

**FOR IMMEDIATE RELEASE:**

**4240 Architecture: over \$50M  
of Sustainable Illinois Projects Under Construction**

Chicago, IL, September 13, 2010

**Government Transparency**

The US General Services Administration and 4240 Architecture are excited to contribute to the revitalization of Chicago's Loop. The GSA will be welcoming a new workforce to the light-filled, adaptive-reuse of the former Bond Department Store at State and Jackson.

4240 has designed an historically sensitive and high performance new facade along the main elevation at State and Jackson. It will evoke the splendor and heyday of the previously mercantile State Street, while it improves building performance and the quality of the interior workplace environment.

Seizing every opportunity to open the development to natural daylight, 4240's team is enthusiastic about the message of hope and transparency for this Federal client. The detailed white frit on glass along State Street presents a mass that relates to the solidity of the former stone facade, but is visibly permeable, fresh and inviting. The pattern is texturally functional, but also nods to the intriguing Sol LeWitt piece that covers the East face of the building.

4240 design director, Robert Benson, is passionate about the role of light in this renovation - especially relative to the design of the custom glazing and the new North entry, "This project is about bringing light to dark spaces both experientially and conceptually. We enjoyed playing with the behavior of the light, reflected and refracted, and how it will be perceived. Subtle shifts in form, texture, position along with the custom material composition will make huge impacts in user experience." The top three floors, designed to accommodate the Department of Labor, will be awash with daylight thanks to new glazing along the North and West façades.

Other major modifications include a new lobby and new loading facilities for use by all tenants in the building. In addition to a superb user experience, the Architecture of Recovery - Chicago State Street South project is smartly designed to conserve resources and meet the high performance goals of the American Recovery and Reinvestment Act, LEED, and the GSA. Demolition in preparation for the project is underway. Project completion is anticipated in early 2012.

**Private and Bright Law Office Building**

A dynamic Chicago Law Firm has broken ground on a smart, sustainable 4240 office building design. This intuitive law office building will provide thoughtful, enabling space which imbues the firm's clients with a sense of confidence, security and respect important to those in need of legal services and those providing them.

A graduate of Chicago's green permit program, this project will be enhancing its West Loop neighborhood in the summer of 2011. *(continued on next page)*

**Reconstruction of GSA's  
State Street Federal Center,  
a New Law Office Building,  
New University of Illinois Housing**

over \$50M in Sustainable  
Illinois Projects under  
Construction

[continued]

### Impacting the Illini Experience

As the third phase of University of Illinois' ongoing housing redevelopment plan, 4240, teamed with KSQ Architects, has designed the LEED Silver, 102,000 sf. Ikenberry Residence Hall West building. 380 new beds are provided, along with increased student lounge space and a reaction to students' preferences for double occupancy, semi-private bathrooms, and air conditioned living environments. This new residence hall will also complete the final phase of facilities designed to integrate students with severe physical disabilities as part of the University's renowned Beckwith program.

"We value the University as a sophisticated, engaging client who in turn values 4240's research based design approach and creative solutions," says Tom Brauer, managing principal of the Chicago studio of 4240 Architecture. A proud University of Illinois alumnus, Brauer feels privileged that his studio is contributing to the high quality of the campus environment and student life at the University of Illinois Urbana-Champaign Campus.

### Looking Ahead:

The diverse mix of projects on the boards at 4240 includes high profile historic preservation and modernization services for the Illinois Supreme Court in Springfield, IL, an exciting interiors build-out for a creative branding and marketing services firm in Chicago, IL, a prominent office building development in Denver, CO, a stunning Eco-Resort in Panama, and Student Housing renovations at Colorado State University, Fort Collins, CO.

### Background:

*4240 Architecture is an award-winning team of architects, planners and interior designers. 4240 designs sustainable, high performance buildings, community frameworks, and spaces ranging from entire neighborhoods, resorts, public and commercial architecture to interiors and private homes. Established in 2003, the firm's studios in Chicago [located at 42° latitude] and Denver [located at 40° latitude] comprise "4240." The firm is an effective, visionary team of professionals who are equally fluent in designing for urban settings and high-mountain properties – and for just about every context in between.*

*For more information, please visit  
[www.4240architecture.com](http://www.4240architecture.com)*

Contact for 4240 Architecture:  
Jennifer Reuiron 312.341.1155  
[jreuiron@4240arch.com](mailto:jreuiron@4240arch.com)

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