

TECH | LIFE SCIENCES | MANUFACTURING | CANNABIS

2017  
NORTH  
MENDELL





Turnkey Program With Investment Capital Available

Class 6B Reduced Real Estate Taxes

2017

43,190 SF BLOCK OF CLASS A SPACE

RIVER FRONT PROPERTY IN LINCOLN PARK

PROMINENT EXTERIOR SIGNAGE + MURAL OPPORTUNITY





## OUR MISSION

2017 N Mendell is located on Chicago's riverfront in a location that was formerly a 'gritty' industrial neighborhood, now completely transformed with world renowned street art and a new hub for Tech, Industry and Arts.

2017 has infusion/Craft Grow zoning and turnkey design/build construction. This secured facility is equipped with heavy power, healthcare-grade ventilation and is lender approved for cannabis use.



## BUILDING FEATURES

**Ownership:**  
Baker  
Development  
Corporation

**Building Size:**  
61,000 SF

**Contiguous:**  
43,190 SF

**Parking:**  
Ample On-Site  
Parking Spaces  
Available

**Transportation:**  
3 Blocks from Clybourn  
Metra Station  
3 Blocks from Armitage  
Highway Exit







PRIVATE ROOF DECK + EVENT SPACE



## THE STRUCTURE

Life science capable infrastructure

Healthy environment with continuous fresh air supplied into the building & state-of-the-art HVAC and Covid Mitigations

Hepa air filters and Hospital-Grade UVC & Photoionization technology sanitizing the supplied air

Building exterior mural opportunity with unmatched visibility in Chicago's hottest neighborhood

