



Tribune Tower

435 NORTH MICHIGAN AVENUE • CHICAGO

MIKE LARSON • JAMESON SOTHEBY'S INTERNATIONAL REALTY

A NOTE FROM MIKE LARSON

Why I made this guide

Tribune Tower is the building I know best, and the questions buyers and sellers bring me are usually the same. What is it like to live here? How do the homes differ from one another? What is worth paying for?

I made this guide to bring the building's history, homes and amenities together in one place. If you are considering buying or selling here, I can help you compare specific homes, understand pricing and plan your next steps.

Mike Larson

JAMESON SOTHEBY'S INTERNATIONAL REALTY

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THE COMPETITION · JUNE 1922

Design the most beautiful and distinctive office building in the world.

Two hundred sixty entries arrived from twenty three countries. Three years later the tower stood complete on the bank of the Chicago River.

PART ONE

I

The Building

THE BUILDING

From newspaper headquarters to homes

The Chicago Tribune held an international design competition in 1922, its seventy fifth anniversary year. John Mead Howells and Raymond Hood won with a neo-Gothic tower, completed in 1925 in Indiana limestone.

The Tribune left in 2018, and the building reopened as homes in 2020. It remains a Chicago Landmark where Michigan Avenue meets the river.

SPECIFICATIONS

COMPLETED

1925

ARCHITECTS

Howells and Hood

STYLE

Neo-Gothic

MATERIAL

Indiana limestone

HOMES

162

FLOOR PLANS

56

LANDMARK

1989

THE COMPETITION

The 1922 architecture competition

Colonel Robert McCormick and Captain Joseph Patterson announced the competition with a fifty thousand dollar first prize. Walter Gropius sent a Bauhaus block, and Adolf Loos proposed a granite Doric column. Eliel Saarinen finished second, and Louis Sullivan called his entry the finest in the field.

First prize went to Howells and Hood of New York, whose Gothic tower carried flying buttresses near the crown and a stepped silhouette modeled on a French cathedral.

BY THE NUMBERS

ENTRIES

260

COUNTRIES

23

FIRST PRIZE

\$50,000

TOTAL PURSE

\$100,000

ANNOUNCED

1922



THE DESIGN

A crown modeled on Rouen

Above the 24th floor, four flying buttresses spring from the corners and rise to a lantern modeled on the Butter Tower of Rouen Cathedral. Lower down, 150 fragments carried home by Tribune correspondents are set into the base, each labeled in the stone.

