

Century-old warehouse transformed into high-tech office building



2017 North Mendell

Location: Chicago, IL

Owner/Developer: Baker Development Corporation

General Contractor: Klein Construction

Architect: MSRA Architects

Project: 4 stories, 70,000 sq. ft.

Overview

View Dynamic Glass was key to repositioning warehouse into turnkey creative office space

Building anchors Lincoln Yards, a former industrial area, now a tech and arts district

With smart glass, the site retains its unbeatable views of Chicago river and skyline

View Dynamic glass part of a suite of healthy and high-tech features

2017 North Mendell, Chicago, IL

“What defines Class A for high tech corporate users looking to attract the best and brightest? Class A buildings today have a lot more glass, a lot more technology. Obviously View Dynamic Glass plays into all of this and it gets to the comfort of those tenants.”

Daniel Slack
Principal, Baker Development

“View Dynamic Glass is a really nice solution that tempers the light but leaves the views as open as possible. As the first ones in, we are setting a tone for the neighborhood, holding on to that industrial flavor but making it a cool tech office.”

Michael Semenzon
Principal, MRSA Architects & Planners

Businesses are increasingly willing to consider locations outside of the traditional downtown office core if they can find best-in-class buildings with public transit access and walkable amenities. Baker Development saw potential for this kind of destination in an abandoned, century-old distribution warehouse in Lincoln Yards, a newly-branded sub-market of Lincoln Park. While the Lincoln Park neighborhood has a thriving residential, shopping and dining scene, the blocks along the Riverfront were a gritty, underutilized industrial neighborhood. The adaptive reuse of 2017 North Mendell into a high-tech Class A office building is helping transform the area.

Baker Development selected View Dynamic Glass to make the building stand out as a high-tech, healthy and enjoyable place for

Construction Team

General contractor:
Klein Construction
Glazier:
Hensen Windows Inc
Electrician:
STS Solutions

Installation

Project type:
Renovation
Glass sq ft:
8,817
System type:
Dual pane with clear mate lite



entrepreneurs to work. The tenant spaces also have fiber optic cables, an air filtration system and redundant security systems. The building's 25-foot-tall lobby doubles as an art gallery, it has a rooftop lounge, bicycle parking and dedicated food truck spots. Tenants can provide design input on turn-key spaces, enabling them to spend more time on their business. Best of all, View Dynamic Glass will allow people to be inspired by the unbeatable views of the city skyline without blinds or dealing with uncomfortable heat and glare or outside noise.

Established in 1985, Baker Development Corporation is an experienced, privately-owned real estate development company. Virtually integrated in every class of real estate, Baker is recognized for its many award-winning properties and diverse portfolio while creating high levels of engagement with the end-user.