

2017 NORTH MENDELL

Chicago's Healthiest Building

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

# Chicago's most progressive work environment

2017 Mendell, a 61,000 square foot loft building, is Chicago's first and only move-in ready, Class "A" building deploying medical-grade Plasma & Blue Light technologies to mitigate the risk of exposure to airborne and contact pathogens. In addition, the highly efficient building systems, View dynamic glass and reduced real estate taxes, allows tenants in this boutique office building to closely control both their work environment as well as their occupancy cost.

Situated on the Chicago River between Webster and Cortland, 2017 Mendell is in the epicenter of Lincoln Yards. This formerly 'gritty' industrial neighborhood has been completely transformed with world renowned street art into a new hub for Tech, Industry and Arts.

[2017Mendell.com](http://2017Mendell.com)

WATCH VIDEO

2017 NORTH MENDELL



# Pathogen Mitigation

## GLOBAL PLASMA AEROSOL AND AIRBORNE PATHOGEN MITIGATION SYSTEM

Chicago's first Class "A" commercial building to deploy hospital-grade Plasma technologies to mitigate the risk of exposure to airborne and contact bacteria and virus.

## 420 NM BLUE LIGHT SURFACE SANITIZATION

Blue Light LED light fixtures are installed throughout the common areas at 2017 Mendell to ensure surfaces always remain sanitized. These harmless-to-human LED fixtures are commonly utilized in hospitals and other high touch businesses to kill surface-living virus and bacteria, including antibiotic resistant ones. Blue Lights remain on 24/7 and are included as part of landlord's 'turn-key' buildout.

## AIRBORNE PARTICLE REDUCTION FOR PREMIUM AIR QUALITY

Developed with a filter system that incorporates an advanced Oxidation process to reduce air pollutants such as odors, VOC's mold and converts the pollutants to friendly Hydrogen and Oxygen. The advanced filter system also reduces dust particles as small as PM2.5.

## 3,200 SF LANDSCAPED, ROOFTOP WORKSPACE

A rooftop lounge and deck space with spectacular views of the Chicago Skyline to work, meet, break away, recharge and reflect.

## PAXTON HANDS-FREE FOB SECURE ACCESS CONTROL

## KOHLER HANDS-FREE APPLIANCES IN RESTROOMS

For information about the NIH Study on the antimicrobial effects of blue light, [CLICK HERE](#)



# The ideal 2020 office building: *your employees will thank you*

## **CONTROL YOUR WORK ENVIRONMENT**

Never before has being the big fish in a small pond been more important than today's work environment. Rather than being a small user in a massive office building, control all aspects of your occupancy by being a single tenant, just providing the healthiest environment for your employees... so much so that they will thank you.

## **HEALTHY, QUIET & SAFE**

An advanced photoionization and high MERV air filtration system to assure a clean-air working environment. Sound-rated windows to assure a quiet working environment. Redundant security systems throughout including fob entry keys.

## **ALL NEW, HIGHLY EFFICIENT BUILDING SYSTEMS**

From electrical to elevator to the mechanical system, every system in the building is new as well as technically advanced. A high-efficiency heating and cooling system complements the high efficiency of the building and contribute to low operating costs.

## **REDUCED TAXES & OPERATING EXPENSES**

Tenants of 2017 N Mendell can take advantage of the building's reduced taxes and operating expenses; a "7B" property tax incentive application, which reduces property tax assessment by 60% for 10 years, is pending.

## **ECONOMIC BENEFITS FOR ALL BUSINESSES**

Located in an Enterprise Zone, Tenants of this building can take advantage of tax incentives such as a \$500 per employee State of Illinois tax credit for every job you bring to this building as well as a sales tax exemption for certain FF&E.



# Lincoln yards first class A building:

Situated in Lincoln Park along the Chicago River between Webster and Cortland in the North Branch Corridor, the Developers of 2017 N. Mendell commissioned renown Chicago artists such as Hebru Brantley and Max Sansing to transform this formerly 'gritty' industrial neighborhood into a new hub for Tech, Industry and Art.

