



MURAL PARK

Work Inspired

INTRODUCTION

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Welcome to Mural Park. Located in Pilsen, one of Chicago's most culturally rich, historically significant and active neighborhoods. Mural Park is a creative office and commercial redevelopment of two 100,000 square foot loft buildings.

Mural Park will be a primary destination along the City of Chicago's new El Paseo, a 4 mile bicycle and walking "rails-to-trails" corridor connecting University Village with Pilsen and Little Village. A large public plaza featuring local art installations, community gathering amenities and year round gardens will connect the two 100-year old buildings of Mural Park.



Conceptual Rendering provided by JGMA



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WHY CHICAGO

WITH A GROWING POPULATION OF 9.7 MILLION PEOPLE IN THE METROPOLITAN AREA, A CENTRAL LOCATION IN THE US, AND A DIVERSE ECONOMY, CHICAGO IS ONE OF THE MOST VITAL AND INFLUENTIAL CITIES.



HEADQUARTERS

Chicago has the 2nd largest concentration of Fortune 500 company headquarters



EXPANDING WORKFORCE

Population is growing faster than ever, adding 42,423 residents in the metropolitan area over the last 5 years



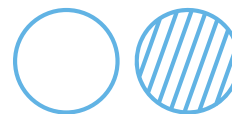
INCUBATORS

We have 100+ incubators, accelerators, co-working spaces, and innovation hubs



CORPORATE MIGRATION

Ranked #1 City for new and expanded corporate facilities for the 4th consecutive year



DIVERSITY

The most diversified economy in the US, with no single industry employing more than 14% of the working population



TRANSPORTATION

Chicago has one of the largest public transportation systems in the nation



AMENITIES

WE'VE GOT YOU COVERED



EL PASEO

Mural Park will be situated along Pilsen's new 4 mile bicycle and walking path, "El Paseo". The path will feature gathering spaces, public art and gardens



FOOD SERVICE

Both buildings will have local food operators and breweries



BIKE STORAGE

Mural Park will have ample indoor bike storage. Bike repair and cleaning services are also available



MURAL PARK

Connecting 1901 and 1911 South Sangamon will be a beautifully landscaped park that will serve as an outdoor art gallery and meeting place



