



445 N WELLS ST.

Impact at a Glance

- **20% energy reduction** from baseline achieved in 2018
- **83 ENERGY STAR Score**, ENERGY STAR Certified since 2011
- **63.7% reduction of carbon emissions** in 2023 compared to 2008 (data via ENERGY STAR Portfolio Manager)

Building Stats

- **Year Built:** 1910, addition built in 1980
- **Neighborhood:** River North
- **Use:** Commercial Office
- **Square Footage:** 39,913

Urban Innovations is a fully integrated real estate firm specializing in property management, leasing, and construction. From the top-down, their focus is to provide spaces that are safe, clean, inspiring, and innovative using adaptive reuse and sustainable practices in their locations for more than 40 years. Their property at **445 North Wells Street** is an example of dramatic energy efficiency improvements in unique spaces. Consisting of two buildings, the former home to the Deluxe Candy Company built in 1910 and an addition in the mid-1980's, 445 N Wells is an adjoined four-story brick and timber loft property home to several tenants, offering attractive features and amenities.

445 N Wells Ave. joined the Retrofit Chicago Energy Challenge in 2014 and achieved their target of 20% energy savings in 2018.

Urban Innovations also had another building, **372 West Ontario Street**, join the Challenge in 2014. This building achieved its 20% energy reduction goal in 2017 and has reduced its greenhouse gas emissions by an estimated **237 metric tons CO₂e**.

Spotlight on Energy Efficiency Investments



- Upgrades from fluorescent to LED lighting systems
- High efficiency water fixture retrofits in bathrooms
- Elevator modernization with updated machinery and controls
- Modernization of HVAC units



The property at 445 North Wells consists of a century old building home to the former Deluxe Candy Company (white facade, left) and an adjacent structure built in 1980 (brick facade, right).

Prior to joining Retrofit Chicago, Urban Innovations maintained eight years of utility data as part of the City of Chicago's benchmarking ordinance. Looking across their portfolio of boutique, commercial spaces, Urban Innovations was able to create a baseline of their performance and structure their capital improvements plan to address underperforming buildings. Enhanced energy efficiency directly translates into improved financial performance.

Urban Innovations partnered with the Environmental Defense Fund (EDF) Climate Corps program to begin documentation and education. Partnerships also formed with ComEd for lighting retrofits and with People's Gas for boiler tune ups.

The culture of constant learning has helped Urban Innovations continue to refine its approach to energy efficiency. Employees and tenants receive training and education on practices that help each property run as environmentally-friendly as possible. The management team is always looking for opportunities to improve the efficiency and experience at each of the buildings.

"Enhancing our energy efficiency and climate impact directly translates into improved financial performance for the asset and leads to tenant satisfaction," said Joi Harrell, General Manager of Urban Innovations. "We owe it to our tenants and community to have better performing, environmentally-friendly buildings that help protect human health. Don't miss opportunities to earmark capital funds to spend on cutting-edge energy and sustainability projects."

About Retrofit Chicago

The Retrofit Chicago Energy Challenge encourages, promotes, and celebrates voluntary energy efficiency leadership. Together, participating building owners, facility managers, engineers, and policymakers are demonstrating that energy efficiency is a winning proposition for Chicago's real estate industry as well as the environment.



The Key to Success for Urban Innovations

“ We owe it to our tenants and community to have better performing, environmentally-friendly buildings that help **protect human health.**”

Joi Harrell

General Manager,
Urban Innovations



Urban Innovations focuses on loft-style commercial properties with an emphasis on sustainability.

