



2017 Mendell

Welcome to Chicago's
New Life Science and
Manufacturing Hub

HEALTHY. QUIET. SAFE.





WORK SAFELY



HEALTHY. QUIET. SAFE.

YOUR EMPLOYEES WILL
THANK YOU





**25' TWO-STORY LOBBY DOUBLES AS AN ART GALLERY
FEATURING CUSTOM ART BY MAX SANSING.**

**HOSPITAL-GRADE BLUE LIGHT SANITATION ELIMINATES
GERMS, BACTERIA, MOLD, AND VIRUSES ON SURFACES 24/7.**



BRING YOUR EMPLOYEES SAFELY BACK TO WORK



Constant Supply of Fresh Air

Fresh air is continuously circulated throughout the building after being sanitized using blue light & photoionization technology.



Blue Light Surface Sanitation

Hospital-grade blue light provides 24/7 surface pathogen mitigation throughout all common areas eliminating germs, bacteria, mold, and viruses.



Hospital Grade Air Filtration Systems

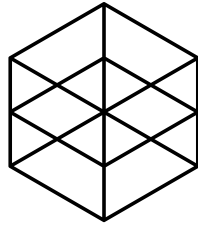
Advanced oxidizing MERV and HEPA filtration systems eliminate air pollutants such as VOCs & mold while reducing dust particles as small as PM 2.5.



Touchless Secure Access & Amenities

Paxton hands-free FOB system provides secure access to the building. Touchless Kohler fixtures used throughout the building.





2017 Mendell

We have the health & safety of your employees in mind so you can focus on your business.

2017 Mendell is Chicago's first and only move-in ready, Life Science/Manufacturing Hub using hospital-grade blue light & photoionization technologies to mitigate the risk of exposure to airborne pathogens. Continuous fresh air supplied into the building and stale air exhausted out.

Highly efficient building systems, dynamic glass, and reduced real estate taxes allow tenants in this boutique office building to closely control both their work environment and their occupancy cost.





ADVANCED AIR FILTRATION & PATHOGEN MITIGATION
SYSTEMS ASSURE A CLEAN OFFICE ENVIRONMENT FOR
YOUR BEST AND BRIGHTEST



SOUND RATED, ENERGY EFFICIENT ELECTROCHROMIC GLASS WINDOWS ENSURE A QUIET, GLARE-FREE WORKPLACE THAT IS FLOODED WITH NATURAL LIGHT AND UNOBSTRUCTED VIEWS.

OFFICE SPACE DESIGNED FOR 2020 HEALTHIEST ALTERNATIVE TO THE CBD

Never before has being the big fish in a small pond been more important than today's work environment.

At 2017 Mendell you can put employee health & safety first by taking control of your work environment. Say goodbye to crowded elevators, downtown commutes, and shared common corridors.

Your employees will thank you.



| | |
|----------------------|-------------------|
| Building Height: | 4 Stories |
| Building Type: | Lab/Manufacturing |
| Building Class: | A |
| Building Size: | 60,559 SF |
| Max. Combined Space: | 42,767 SF |
| Ceiling Heights: | 11-22 FT |
| Year Rehabbed: | 2018 |
| Year Built: | 1914 |
| Parking: | 74 spaces |

Hassle-Free Relocation

To expedite your transition to a healthier work environment, we can build out the space to suit your specific needs and deliver your new space on a turn-key basis so that you can focus on running your business.

Full floor options available.

Reduced Taxes & Enterprise Zone

Pending Class 7B tax incentives will reduce property tax assessments by 60% for 10 years. Tenants are eligible for Enterprise Zone tax incentives including a tax credit for every employee brought to the building and sales tax exemptions for certain FF&E purchases.



TURN-KEY, FULL FLOOR, AND FULLY BUILT-OUT
FURNISHED SPEC SUITE OPTIONS AVAILABLE

PREMIUM BUILDING AMENITIES

High-Tech Infrastructure

The building features ultra-high-speed fiber optic internet, brand-new high efficiency mechanical and electrical systems. Redundant state-of-the-art security system with 24/7 monitoring and FOB entry keys ensure employee safety. **Freight Elevator Prepped.**



Ample Parking, Easy Access to Expressway & Transit

2017 Mendell features 74 on-site parking spaces (1 per 1,000 SF leased) and indoor bike storage.

The building is easily accessed via I-90/94, Clybourn Metra station, The 606 trailhead, rideshare, and the CTA.