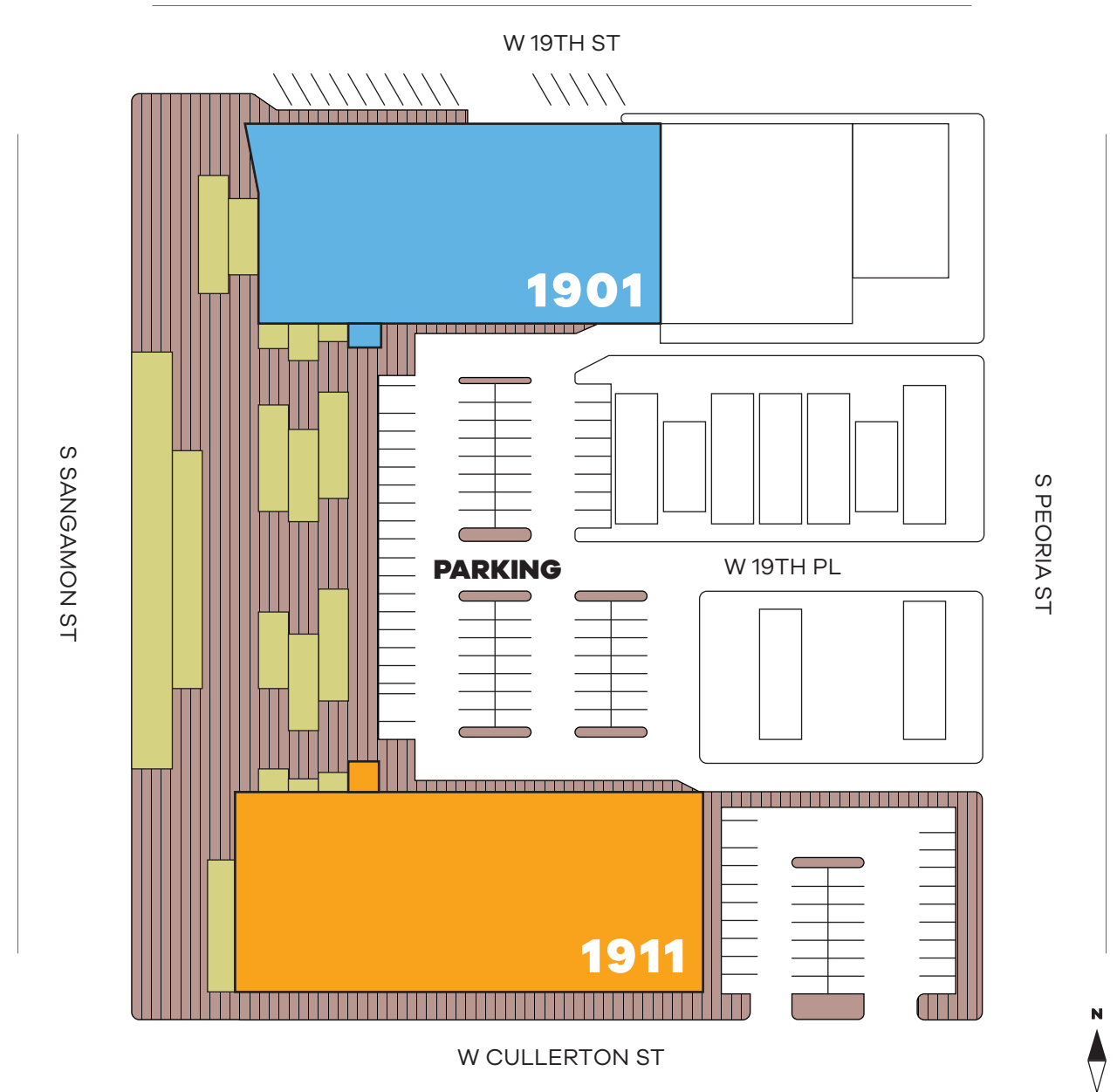
ROOF DECK

1901 S Sangamon will feature an outdoor roof deck with unparalleled skyline views. The roof deck can be reserved for private tenant events



DOG FRIENDLY

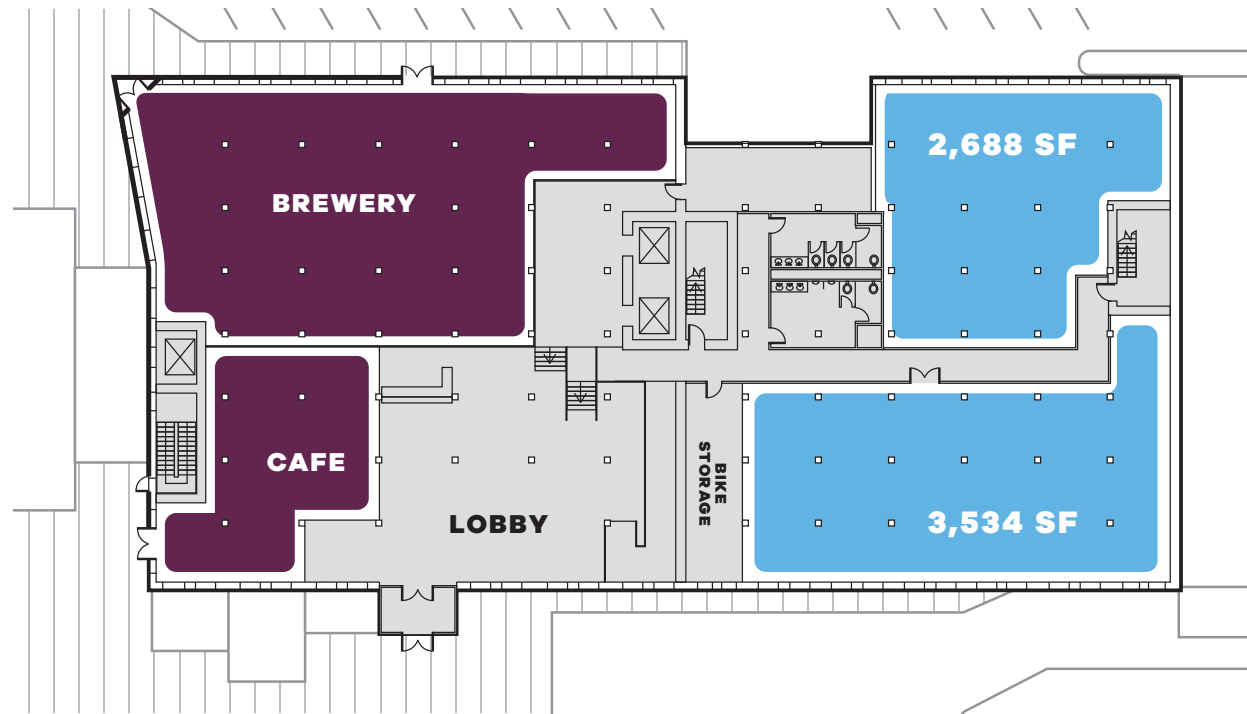
Both buildings are dog friendly, so go ahead and bring your pup to work