Global Plasma Aerosol and Airborne Pathogen Mitigation System

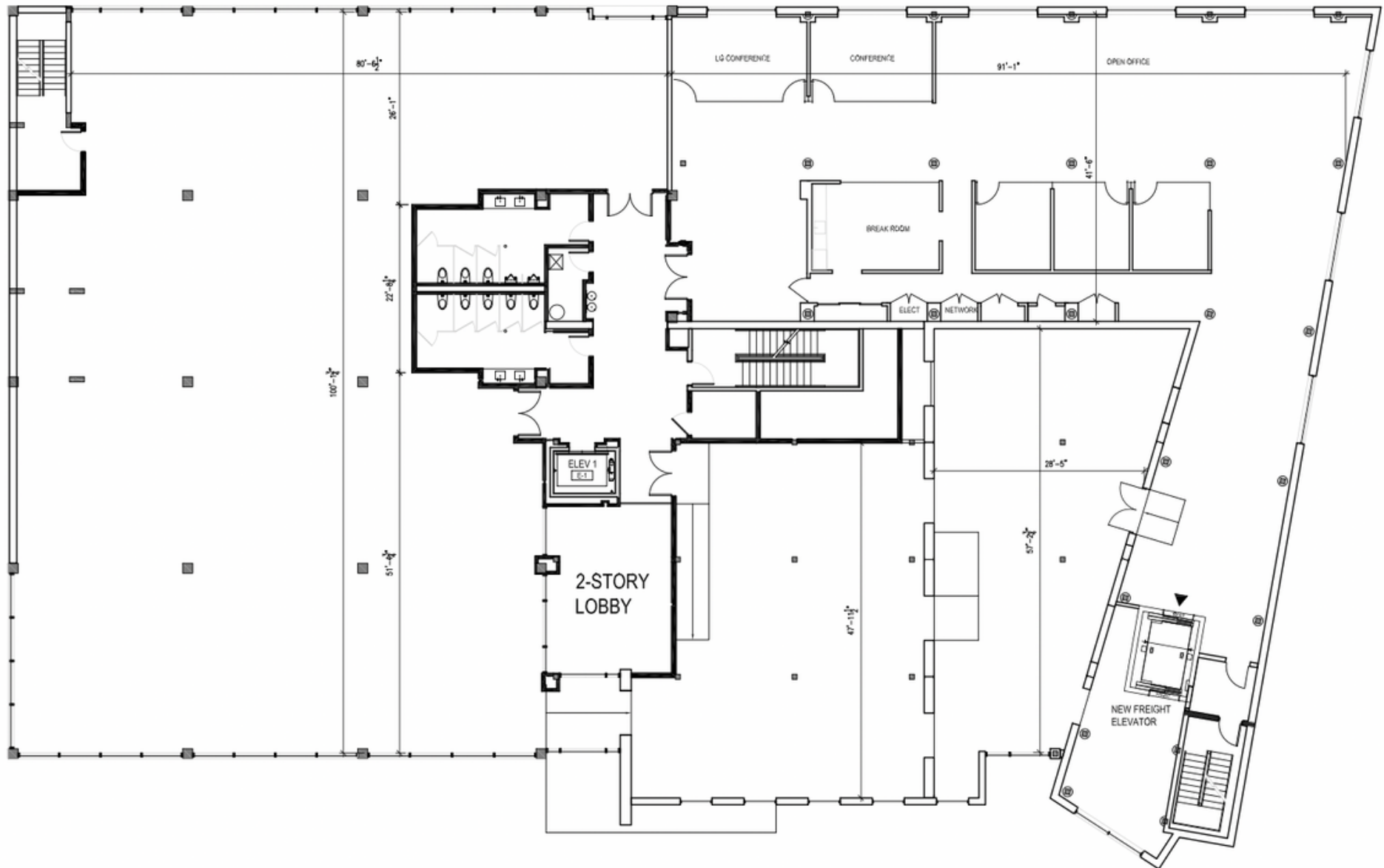
MADISON ROSE





# Suite 201, 202, 2SE

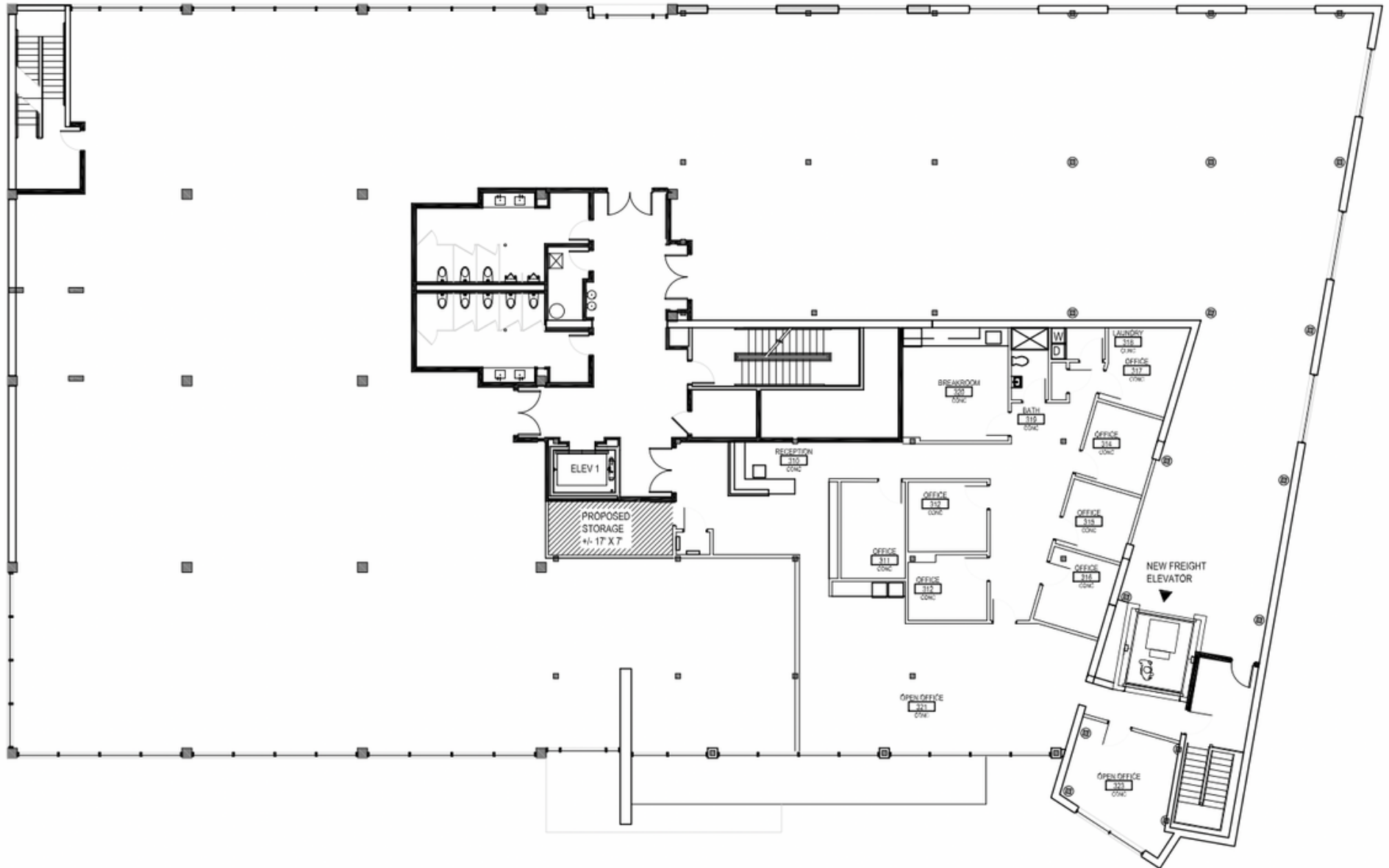
17,242 RSF





# Suite 300

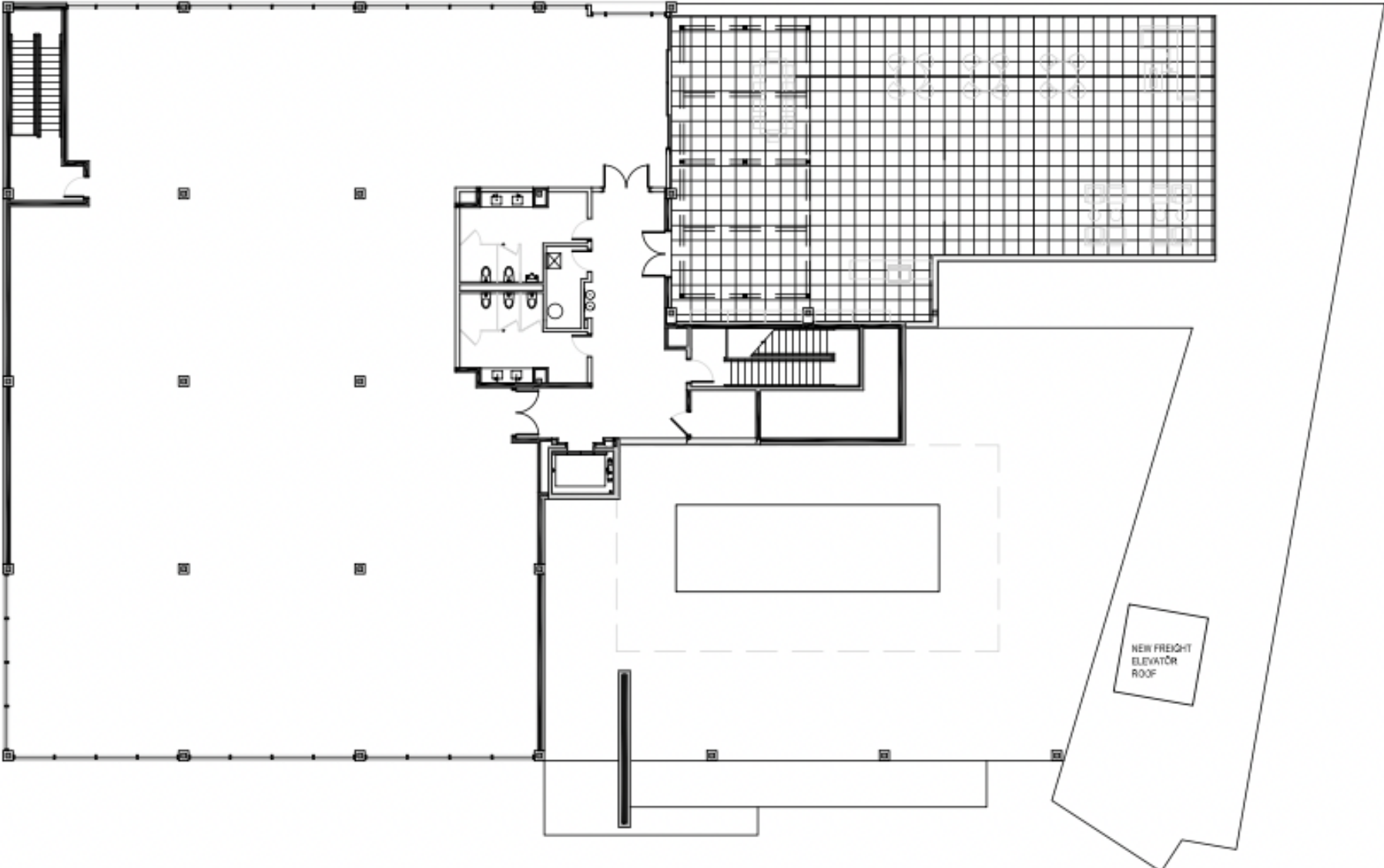
17,561 RSF





Suite 400

8,387 RSF







MADISON  
ROSE

**2017 N MENDELL**

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MADISON ROSE

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PASSION MEETS PURPOSE

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