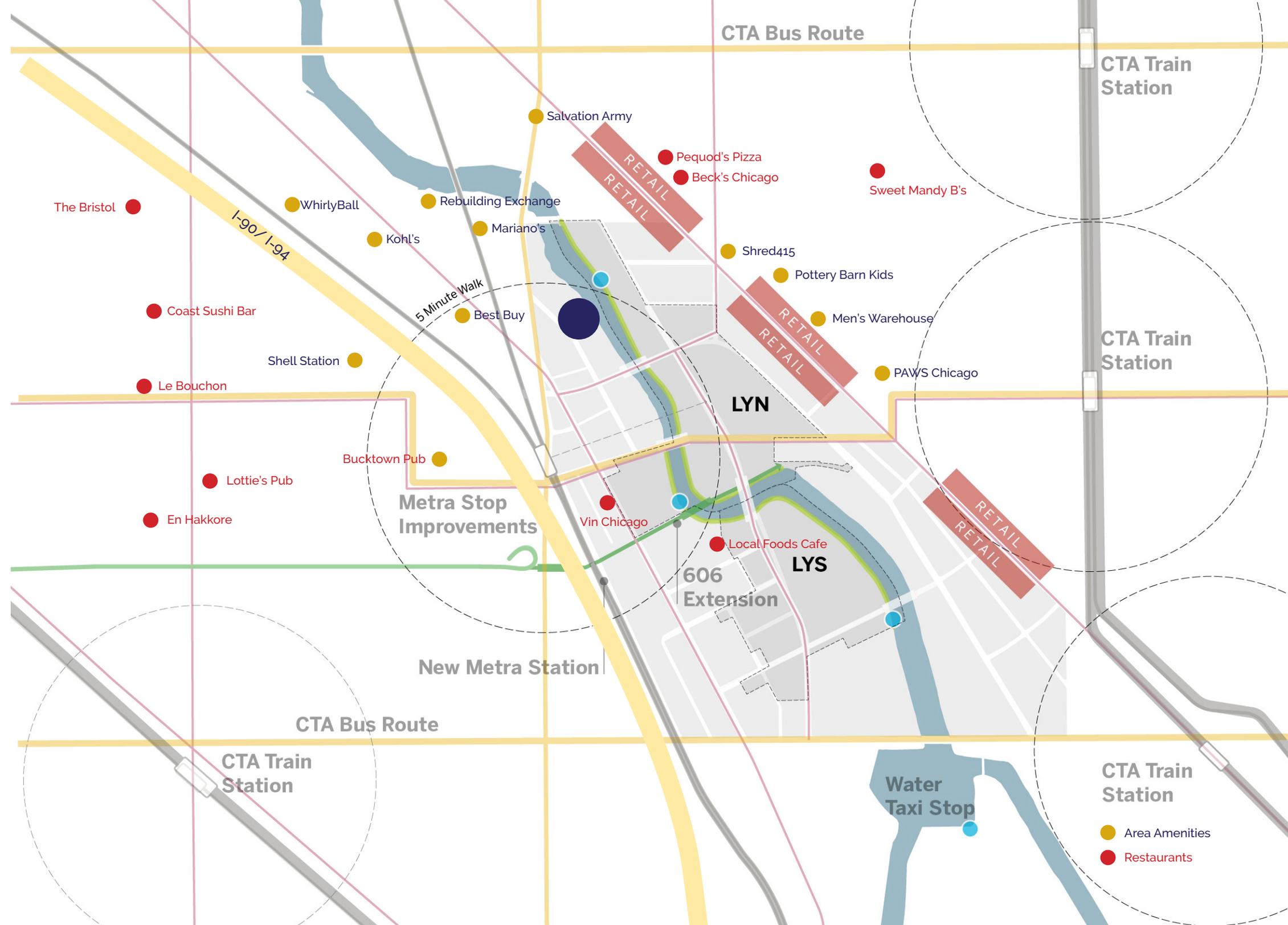
- Epicenter of Lincoln Park, Bucktown, Logan Square and Wicker Park
- Immediate access to I-90/94 (Kennedy Expressway) Armitage exit
- Steps from the Metra Clybourn Station
- One block east of CTA Red, Purple and Brown lines at Armitage
- 1/2 mile to the 606 trailhead, Chicago's next great urban park

## IMMEDIATE HIGHWAY AND METRA ACCESS

Situated just steps to the Clybourn Metra Station, the Kennedy Expressway at Armitage, the Elston Avenue bike trail and the 606 trail.