AMONG THE STONES

Great Pyramid

Parthenon

Taj Mahal

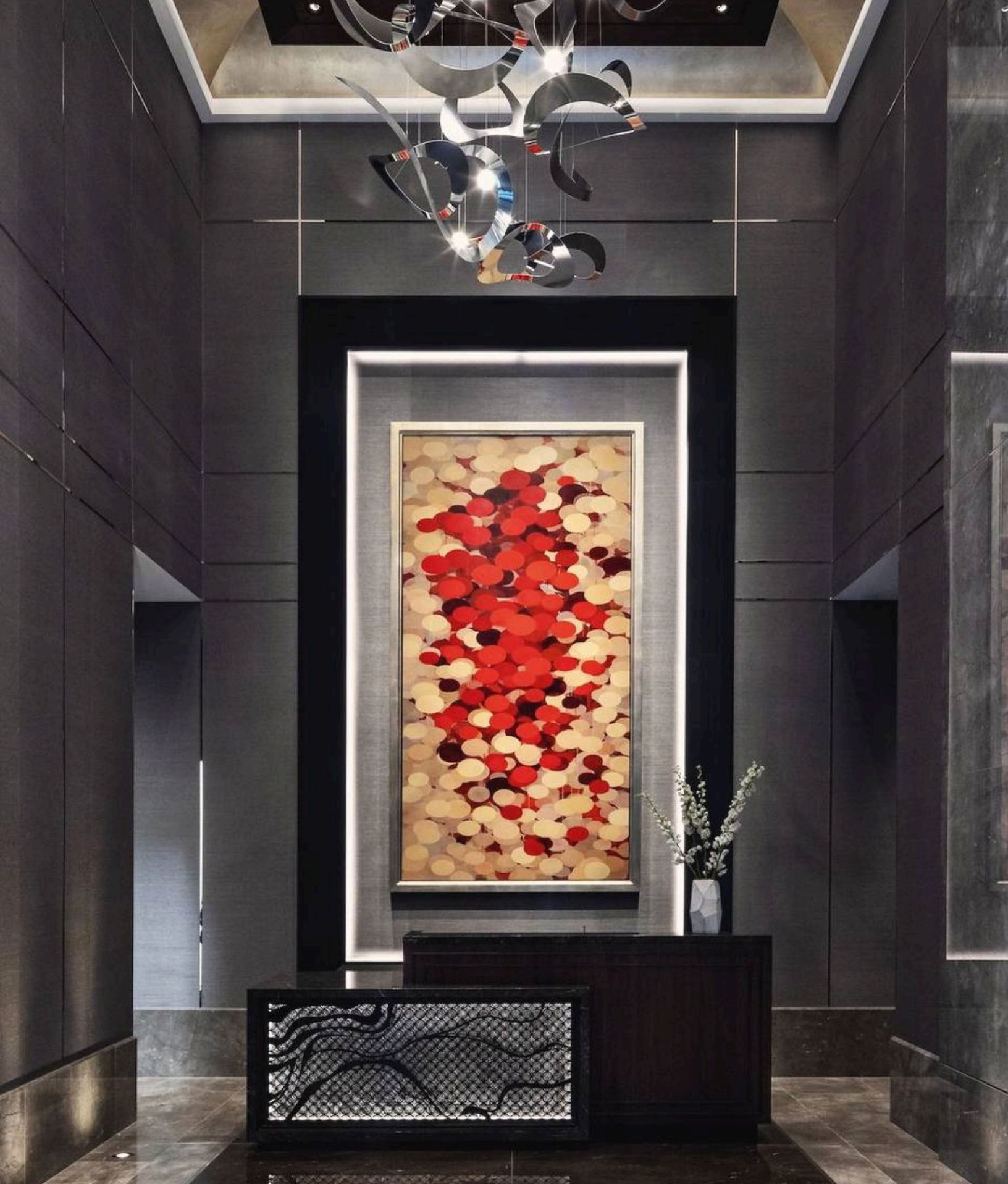
Great Wall

Notre Dame

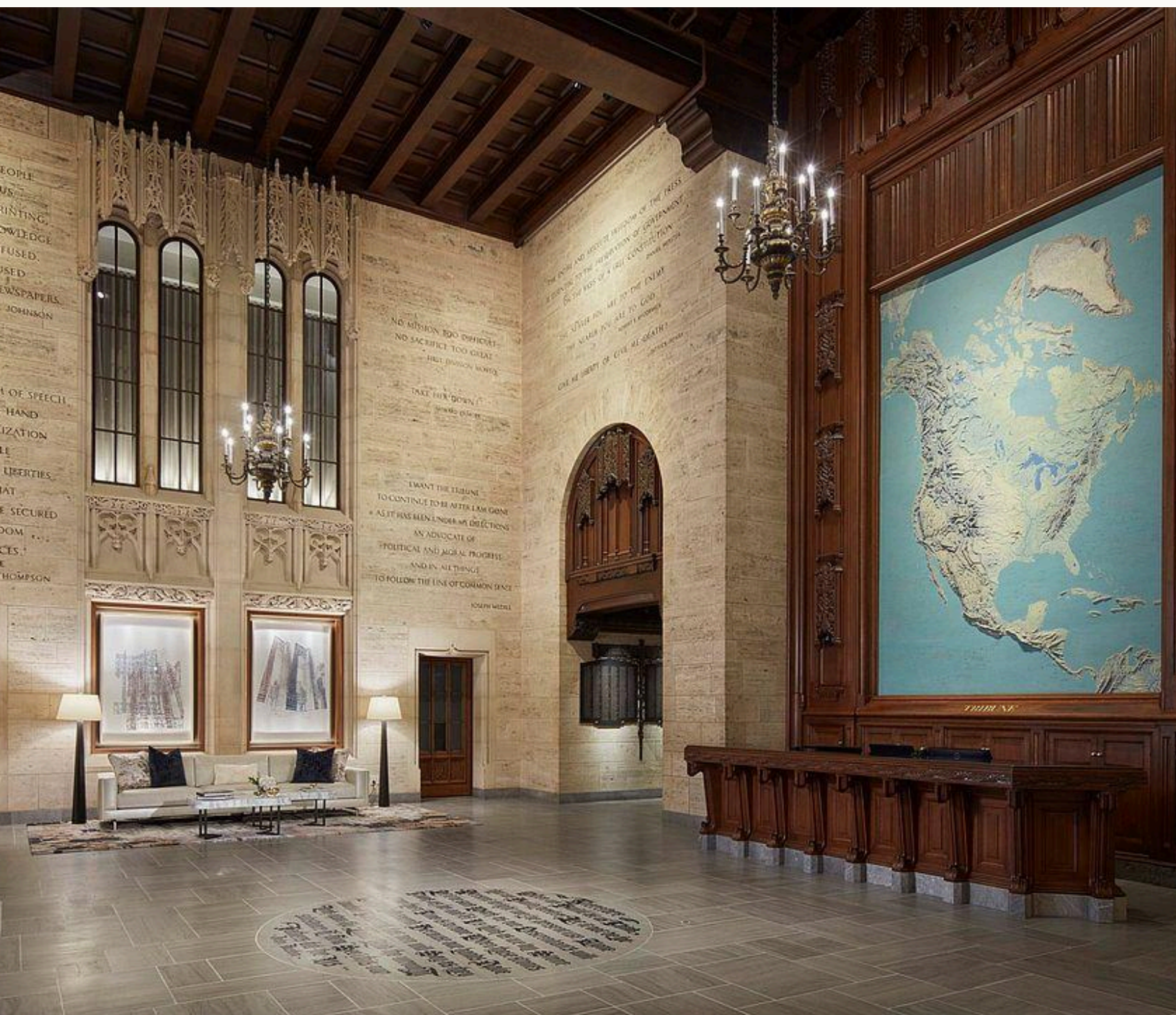
Hagia Sophia

Angkor Wat

Westminster Abbey







THE HALL OF INSCRIPTIONS

Freedom of the press is carved the full height of the limestone walls, and a relief map of North America, modeled in retired United States currency, hangs above the desk.

PART TWO

II

The Homes

The homes

162

HOMES

56

FLOOR PLANS

1 to 4

BEDROOMS

The conversion, led by Golub and Company, created homes across the tower and two adjoining buildings. Layouts, ceiling heights and views vary, even between homes in the same stack, and those differences matter when comparing homes and prices.





Kitchens

Rift sawn white oak cabinetry, honed Calacatta counters and a full-height stone backsplash.





Primary bathrooms

Honed marble walls and floor, with polished nickel fittings.



COMPARING HOMES

How the homes differ

FLOOR PLAN	56 plans across the building, 1 to 4 bedrooms. Two homes on the same stack can differ in size and layout.
THE MAIN ROOM	Room dimensions, furniture placement and daylight.
EXPOSURE	Views from the main living spaces and bedrooms.
OUTDOOR SPACE	Private outdoor space, where available, and access to shared outdoor amenities.
PARKING AND STORAGE	What deeded parking or storage comes with a particular condo.



PART THREE

III

The Amenities

THE AMENITIES

Amenities across the building

FITNESS AND SPA

A fitness center in separate rooms for cardio and strength, with a spa, steam, sauna, and a golf simulator.

THE SOCIAL FLOOR

Lounges, private dining, and a catering kitchen, opening onto a private park at the base of the tower.

POOL AND TERRACE

A seventy five foot indoor lap pool and an outdoor terrace set behind the original Tribune sign.

THE CROWN

On the twenty fifth floor, an indoor and outdoor room among the flying buttresses.

CARDIO



STRENGTH



Fitness

A spa with steam and sauna adjoins the fitness rooms.



THE CROWN

On the twenty fifth floor, with a chef's kitchen, fire pits and an herb garden.