Smart Electrochromic Glass Windows

Sound rated, programmable View Dynamic Glass windows automatically tint to block glare from sunlight, eliminating the need for blinds, improving temperature control and reducing eye-strain, headaches, and drowsiness.

Rooftop Workspace with Skyline Views

3,200 SF rooftop lounge and deck features a covered seating area, fire pit, grill, and string lights, providing employees a private, safe outdoor space to work, meet, recharge, and reflect while enjoying arguably the best skyline views in the city.



WORK SAFELY



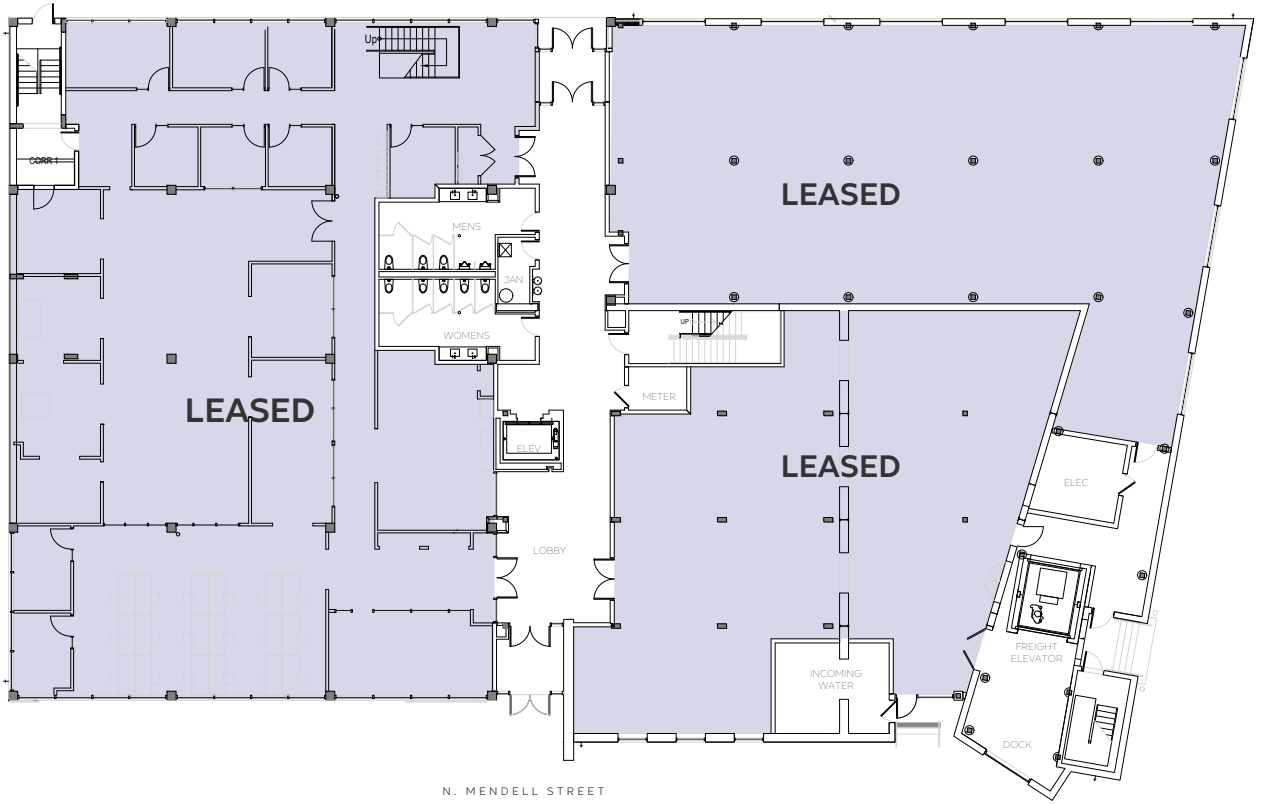
WORK SAFELY AT 2017 MENDELL

CHICAGO'S HEALTHIEST BUILDING

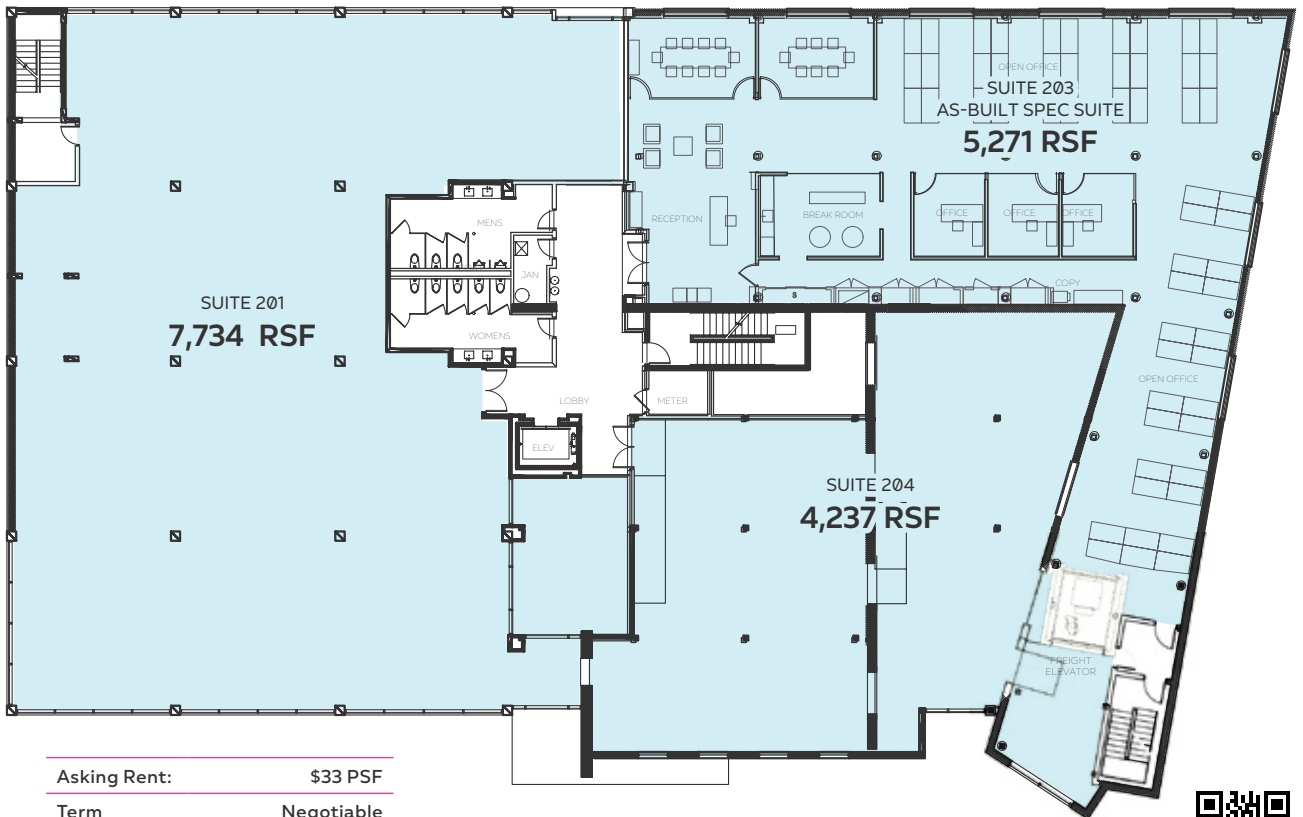




FLOOR 1



FLOOR 2



| | |
|--------------|------------|
| Asking Rent: | \$33 PSF |
| Term | Negotiable |