1901 SOUTH SANGAMON

FIRST FLOOR PLAN

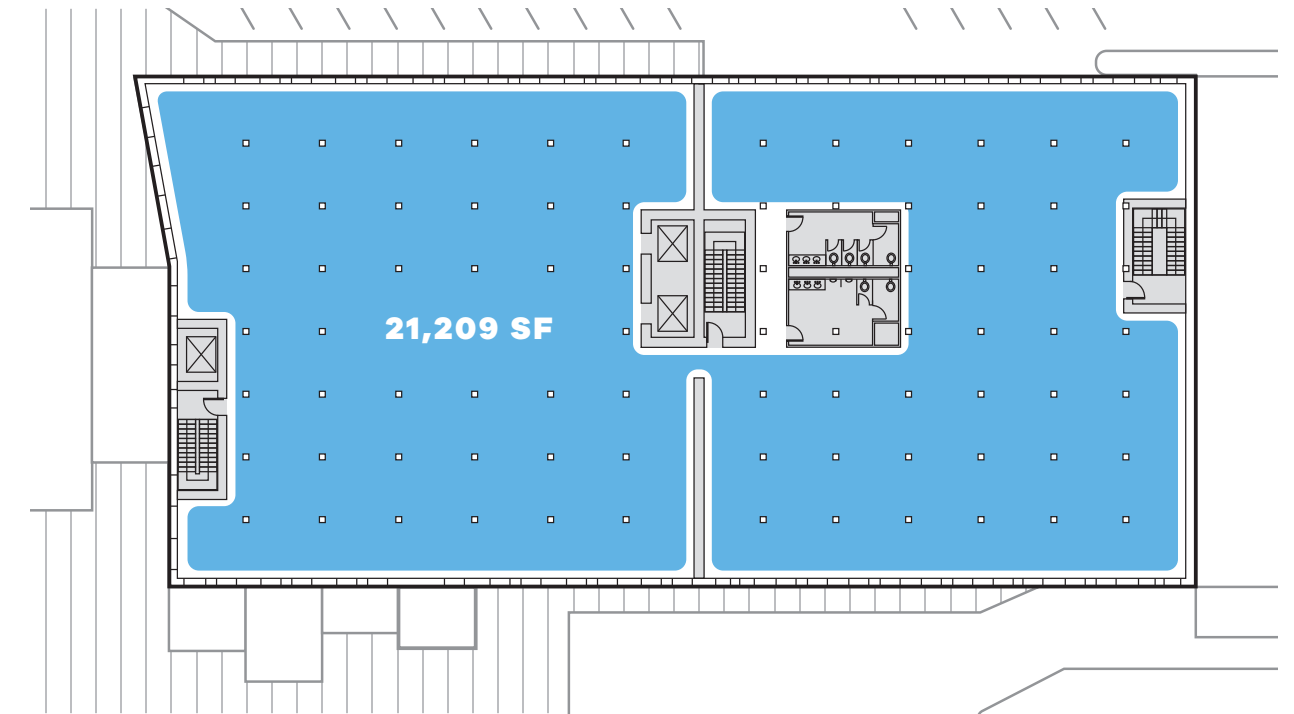
The ground floor will feature a new lobby, café, and restaurant area as well as two suite options for tenants.