THE SOCIAL FLOOR

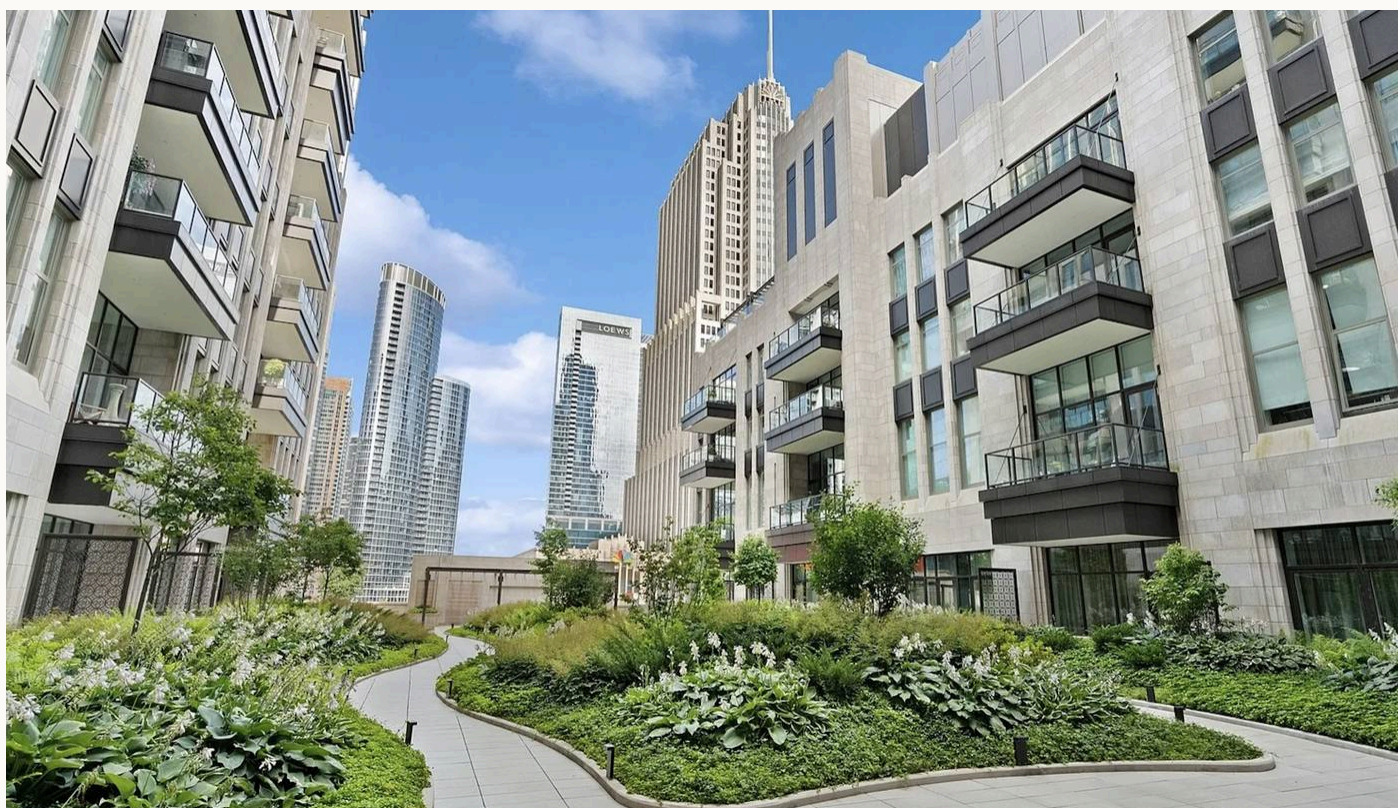
Private dining and entertaining

The host bar and prep kitchen can be booked by residents. Lounges and a catering kitchen share the floor, which opens onto the private park.

GOLF SIMULATOR



PRIVATE PARK



PART FOUR

IV

Working with Mike

THE RECORD

My work in the building

7 sales · 10 leases

As of September 2026

SOLD

412	516	620	709
712	810	1702	

LEASED

412	416 [*]	501	516
616	1001 [*]	1003	2004

*Two lease transactions each.

PENDING SALE

2403

HOW I WORK

Buying and selling here

BUYING HERE

Tell me your budget, how much space you need and how you plan to use the home. I'll help you compare layouts, views and pricing, then arrange showings of the homes that fit.

SELLING HERE

If you own in Tribune Tower, I can review recent sales with you, discuss pricing and put together a plan to prepare and market your home.



Contact Mike Larson

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