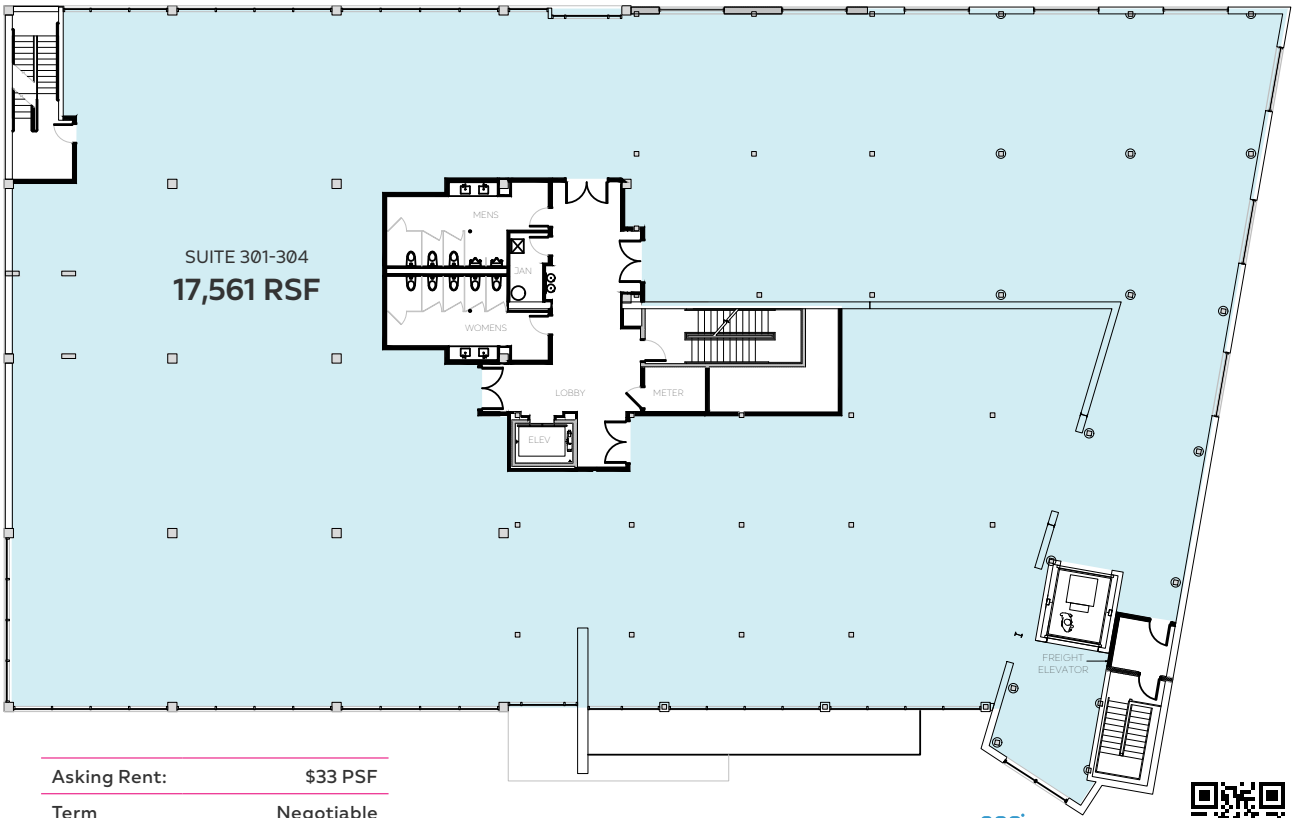
Can be combined with Floor 3 for up to 43,190 RSF of adjacent space

