



The  
Wrigley  
Building®

**REIMAGINED.  
REVITALIZED.**

## The Wrigley Building: A Revolutionary Development

### **HISTORIC HERITAGE**

**Pioneering presence.** When chewing-gum magnate William Wrigley Jr. started scouting locations for his company headquarters, he wanted to make a strong impression. He found just the spot on a triangular piece of land at the northwest corner of Michigan Avenue and the Chicago River.

It was a bold move. In January 1920, as excavation began, the Michigan Avenue Bridge was still under construction, and Michigan Avenue north of the river was known as Pine Street. The Wrigley Building revolutionized development of the North Michigan Avenue business district and continues to anchor it today.

**Success and superlatives.** By the time the South Tower reached completion in April 1921, the building's commanding position had already attracted a full roster of tenants. In May 1924, the North Tower was added, along with connector walkways at the street and third-floor levels. A 14th-floor walkway followed in 1931.

From the start, all eyes were on The Wrigley Building. Between 1922 and 1924, it was the city's tallest building. The four clocks of its tower gave the time to people approaching from all directions. Because of its siting, the building was, and is, visible all along the western expanse of Grant Park south of the river. During the 1950s, the building again led the city when it introduced a feature we now consider essential to the modern office environment: air conditioning.

**Continued change.** At the time the William Wrigley Jr. Company built its headquarters here, other companies still had manufacturing operations close by. To block the sound from its industrial neighbors, the architects installed a glass panel between The Wrigley Building's two towers.

In 1957, the wall came down to make way for the plaza, now familiar to generations of Chicago residents and visitors. With the current renovation, the plaza is being transformed into a sensational new retail destination on the Magnificent Mile.

#### **The Wrigley Building**

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## **ACCLAIMED ARCHITECTURE**

The Wrigley Building was designed by Charles Beersman, lead architect for Graham, Anderson, Probst & White, a successor to Daniel Burnham's legendary practice. Beersman's design fuses French Renaissance and Spanish Revival styles with an American twist. The clock tower was inspired by La Giralda, built as a minaret and later incorporated into Spain's Seville Cathedral.

Extraordinary care went into every detail of The Wrigley Building. Its exterior is clad in six shades of white terra cotta—250,000 tiles imported from England, the most of any building in the world at the time of its construction. Today a computer database tracks the maintenance of each individual tile. Terra-cotta details visible only from the offices near the clock tower adorn the top of the building. Inside, the building features extensive brass work around the lobbies, entryway, elevator doors and lobby clock.

At night, floodlights illuminate the Wrigley Building, as they have done—with only a few breaks for war, replacement and energy conservation—since 1921. Always in the spotlight, The Wrigley Building stands as a beacon for the City of Big Shoulders.

## **THE WRIGLEY BUILDING TIMELINE**

January 1920.....	Began excavation
November 11, 1920.....	Laid South Tower cornerstone
April 1921 .....	Completed South Tower
May 1924 .....	Completed North Tower
1931.....	Installed 14th-story skywalk
1957.....	Constructed plaza
1971.....	Installed new floodlights
1973–74.....	Suspended exterior lighting during energy shortage
1978.....	Included in National Register of Historic Places
2005.....	Changed exterior lighting to more focused beams
2011.....	Received LEED Gold Existing Buildings certification
.....	Attained Energy Star rating
2012.....	Designated a Chicago landmark



# The Wrigley Building®

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## Fact Sheet

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### LOCATION

Address	400–410 North Michigan Avenue Chicago, Illinois
Siting	Northwest corner of Michigan Avenue and the Chicago River, at the Michigan Avenue Bridge
Site Size	33,388 sf

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### CONSTRUCTION

Completed	1921–24
Architect	Graham, Anderson, Probst & White
Design	Inspired by La Giralda at Seville Cathedral Style: French Renaissance and Spanish Revival Facade: Glazed white terra cotta Structure: Concrete-encased structural steel with caissons to bedrock; clay-tile deck with clay-tile beam encasement
Building Height	425', Upper Michigan Avenue to top of the Clock Tower) South Tower: 27 stories North Tower: 18 stories

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### TENANT SPACE

Floor Plate*	South Tower: 10,000 RSF North Tower: 20,000 RSF Clock tower 1,200 RSF
Slab Height*	Floor to floor: 12'10"
Ceiling Height:	Interior: 8'4" Perimeter: 8'10"
Floor-Load Capacity	70 lbs. Live load: 50 lbs. Partition load: 20 lbs.
Storage	Ample storage is available within the building

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## **BUILDING SYSTEMS**

HVAC	Heating: Perimeter radiator steam heat Cooling: In-building central chiller plant Hours: 8 a.m.–6 p.m. weekdays, 8 a.m.–noon Saturday
Supplemental Systems	Excess chilled-water capacity to support tenants' supplemental cooling needs
Electricity	Tenant load: 5 watts psf All suites are metered. Electrical usage, tabulated by an independent firm, appears as a line item on tenants' monthly rent statements.

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## **ACCESS**

Hours	24 hours a day, 365 days a year
Entrances	Lobby: Upper Michigan Avenue Service: Lower Michigan Avenue, lower Hubbard Street and Rush Street
Elevators	South Tower: 6 passenger cars, including: <ul style="list-style-type: none"><li>• 1 freight car serving floors LL–16</li><li>• 1 car serving floors 17 thru 28</li></ul> North Tower: 9 passenger cars, including: <ul style="list-style-type: none"><li>• 1 freight car serving floors LL–16</li><li>• 1 private elevator serving floors 12–18</li></ul>
Building Security	24-hour manned security Visitors must sign in at the lobby desk and be announced for access to tenant suites.

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## **DESIGNATIONS**

Historic Chicago Landmark	National Register of Historic Places (Michigan–Wacker Historic District)
Sustainability	LEED Gold-Existing Buildings 2011 Energy Star rating: 2011

*The building joined an elite group of 14 commercial properties in Mayor Rahm Emanuel's Retrofit Chicago program. Participating buildings will reduce their energy use by 20 percent within the next five years. The initiative will save more than \$5 million a year in energy costs, create 100 jobs and have the carbon impact of taking 8,000 cars off the road.*

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