



Above left: Decorated models at 235 Van Buren mimic the chic modern look of the exterior. Above right: Earthy browns and greens, warm woods and contemporary Italian love seats blend well with the natural look of gray concrete ceilings and accent walls in the loft-style Model 1801.

SHAWN LEE BARRON, FRANK'S LAND-LO, PERKINS

235 Van Buren showcases urban cool inside and out

The ultimate in urban-cool architecture and design has been unveiled at the 44-story 235 Van Buren, one of the tallest modern new buildings downtown.

CMK Cos., commissioned renowned architect Ralph Johnson of Perkins & Will to design 235 Van Buren with sleek gray-tinted glass windows and cantilevered balconies, making the tower a new icon in the Chicago skyline.

The high-rise, now nearly complete on the southeast corner of Franklin and Van Buren, is "a modern sculpture of glass, grand atriums and unique ballrooms," said Colin Kuhnke, president of CMK Cos. Ltd.

With construction winding down, the modern design theme is being carried to the interior of the building, where 14 edgy, contemporary model-condominiums are scheduled to open Sept. 12.

The models — including two sleek minimalist units designed by interior designer Joseph Sacco and furnished with Casa Italia imported pieces — showcase spectacular city views through floor-to-ceiling glass walls, said Scott Hoskins, president and managing broker for CMK Realty, the exclusive sales and marketing agent.

"Two-thirty-five Van Buren is a young professional building for someone buying the first or second home," said Sacco of 25 interiors. "We were trying to show a very luxurious, sleek and minimalist interior with a nice view and an urban feel."

Color schemes that mix earthy browns and greens, warm woods and contemporary Italian love seats and a black-and-white area rug blend well with the natural look of gray concrete ceilings and accent walls in the loft-style Model 1801, a two-bedroom, two-bath residence with a north and east corner view from an expansive balcony.

In Model 1411 — another Sacco creation designed to be chic, sophisticated and affordable — sits a comfy green couch and green bar stools to reflect the grassy view of a park on the east bank of the Chicago River. Sacco completes the liv-

Find out more

The sales center and 14 models are now open at 235 Van Buren. The sales office in Unit 1822 is open 11 a.m. to 6 p.m. Monday through Friday and noon to 5 p.m. Saturday and Sunday. For more information, call 312-376-0800 or visit www.235vanburen.com.

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ing room with a glass-and-stainless-steel coffee table and a black-and-white area rug showcasing a leaf design.

The building's architecture is best described as Ralph Johnson's signature "normative modernism," which strongly complements CMK's tradition of modern developments, Kuhnke said.

Luxury is standard in every residence at 235 Van Buren, Kuhnke said.

"There are stainless-steel-appliance packages, oak wood flooring, granite kitchen countertops and 10-foot ceilings," he said.

"The tower sits on a prime site as a threshold to the city," said Bryan Schabel, project architect from Perkins & Will. "The facade is like a kinetic billboard of active balconies and is one of the first things people see upon entering the city from the expressway."

The building is an affordable option for first-time buyers and the attractive pricing has sparked steady sales, said Hoskins. First deliveries in the high-rise are under way.

"More than 100 closings have been completed during the past six weeks and seven new contracts were taken in July," he said.

Buyers may choose from among more than 120 floor plans with one to three bedrooms and one to three baths. Base prices range from \$199,900 for the most affordable studio with 522 square feet to \$299,900 for the most expensive two-bedroom, two-bath layout.

There is also a selection of penthouses available, base priced from \$335,900.



ERIC DELOACH FOR THE SUN-TIME NEWS GROUP

The exterior of 235 Van Buren is a modern sculpture of glass, grand atriums and unique balconies.

"Nearly all of the floor plans at 235 Van Buren offer balconies and terraces with spectacular views of the city skyline, parks, the Chicago River and Lake Michigan," Hoskins said.

"These are perfect condominiums for first-time buyers or young professionals who want to move up into a more elegant and sleek residence," Hoskins said. "In addition, now is the time for serious home shoppers to get off the fence and into the marketplace, especially first-time buyers who can take advantage of the federal government's \$8,000 first-time buyer tax credit. These buyers must close by Nov. 30 to qualify for the credit."

Buyers also will enjoy building luxuries such as a dog run,

a 24-hour doorman and six high-speed elevators. There also are 522 secure parking spaces priced from \$31,900 to \$36,900 and 50 tandem spaces, priced from \$1,990 to \$36,900.

Buyers at 235 Van Buren will not only enjoy the condominium's Loop location, but also the neighborhood's prime location offers instant access to the West Loop's Restaurant Row and Gerch Towle's restaurant district.

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