 VIRTUAL TOUR
<http://bit.ly/Mendell-FL2>





FLOOR 3



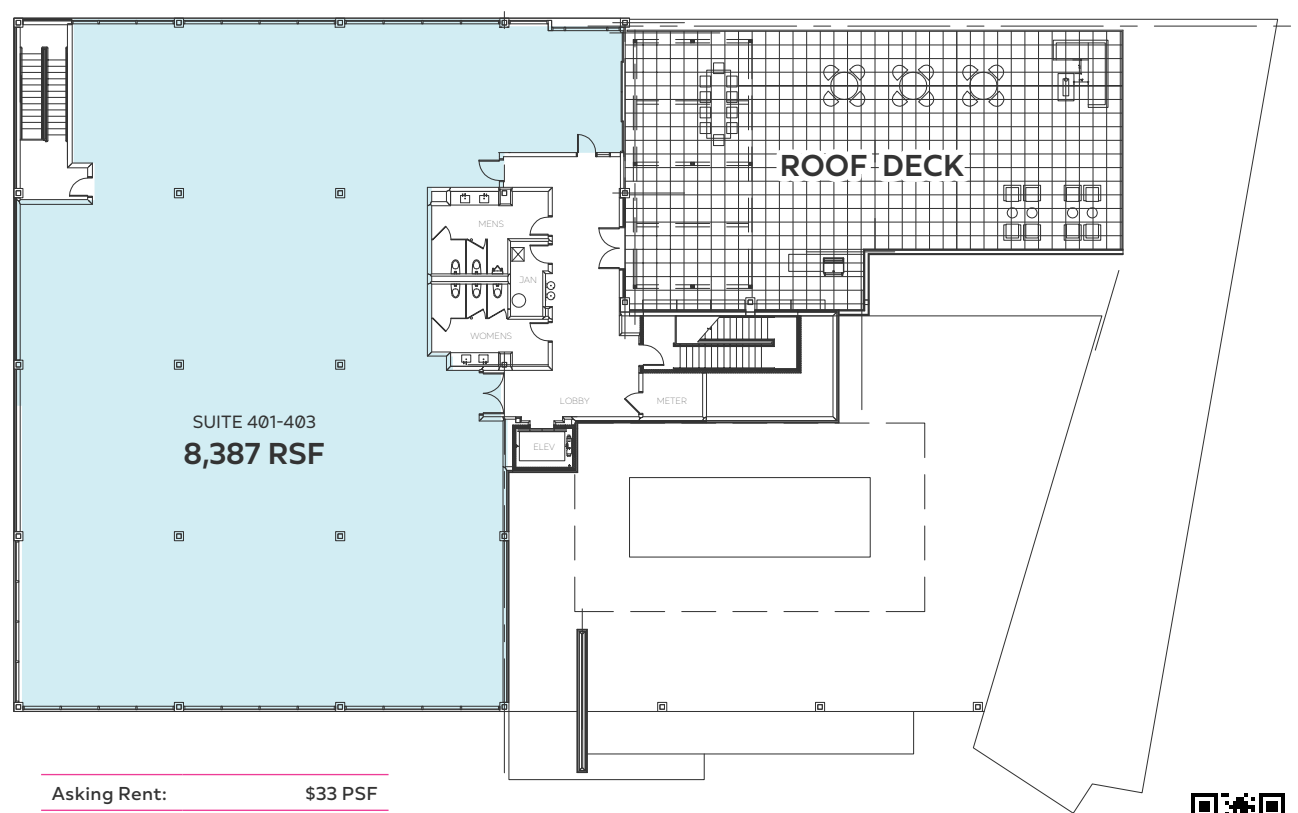
Asking Rent: \$33 PSF
Term: Negotiable

Can be combined with Floor 2 for up to 43,190 RSF of adjacent space

360° VIRTUAL TOUR
<http://bit.ly/Mendell-FL3>



FLOOR 4



Asking Rent: \$33 PSF
Term: Negotiable

360° VIRTUAL TOUR
<http://bit.ly/Mendell-FL4>





RAPIDLY EVOLVING TECH, INDUSTRY, & ARTS HUB

Next Gen Submarket

Located along the west bank of the Chicago River the North Branch, 2017 Mendell sits between Webster & Cortland within the boundaries of the Lincoln Yards mixed-use district.

The North Branch has seen a flurry of new and proposed developments and infrastructure improvements that has kick-started the transformation of this formerly gritty industrial corridor into Chicago's next generation office submarket.

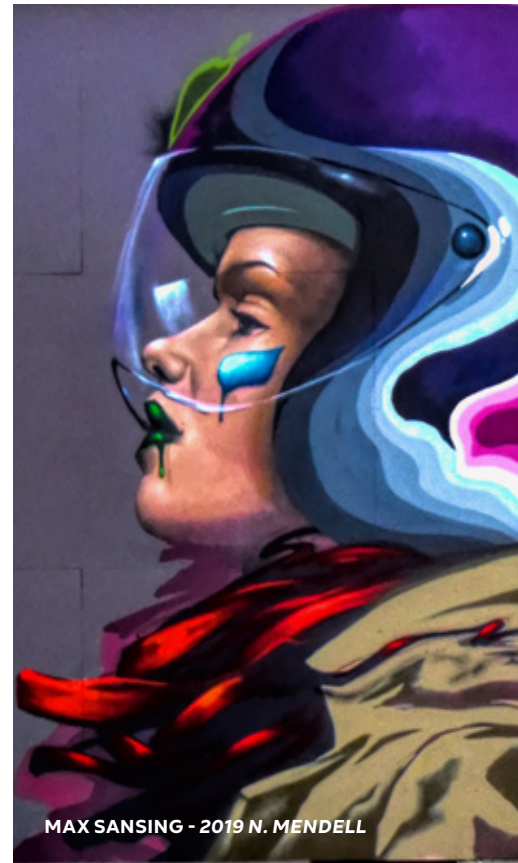
Centrally located within the city between downtown and the north and west sides, the building is adjacent to vibrant residential neighborhoods that are home to a thriving Millennial / Gen-Z workforce. The building is easily accessible to the entire city and surrounding suburbs via I-90/94, Metra, and the CTA.