## ON SITE PARKING

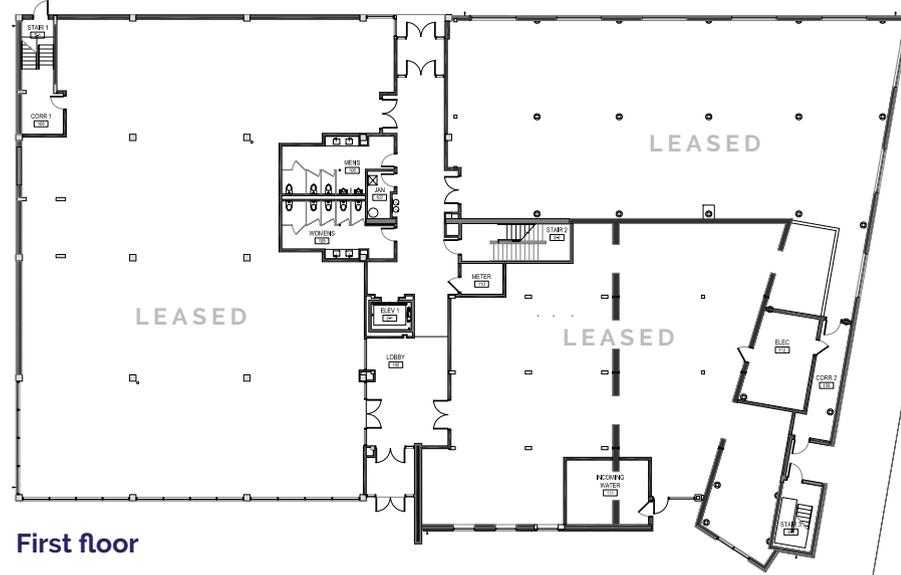
60 parking spaces on site (or 1 per 1,000 s.f. leased), in addition to ample street parking.



# Space

## FLEXIBLE TURNKEY DESIGN

2017 N. Mendell is the first completely renovated Class "A", full-service, loft office building to emerge in the epicenter of the newly-branded Lincoln Yards neighborhood of Chicago. To expedite your transition to a healthier work environment, the developer is capable of delivering your new space on a turn-key basis.



First floor

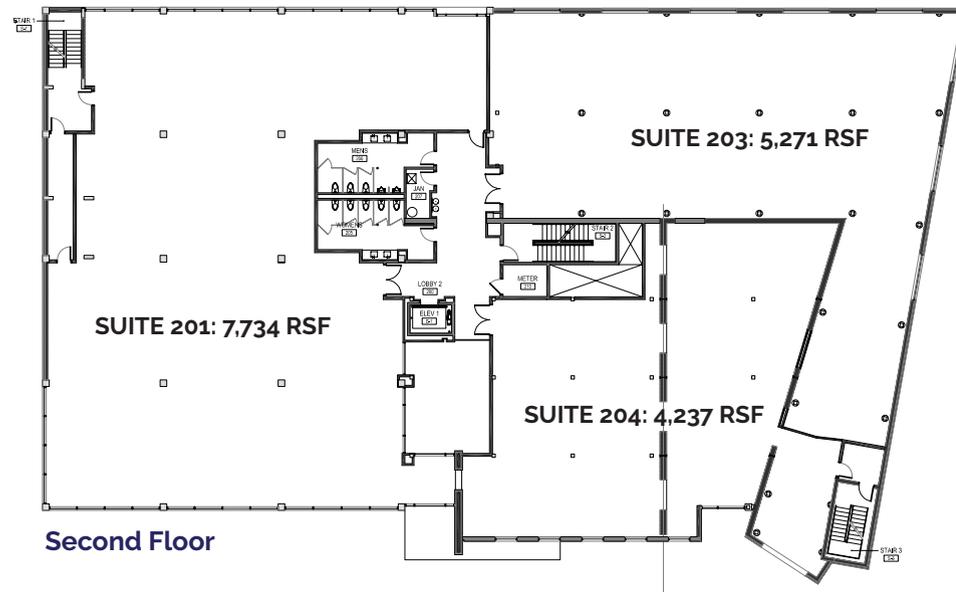
## VIEW WINDOW TINTING

Programmable, electrochromic glass from View Dynamic Glass - glass that electronically tints to reduce UV exposure, heat, energy costs and eliminates the need and cost for window treatments is featured throughout.

