space. This project disrupts the conventional office market by blending the Class-A office with hospitality experience. In Fulton Market District, The Mews, a public space, transforms the urban landscape, providing a distinctive experience from Halsted to Lake Streets. A blend of retail spaces are occupied by best in class restaurants, markets, and shopping are interwoven to the building's Lobby and public art displays. From the development companies that pioneered Fulton Market District, 167 Green is a workplace for the next generation of users. This 640,000 square foot office building offers new construction office space in Fulton Market District, a formerly industrial meatpacking neighborhood now a Central Social District with a mix of residential, office, hotel, restaurants, and retail. As a destination at the entrance to this neighborhood, 167 Green caters to both tenants and visitors also offering a private event space professionally serviced by Lettuce Entertain You. The 17-story office building completed construction in January 2021 and includes 750,023 GSF, 604,834 RSF for offices and 31,555 RSF for retail. This design integrates community, wellness, and work experiences. 167 includes The Mews, a public space connecting Green and Halsted Streets which welcomes 200,000 plus guests to the office and event spaces annually with an additional sum of visitors to the retail and restaurant spaces. This covered arcade enhances pedestrian access to the neighborhood in addition to major transportation hubs, Ogilvie Transportation Center, and Union Station. The efficient building reception further integrates 167 into the community as a commercial, culinary, and cultural gathering place. Disrupting the office market, with amenities which include the 17th-floor penthouse with a 400-person Town Hall, Rooftop Garden and more. The Town Hall doubles as an NBA size basketball court with views of Chicago's skyline. Variable Refrigerant Flow ("VRF") technology ensures air quality and efficiency on each floor, and private terraces on floors 4 and 16 complement the 4,500 square foot penthouse outdoor terrace. 167 is a brand that stands on its own. With visits from celebrities including Justin Bieber, The Red Hot Chili Peppers, and Milwaukee Bucks, 167's reputation precedes it. Not only is the building known across the country, but it hosts public events which support the community. President Obama hosted 80 high school students at 167. The Gensler-designed 17th-floor penthouse at 167 Green delivers a high-end hospitality experience. Featuring a Sitting Room, Café, Boardroom, Private Event Space, 400-person Town Hall, Gym, Outdoor Terrace, and Rooftop Garden, it solidifies 167 Green as the preferred location for tenants. The Town Hall doubles as an NBA size basketball court with views of Chicago's skyline. These amenities, coupled with the building design and location, reinforce 167 Green as the preferred workspace. 167 Green disrupted traditional office norms long before the profound impacts of the global pandemic were apparent. By blurring the lines between public and private space, 167 Green transforms the experience of going to the office, defining "commute worthy" design while simultaneously offering experiences for the broader public. This foresight underscores the project's leadership, positioning it as a building that anticipated and addressed the evolving needs of the modern workforce.