33 N DEARBORN–4TH FLOOR AMENITIES & ROOF DECK

TRANSFORMING TENANT EXPERIENCE THROUGH THOUGHTFUL AMENITY DESIGN

CLIENT AmTrust Realty | **LOCATION** Chicago (Loop) | **SIZE** 7,080 sf

PROJECT SCOPE

Situated in a vibrant corner of Chicago's Loop, 33 N Dearborn is well positioned for continued tenant growth in the downtown market. Eckenhoff Saunders collaborated with the building's ownership and management teams to introduce a series of enhanced amenity spaces and a new roof deck designed to elevate the tenant experience.

By harnessing natural daylight and repurposing previously unoccupied roof space, the team transformed a portion of the fourth floor into a sophisticated and inviting tenant lounge. The reimagined space features an upgraded elevator lobby, bar area, lounge, and rentable conference and training rooms, providing tenants with flexible, communal areas for work and social connection.

A refined finish palette of warm neutrals and deep accent tones establishes a timeless, comfortable atmosphere, while distinctive elements such as a terrazzo stone bar island and bronze mesh ceiling cloud lend visual character. The addition of a roof deck offering views of Daley Plaza creates an activated outdoor environment that seamlessly extends the interior lounge experience.