

= Franklin Center ( Chicago ) =

The Franklin Center is a 60 @-@ story supertall skyscraper completed in 1989 as the AT & T Corporate Center to consolidate the central region headquarters of the American Telephone & Telegraph Company ( AT & T ) . It stands at a height of 1 @,@ 007 ft ( 307 m ) and contains 1 @,@ 700 @,@ 000 sq ft ( 160 @,@ 000 m2 ) in the Loop neighborhood of downtown Chicago . It is located two blocks east of the Chicago River and northeast of the Willis Tower with a main address of 227 West Monroe Street and an alternate address of 100 South Franklin Street. in the Loop community area of downtown Chicago .

The supertall building is the tallest constructed in Chicago in the last quarter of the 20th century . It is the 5th tallest building in Chicago and the 13th tallest in the United States . It contains office and retail space and a 350 @-@ space garage .

Tishman Speyer acquired the property in 2004 and renamed the adjacent USG Building as Franklin Center in 2007 after USG relocated its offices . The name was later applied to the entire complex .

= = History = =

A 1982 consent decree split the American Telephone & Telegraph Company monopoly into several entities with local service providers becoming part of a Regional Bell Operating Company . In the decade that followed , AT & T erected new buildings across the country including the AT & T Building in New York City . April 5 , 1985 , AT & T issued a request for proposals that produced eleven respondents . Stein and Co . , the winning realtor , sought Skidmore , Owings and Merrill as designers for the purpose of distinguishing a proposal from the nearby Willis Tower . AT & T employees began to occupy the office space April 3 , 1989 .

The building was built under a self @-@ imposed comprehensive minority contracting and affirmative action package that met the city 's 1985 30 % hiring rule for public sector projects . Chicago mayor Harold Washington 's administration had passed an edict that 30 % of the work for public sector projects be set aside for minority and women @-@ owned businesses . In a show of support for this rule , Stein & Co. and AT & T adopted the rule for their private development .

= = Architecture = =

Designed by Adrian D. Smith of Skidmore , Owings & Merrill , the Franklin Center , is one of the most famous and recognized buildings in Chicago . The building 's form features setbacks at the 15th , 30th and 45th floors . Designed in the postmodern architectural style , it is a granite @-@ clad steel @-@ framed building resting on pile foundations . The structure is characterized by strong vertical lines , spiked roof pinnacles , granite cladding and setbacks . The granite is a deep red color at the base , but changes shade to rose @-@ beige at the top . Above the 5th floor , the lighter rose @-@ beige granite is protected by silk @-@ screened aluminum panels . The building relies on Gothic detailing to showcase verticality . The building 's verticality evokes images of 1920s buildings , and the sturdiness of the structure is reminiscent of the Chicago Board of Trade Building . In addition to its design , the building relies on its location at the farthest corner from the Willis Tower to set it apart .

= = Interior = = =

The Otis elevators are spanned by a series of neo @-@ deco light bands extending wall to wall . The lobby extends completely through the block , with a giant entrance hall at Monroe Street and a 16 @-@ story full @-@ height atrium in the link between the AT & T and USG towers ( also designed by Smith ) as both towers share a common appearance . The building boasts two public lobbies and a mezzanine @-@ level lobby . The lobbies are among the most lavish in Chicago , and they are all decorated with patterned marble floors and walls , bronze , gold @-@ leaf oak trim , and stylized lighting fixtures .

### == Features ==

The building features a lobby @-@ level 650 @-@ seat restaurant , a 23 @,@ 000 @-@ square @-@ foot ( 2 @,@ 100 m2 ) retail concourse on two levels , and a 170 @-@ car 24 @-@ hour parking facility on the lower two levels . The building lobby extends all the way through the block to connect with the USG Building and an atrium links the two structures .

### == Exterior lighting ==

As with other downtown buildings , the tower 's setbacks and spires are accented by colored lights at night . The building 's managers were praised for dimming their lights during bird migrations , reducing bird mortality 80 % .

### == USG Building ==

The USG Corporation developed the 35 @-@ story 1 @,@ 100 @,@ 000 @-@ square @-@ foot ( 100 @,@ 000 m2 ) structure originally known as the USG Building as its corporate headquarters building immediately adjacent to and connected to the AT & T Corporate Center in 1992 . Located at 125 South Franklin Street , the same developers , architects and design teams were chosen , and the two buildings were built jointly as a block @-@ long complex on an 85 @,@ 000 @-@ square @-@ foot ( 7 @,@ 900 m2 ) site . They share a 16 @-@ story atrium which houses a grand arcade and serves as a common base to the two separate towers . When USG Corporation moved to a new facility in 2007 , the building was renamed Franklin Center .

### == Proximity to transit ==

Positioned near the southwest corner of the Loop , the building is near two elevated stations of the Chicago ' L ' . The Quincy station is one block to the south and the Washington and Wells station is located two blocks to the north , both on Wells Street . Union Station stands three blocks to the west on Jackson Boulevard , providing terminal service for Amtrak and select service for Metra . Additional Metra service is provided at the LaSalle Street Station , four blocks to the south and Ogilvie Transportation Center station four blocks to the north @-@ west .

### == Tenants ==

A.T. Kearney  
Citigroup  
Credit Suisse  
Eris Exchange  
FTI Consulting  
General American Transportation Corporation  
Guggenheim Partners  
McDermott Will & Emery  
John Crane Group  
Robert W. Baird & Co .  
The Cambridge Group  
TGG Group  
West Monroe Partners  
William Blair & Company

### == Awards ==

1990 - Award of Excellence for Urban Development , from the Chicago Chapter of the National Association of Industrial and Office Properties

1992 - Best New Building , from the Chicago civic group Friends of Downtown

1997 - Most Valuable Property National Top Ten , from The Wall Street Journal

1998 - Prix d 'Excellence , Office Properties Worldwide , from FIABCI International

= = Position in Chicago 's skyline = =

The Center is the 5th tallest completed building in Chicago , trailing the Willis Tower , Aon Center , John Hancock Center , and Trump International Hotel and Tower ( Chicago ) in height . The building 's official height measurement increased to from 886 feet ( 270 m ) to 1 @, @ 007 feet ( 307 m ) when the Council on Tall Buildings and Urban Habitat changed measurement conventions to include ornamental spires during the Willis Tower - Petronas Tower height controversy .