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Meridian Design Build completes renovation project

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Chicago

Meridian Design Build LLC has recently completed the fast track renovation of a 31,093-square-foot industrial building in Chicago. Located at [1419 W. Carroll Ave](#), the building will accommodate the United States Post Office annex operations.

The USPS entered into a lease with the building owner CF III Carroll Building LLC this summer following an extensive search of available space within the West Loop submarket, and coordinated on their behalf by Conor Mullady with [Jones Lang LaSalle](#). Adam Schneiderman and Denise Stein Chaimovitz of [Epic Realty Partners](#) represented the landlord in the transaction.

The facility will serve as the Wicker Park Carrier Annex for the USPS sorting, distribution, and general administration requirements. Under a fast-track schedule, work began on the project in July and was completed late August 2009.

Meridian Design Build coordinated selective interior demolition and construction of the new interior improvements including complete build out of partition walls and interior finishes and new HVAC throughout the entire space. Additional improvements included upgrades to the building electrical service, new locker rooms, and construction of a fully enclosed interior loading dock area.

Sustainable design features incorporated into the project include new energy efficient T5 high bay light fixtures controlled by a lighting relay panel with motions sensors and photo cells to provide light stepping. High EER HVAC units were also installed.

Ben Runkel, Associate Project Manager, and Fred Jennings, General Superintendent, managed the project for Meridian Design Build.