

BUILT *for*
PRESTIGE

AN

*architectural
masterpiece*

WITH AN

*unrivaled
history*



AFTER THE
GREAT CHICAGO FIRE,
*an interim City Hall was built surrounding a city water tank that
was a favorite nesting place for birds. The temporary site made
way for the present iconic structure, but the popular nickname was
inherited: The Rookery.*

*A leader in sustainability, connectivity and design, The Rookery is
the standard by which historical office renovations are measured.*

HISTORY

1885 *Daniel Burnham and John Root are commissioned to design a building for the Central Safety Deposit Company to be located at the southeast corner of LaSalle and Adams Streets.*

1888 *The Rookery is completed, and at eleven stories high, becomes one of the grandest buildings in the world at the time. Burnham & Root move their offices to The Rookery. Their former offices are now known as The Burnham Library.*

1905 *Frank Lloyd Wright updates the light court with a more modern appearance, encasing iron columns in gilded white marble and adding bronze chandeliers with prismatic glass.*

1931 *William Drummond infuses Art Deco flair into The Rookery, dividing the two-story entrance lobby into separate floors and replacing Wright's open-geometric elevator cages with solid bronze doors etched with birds.*

1970 *The Rookery is placed on The National Register of Historic Places.*

1972 *The City of Chicago designates The Rookery as an official Chicago Landmark.*



1992 *The most extensive restoration in The Rookery's history is complete, garnering numerous awards. A 12th story is added, and the Burnham Library is restored.*

2014 *The Rookery achieves LEED Gold Certification and celebrates its strides in sustainability and energy efficiency, becoming the oldest LEED Gold-certified building in Illinois, as well as the oldest certified high-rise in the world. The Rookery hosts United Nations Secretary General, Ban Ki-moon, to recognize the building's energy achievements.*

2015 *Restrooms and common areas are upgraded to marble-rich, five-star quality. All-inclusive bike and runner's room with showers and lockers are added.*

2017 *Full elevator modernization accomplished, inclusive of Destination Dispatch and Visitor System.*

2018 *The Rookery achieves ENERGY STAR Certification, meeting strict energy performance standards set by EPA to save energy and help protect the environment by generating fewer greenhouse gas emissions.*

2019 *Technology is upgraded to include state-of-the-art IT infrastructure, Wi-Fi in lobby and common areas, and in-building Distributed Antenna System (DAS) for enhanced cellular service.*

2020 *The Rookery achieves WELL Health-Safety Rating which score is based on the buildings Sanitation procedures, emergency preparedness programs, health service resources, air & water quality management, etc...*