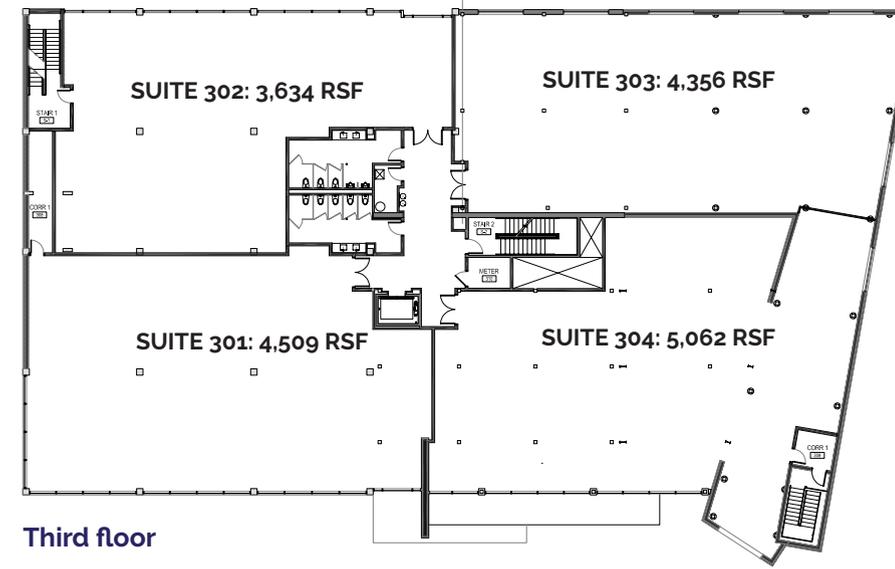
## 25' TWO-STORY LOBBY ART GALLERY

The dramatic 25' high lobby doubles as an art gallery featuring the works of renown Chicago artists.

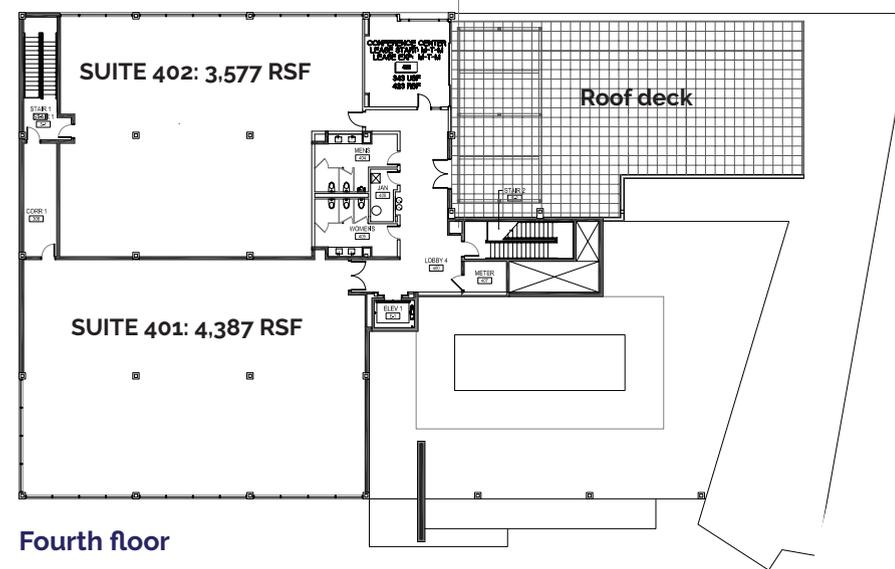
## STATE-OF-THE-ART FIBER OPTICS



Second Floor



Third floor



Fourth floor



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