1901 SOUTH SANGAMON

TYPICAL FULL FLOOR PLAN - 21,209 SF

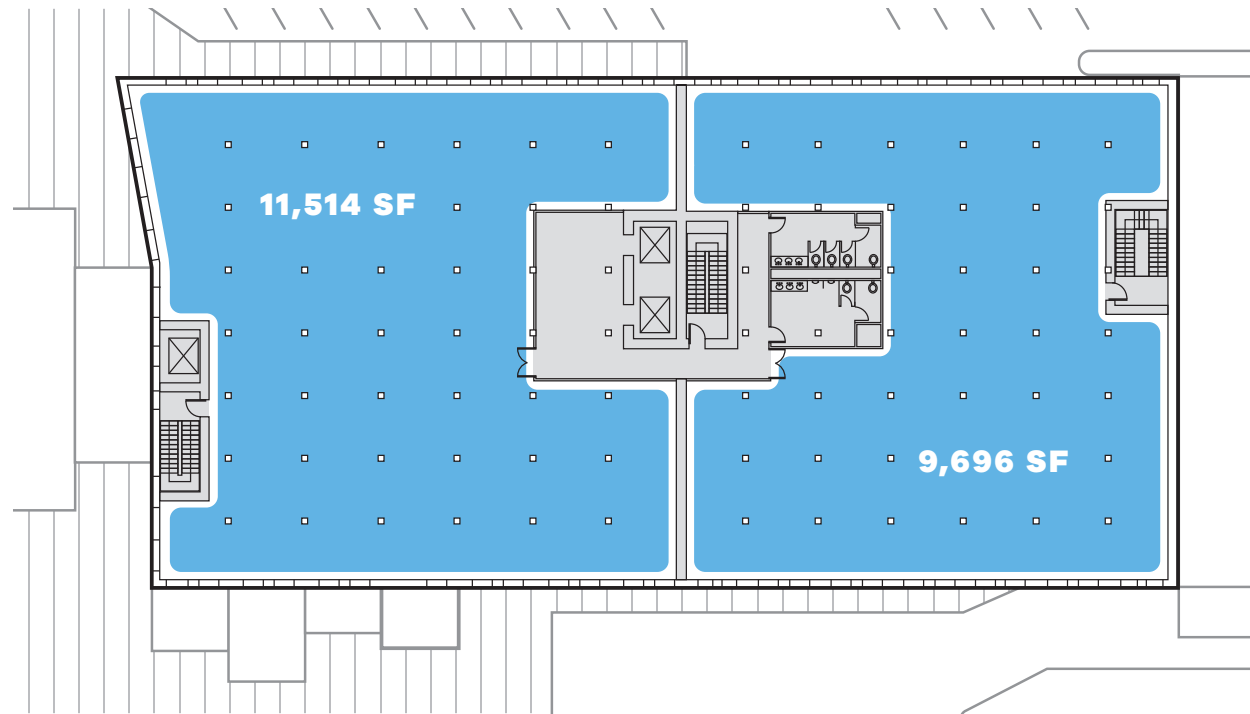
1901 will offer tenants options ranging from 5,000 – 21,209 RSF per floor. Each floor will feature 12 ft. ceilings, abundant natural light and air, and a modern industrial vibe.



1901 SOUTH SANGAMON

TYPICAL MULTI-TENANT FLOOR PLAN

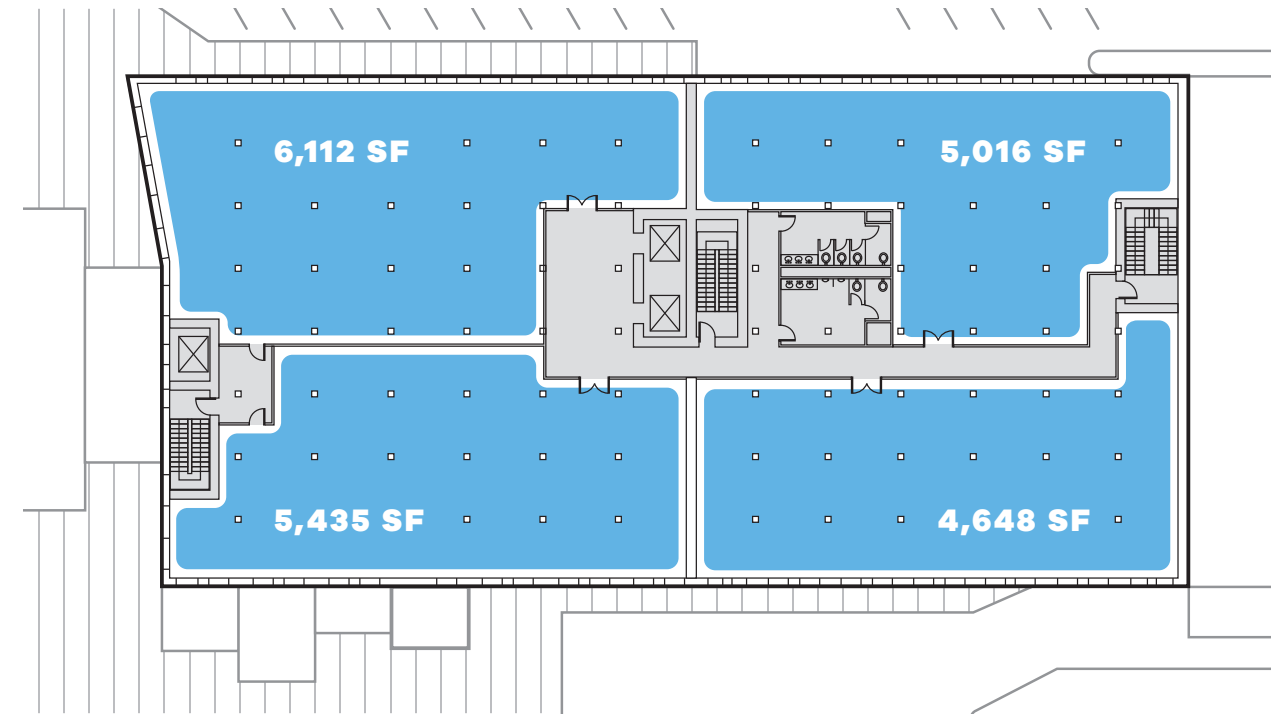
Multi-tenant floors can offer up to (2) spaces per floor.