Public Art District

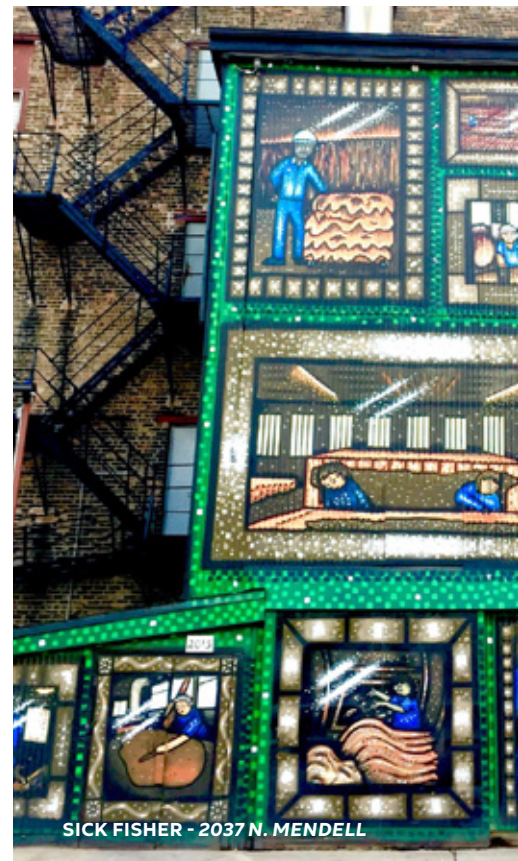
Renowned Chicago artists such as Hebru Brantley, Max Sansing, ROA and more were commissioned to create murals on the buildings surrounding 2017 Mendell, creating a one of a kind vertical gallery for tenants. Other artists have added their work nearby, turning the area into a public art district that now features over 20 murals and art pieces.

Employees and guests entering the 25' lobby atrium at 2017 Mendell can view "The Process," a custom multi-panel piece by Max Sansing. Around the corner, a mural by Hebru Brantley featuring the iconic Flyboy brings an urban cool vibe to the accent wall by the elevator doors.

The lobby art, vertical gallery, and art district surrounding 2017 Mendell inject the building with a unique old-meets-new aesthetic that resonates with today's workforce.