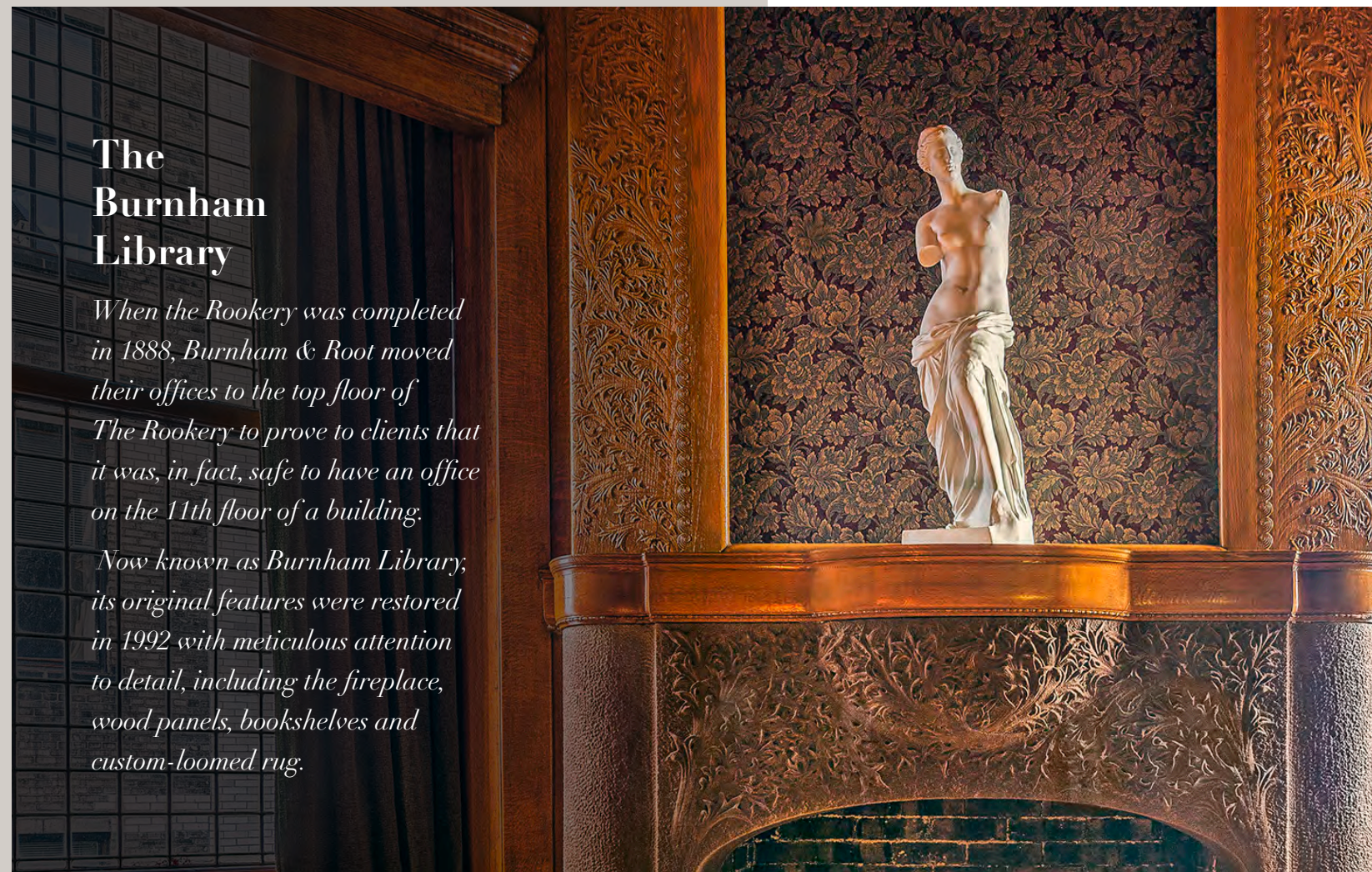
ARCHITECTURE *that amazes*

Designed by architects Daniel Burnham and John Root, The Rookery remains one of the greatest surviving examples of the early commercial skyscrapers, with its stately façade and unmatched architectural detailing.



The Oriel Staircase

Designed by architect John Root, The Oriel Staircase winds through The Rookery from the twelfth floor to the second floor of the lobby. Intricate iron work, carved Moorish details, repeating patterns, and grand spiraling make the staircase famous in its own right.



The Burnham Library

When the Rookery was completed in 1888, Burnham & Root moved their offices to the top floor of The Rookery to prove to clients that it was, in fact, safe to have an office on the 11th floor of a building.

Now known as Burnham Library, its original features were restored in 1992 with meticulous attention to detail, including the fireplace, wood panels, bookshelves and custom-loomed rug.

MEMORABLE *first impressions*

The Façade

Originally 11 stories tall, The Rookery is one of the earliest examples of metal framing with masonry walls on such a large scale. Meticulously renovated and maintained, The Rookery's architecture established the commercial acceptance of the modern skyscraper.

Today, it is considered the oldest standing high-rise in Chicago. Its both massive and ornate exterior walls drew upon a variety of influences — Moorish, Byzantine, Venetian and Romanesque — that complement the building's interior motifs.



The Light Court

In the Chicago of the 1880s, getting sufficient light to read and work by was no easy task, with coal smoke and air pollution casting a haze across the city's sky. Electricity had just begun to compete against gas lamps for lighting, but was still very expensive and unreliable, and neither produced enough ambient light to be effective or efficient. Burnham & Root set out to achieve access to natural light and air ventilation for The Rookery, which would be critical to the building's success.

Round granite columns at the base of the façade allowed for large expanses of glass windows, and the nearly continuous

curtain-walls of glass on the lower floors. The central lightwell provided light to offices, and at the bottom of the central lightwell is one of The Rookery's most impressive features: the light court. A stark contrast to the building's massive exterior walls, the atrium's wrought and cast-iron frame created an airy, bird-cage-like feel, with elaborate, hand-laid mosaic tile and reflective glass blocks on the mezzanine and lobby floors below. Twenty years after the light court was completed, Frank Lloyd Wright modernized the space by replacing much of the ironwork with gold-incised white marble.



DISTINGUISHED *amenities*



- *All-inclusive* **BIKE AND RUNNER'S ROOM** features lockers, bike storage, and showers
- The historic **BURNHAM LIBRARY** is equipped with modern audio visual and Wi-Fi for tenant and event use
- *Exclusive* **ROOFTOP TERRACE**
- **LIGHT COURT LOBBY** with Wi-Fi and destination dispatch elevators
- Numerous **ON-SITE RETAILERS** including US Bank and Potbelly
- Special **PARTNERSHIP WITH JW MARRIOTT** that offers tenants preferred rates for its fitness center, spa, and conference facilities

SPEC SUITES

*Modern, furnished
spec suites in a
variety of sizes
and configurations.*





 *the*
ROOKERY

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