1901 SOUTH SANGAMON

TYPICAL MULTI-TENANT FLOOR PLAN

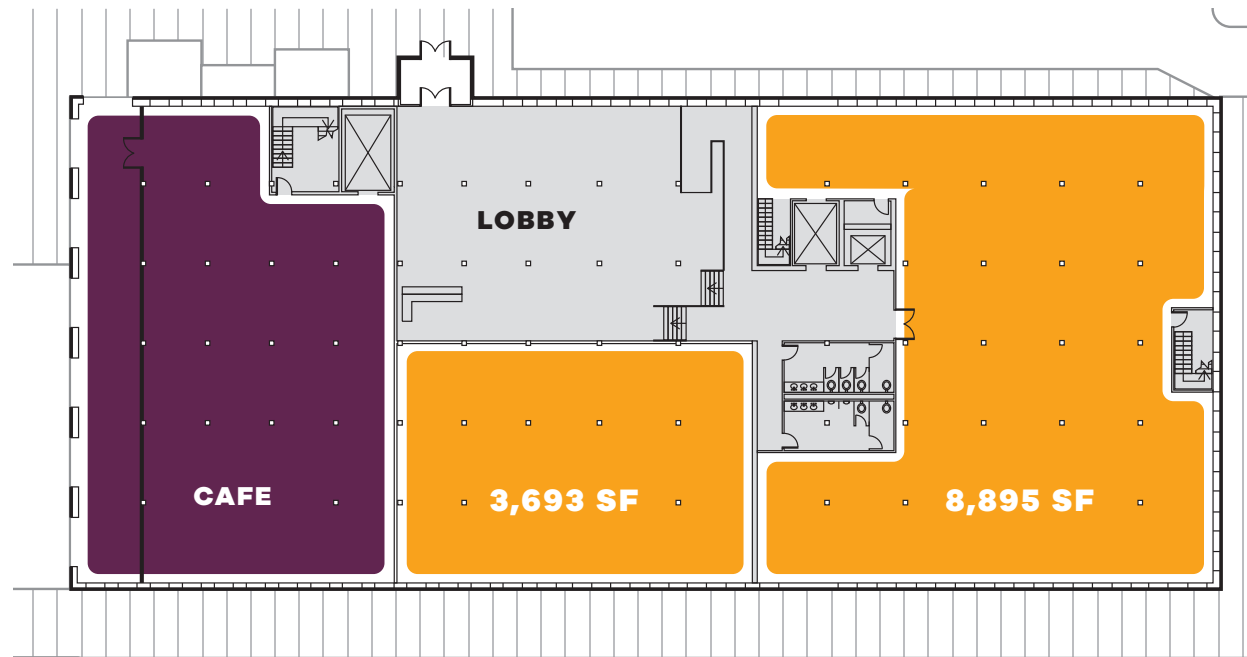
Multi-tenant floors can offer up to (4) spaces per floor.