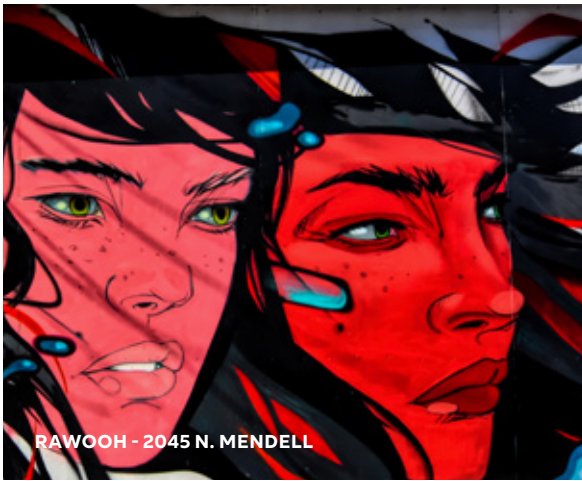
MAX SANSING - 2019 N. MENDELL



SICK FISHER - 2037 N. MENDELL



ROA - MCLEAN & MENDELL



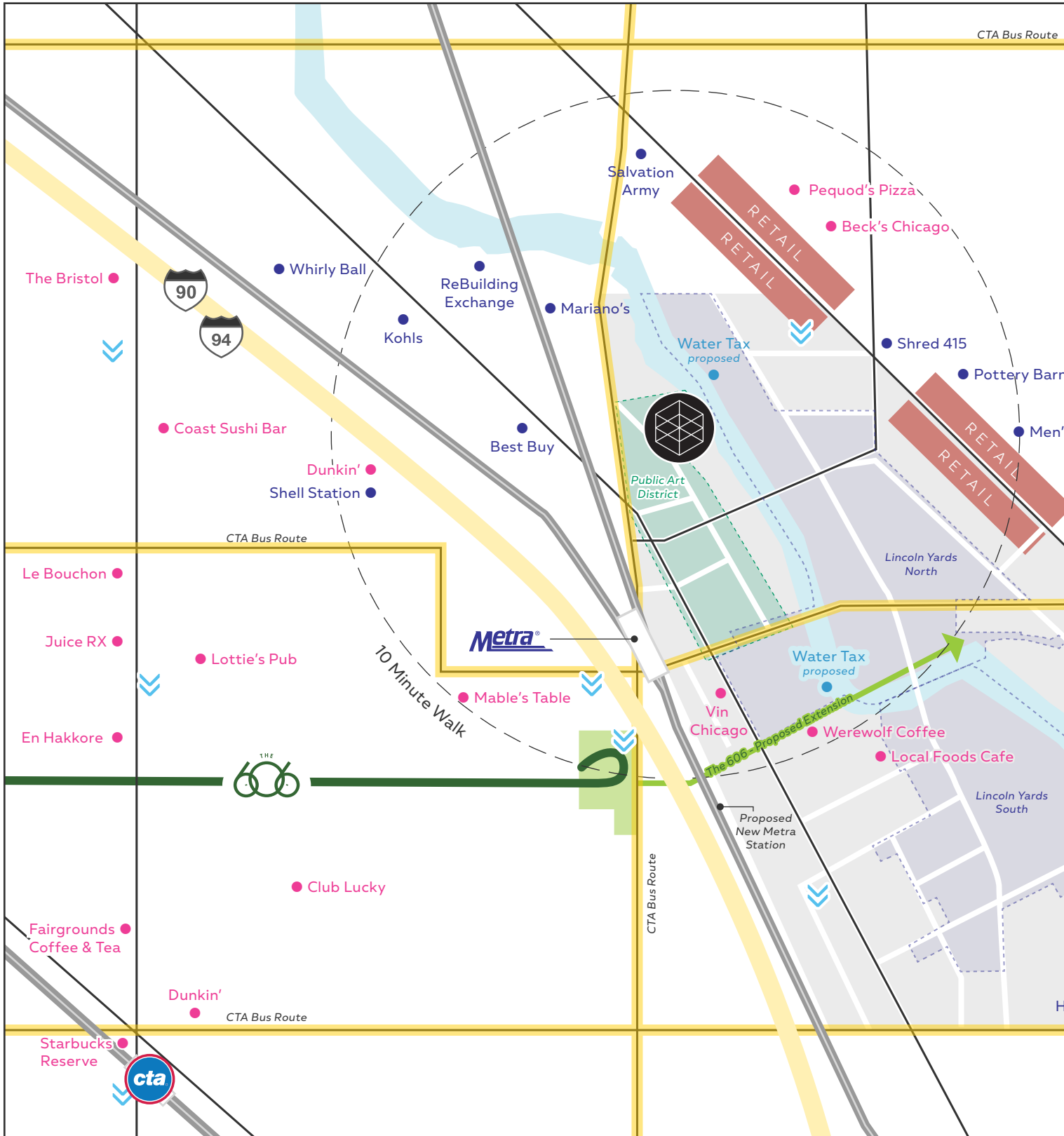
RAWOON - 2045 N. MENDELL



CZR PRZ - 2001 N. MENDELL



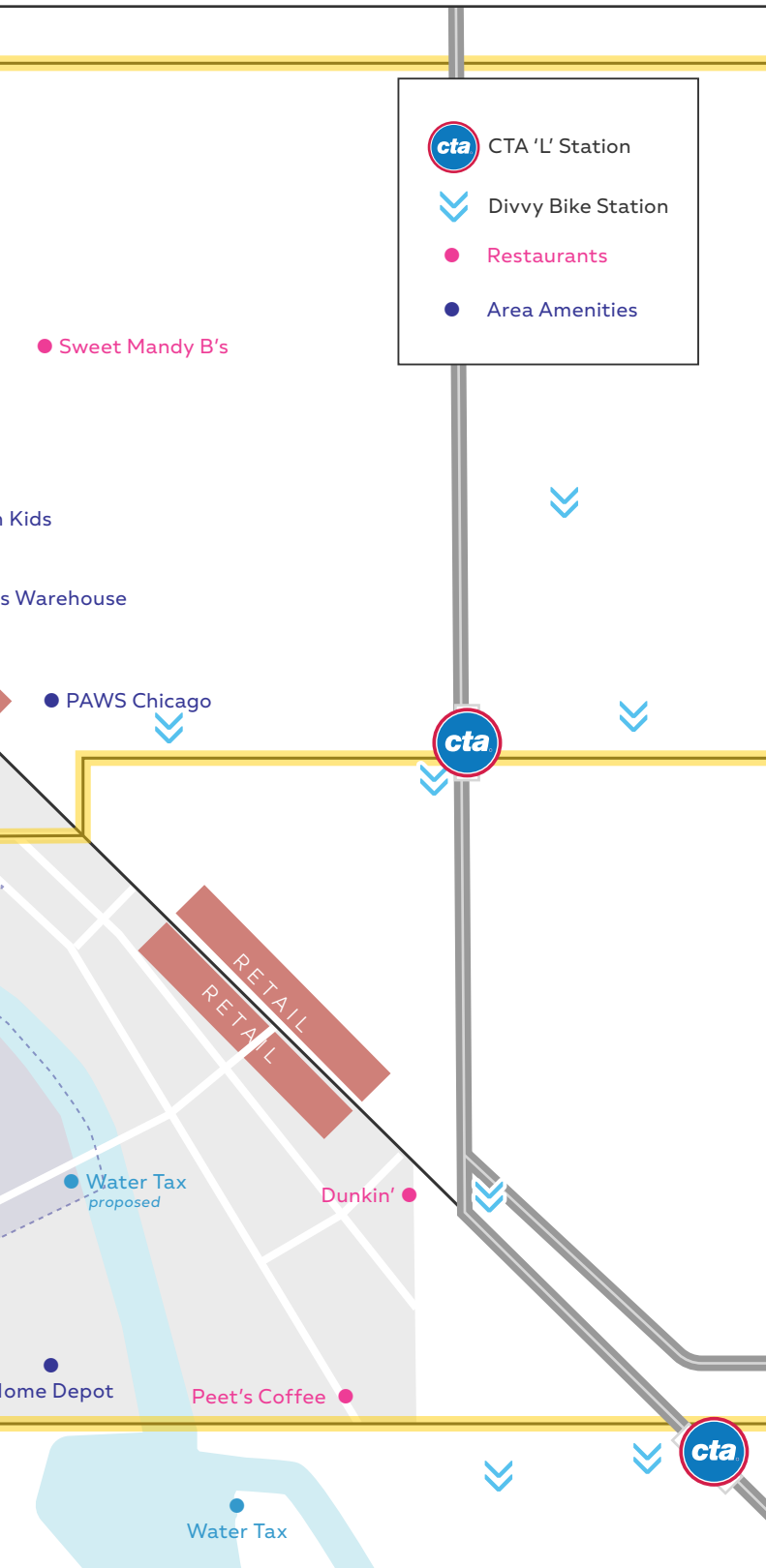
HEBRU BRANTLEY - 2019 N. MENDELL





CLOSE TO HOME

RIVERFRONT LOCATION



2017 Mendell is located on the west bank of the Chicago River, in close proximity to the booming population of talented young professionals living in Bucktown, Wicker Park, Ukrainian Village, Humboldt Park, Logan Square, and Lincoln Park.

- + Immediate access to I-90/94 (Kennedy Expressway) Armitage exit
- + 9 minute walk to The 606 trail head at Walsh Park providing easy bike access to Bucktown, Wicker Park, Humboldt Park and Logan Square
- + Centrally located near shopping, dining, nightlife, and vibrant residential neighborhoods

Nearby Transit

| Clybourn Metra Station | 6 min | 2 min | 2 min | - |
|--|--------|--------|--------|--------|
| Ogilvie Transit Center (Metra) | - | 20 min | 8 min | 12 min |
| Armitage CTA <i>Red, Purple & Brown Lines</i> | 22 min | 6 min | 5 min | 15 min |
| North & Clybourn <i>Red Line</i> | 24 min | 7 min | 6 min | 22 min |
| Damen / North / Milwaukee <i>Blue Line</i> | 25 min | 15 min | 7 min | 15 min |
| O'Hare International Airport | - | - | 22 min | 50 min |
| Midway International Airport | - | - | 21 min | 55 min |



2017 Mendell

2017mendell.com

FOR LEASING INFORMATION CONTACT

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