

## NAIOP Chicago 37<sup>th</sup> Annual Awards for Excellence Finalists Office Redevelopment of the Year

### 225 W. Washington St. | Agave Holdings, LLC

- **Address:** 225 W. Washington, Chicago
- **Square Footage:** 15,185
- Wright Heerema Architects and general contractor J.C. Anderson transformed two levels of vacant education space at 225 W. Washington St. for Agave Holdings, LLC. The tenant lounge amenity features a prominent bar and a stunning suspended curtain detail at the heart of the space. The first floor includes a gaming area and several lounge areas, while a dramatic spiral staircase leads to an intimate mezzanine and meeting room. A curated color palette and subtle textures evoke a moody ambiance. The design aesthetic extends to the renovated lobby, enhancing tenant experience and boosting leasing appeal for the client.



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Office Redevelopment of the Year

#### CBOT | R2 Companies

- **Address:** 141 W. Jackson Blvd, Chicago
- **Square Footage:** 1,356,368

The Chicago Board of Trade Building has undergone a remarkable transformation since Apollo took control in early 2023, reversing its dated perception and overcoming substantial leasing challenges. Under the strategic leadership of Madison Rose and R2 Companies, the building rebranded, launched a successful spec suite program, and completed key amenity upgrades. With 122 executed leases totaling over 430,000 SF, the building has re-emerged as one of the most sought-after office buildings in Chicago.

