

## THE WRIGLEY BUILDING

### Impact at a Glance

- **20% energy reduction** from baseline achieved in 2019
- **87% reduction** in exterior lighting energy use
- **ENERGY STAR score of 94** - a 58% difference from national median.

### Building Stats

- **Year Built:** 1924
- **Neighborhood:** River North/Streeterville
- **Architect:** Graham, Anderson, Probst & White
- **Use:** Office & Retail
- **Square Footage:** 660,000

**The Wrigley Building** is one of Chicago's most famous landmarks and a cornerstone of the Magnificent Mile. Designed by the firm Graham, Anderson, Probst & White to house the corporate headquarters of The Wrigley Company, The Wrigley Building's white, terra cotta façade has been a staple of Chicago Architecture since the 1920s.

In 2011, the Zeller Realty Group took over management at the Wrigley Building, instituting a full review of all building systems and operations and converting the existing space to mixed-use office and retail.

The Wrigley Building joined Retrofit Chicago in 2012 and achieved their 20% reduction goal in 2019. Retrofit Chicago coincided with major planned renovations to the building, making the challenge a perfect opportunity to showcase their commitment to sustainability.

### Spotlight on Energy Efficiency Investments



- Optimized existing equipment with thorough maintenance
- Replacing single pane windows with custom, high-efficiency windows
- Replacing high-intensity discharge lighting with LEDs for façade illumination
- Sectioned off parts of buildings for independent heating and chilling zones
- Upgraded boiler and VFDs



Window replacements from single-paned storm windows to custom high-efficiency windows addressed aesthetics, operational inefficiency, and energy efficiency.

Starting with Zeller's acquisition of the Wrigley Building in 2011, the company had a unique challenge to optimize the energy performance of a building designed and built nearly a century ago. One of the first steps was for Zeller to create an interdisciplinary team of experts who specialized in new buildings, historical buildings, MEP, and various consultant groups.

Through a comprehensive renovation process, the building was able to achieve LEED Silver Core + Shell Certification, ENERGY STAR® Certification, and BOMA 360 Performance Program Certification®, proving that older buildings can achieve high performance in existing spaces.

Zeller had to modernize the building to ensure the operational costs were minimized, and that tenant comfort, value, and satisfaction were maximized. Many of the retrofitting items were done as measures of improved efficiency and perception. This focus on sustainability and occupant wellness has allowed the Wrigley Building offices to remain competitive for tenants who prioritize environmental sustainability and wellness.

### About Retrofit Chicago

The Retrofit Chicago Energy Challenge encourages, promotes, and celebrates voluntary energy efficiency leadership. Together, participating building owners, facility managers, engineers, and policymakers are demonstrating that energy efficiency is a winning proposition for Chicago's real estate industry as well as the environment.



### The Key to Success for The Wrigley Building

“A highly engaged team, building owners, and companies that make sustainability a priority is key.”

**Kevin O'Connor**  
Chief Engineer,  
The Wrigley Building



The Wrigley Building sets a standard for historic Chicago buildings, showing energy efficiency and occupant wellness is possible in every building.