In response to today’s changing workplace environments, FitzGerald has collaborated over the last 24 months with Jones Lang LaSalle, managers of 300 South Riverside Plaza, on a variety of improvements and expansions to the building’s ground floor amenities. Standing 23 stories and measuring 1.1 Million square feet, 300 South Riverside Plaza was built in 1983 on the west bank of the Chicago River. As part of an effort to reposition the property, Jones Lang LaSalle hired FitzGerald to develop a plan to improve the impact and image of the building for current and prospective tenants, retailers, and visitors alike.

FitzGerald worked with building ownership and management to improve a number of interior and exterior areas: Renovations and reconfiguration of a restaurant space to open up glass-walled views to the river, a new riverfront walk, the relocation of a newsstand and convenience store, a conditioned outdoor smokers’ pavilion on the plaza to move smokers away from the building’s entrance, and an all-new lobby lounge.

Today, the building is 98% leased and occupied by nearly 5,000 employees, certified as LEED Gold by the U.S. Green Building Council, and was named among The Outstanding Building of the Year (TOBY) winners in 2012/2013 by Building Owners and Managers Association International (BOMA).
2013 - FitzGerald was tapped to develop an inviting lobby lounge for building tenants and visitors to relax, gather, and work in an intimate setting that evokes the feeling of a first class airline lounge. The space is distinguished from the surrounding modernist building lobby with soft finishes—carpet and acoustical felt ceiling treatments that define the space and lower the perceived ceiling height for a more intimate experience. Large windows provide sightlines to the building’s plaza, and a wood veneer feature wall incorporates a media display for building announcements and the news of the day.

Furnishings and finishes pay homage to the building’s modernist style and provide open, interactive areas. The space is broken into distinct seating areas with furnishings chosen for their flexibility and functionality: large lounge pieces are accompanied by movable, adjustable-height tables that are as appropriate for a latte as they are a laptop; A low-height touchdown counter with chairs and charging stations allow for more rigorous individual work or small-group collaboration to take place; and in other areas, small groupings of lounge chairs and ottomans allow for conversation and quiet reflection.

2012 - FitzGerald provided architectural services for the renovation and rearrangement of interior spaces in the building’s ground-floor restaurant, the Alonti Catering Café, to create a more spacious seating area for the guests and, most importantly, to improve sightlines between the lobby, the restaurant, the river-side patio and the bustling Loop beyond. The plan called for the demolition of existing offices, storage space and restrooms—along with the relocation of corresponding utilities—and the construction of an expanded dining area in addition to new top-of-the-line restrooms.

2013 - A newsstand and convenience store that serviced tenants and visitors was relocated closer to the south entrance of the building, making available centralized space for the upcoming lobby lounge.

2011 - FitzGerald designed a new “smokers’ pavilion” enclosure for the complex, to provide protection from the elements in a previously uncovered area.
FitzGerald Associates Architects brings decades of experience to the planning and design of commercial and residential interiors, integrating architecture and infrastructure with the users’ programmatic requirements. Like our architecture, we have no preconceived design style for a project but rather respond to specific context, individual client vision and project goals. We pride ourselves on always thinking about the most appropriate and cost effective design for the project to maximize the end user experience.

From space plans and finish selections to renovations and new construction requiring complex programming, FitzGerald has created interior spaces for a spectrum of project types, from corporate headquarters and financial institutions to hospitality and multi-family residential venues. We further have provided programming services detailing users’ spatial requirements, workplace strategies, furniture, and equipment needs.

FitzGerald Associates Architects is familiar with the critical programming needs of specialized business uses including professional service firms, financial institutions, retailers, hotels, manufacturer’s showrooms, healthcare facilities, and educational facilities. Our experience working with these sectors assures clients and their constituents efficient, customized solutions incorporating elements into functional spaces that contribute to the success of our clients’ businesses.

CONTACT
Kay Wulf, IIDA, ASID
Associate Principal, Interiors

912 West Lake Street
Chicago, Illinois 60607 USA
kwulf@fitzgeraldassociates.net
312 563 9100

Our Approach
Understand you.
Imagine your opportunities.
Realize your vision.