1911 SOUTH SANGAMON

FIRST FLOOR PLAN - 25,000 SF

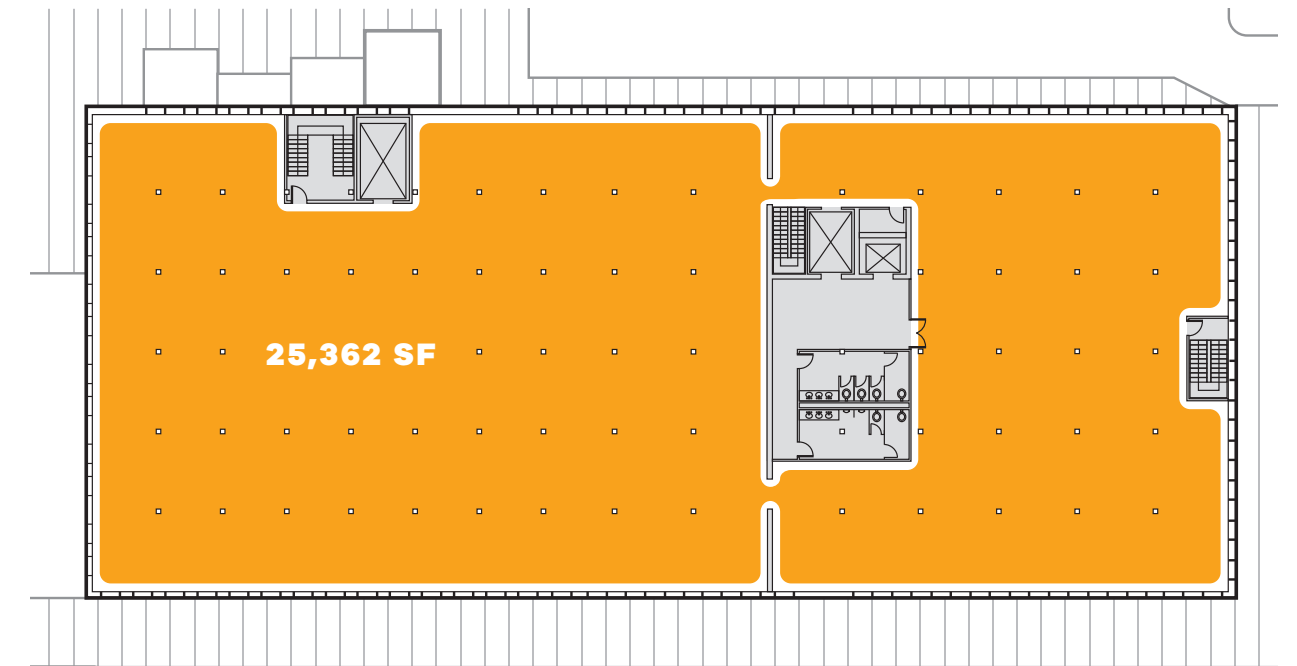
The ground floor will have a new lobby and restaurant with an outdoor patio overlooking El Paseo.



1911 SOUTH SANGAMON

TYPICAL FULL FLOOR PLAN - 25,000 SF

1911 will cater to larger single floor users and or a large single tenant seeking up to 100,000 RSF. Each floor will feature 12 ft. ceilings, abundant natural light and air, and a modern industrial vibe.



BUILDING SPECS

LATEST AND GREATEST

- Full gut renovation
- 12 ft. timber lofted ceilings
- Brick and timber construction
- New exterior windows
- Interior sandblasting
- New roof
- Individually controlled HVAC
- New restrooms on each floor
- New electrical service
- New elevator
- New lobby
- New lighting, fire/life safety, and sprinkler system
- ADA Accessible
- New roof deck



LOCATION

YOU CAN JUST FEEL IT

With a thriving arts scene, delicious food, local craftsman and rich history, Pilsen is truly special. Mural Park, will embrace Pilsen's roots and authenticity, while catering to today's creative tenants. El Paseo will add yet another reason to come to Pilsen. The old railroad bed turned cycling and walking path will complement the park's great location and amenities. Mural Park is just 8 minutes south of Randolph Street and is easily accessible via I-90/I-290, I-55 with CTA, Metra stations nearby.



TRANSPORTATION

PLANES, TRAINS AND AUTOMOBILES

To Union Station



8 minutes



13 minutes



26 minutes



35 minutes

To Ogilvie



12 minutes



15 minutes



25 minutes



40 minutes

To 18th Street Pink Line Stop



5 minutes



6 minutes



8 minutes



22 minutes

To Halsted Metra Stop



2 minutes



2 minutes



6 minutes



8 minutes

LOOK WHAT'S AROUND

RESTAURANTS, FITNESS,
ENTERTAINMENT,
HOUSING

- Museum ●
- Restaurants ●
- Fitness ●
- Brewery ●
- 3 Minute Walk ●
- 10 Minute Walk ●
- 15 Minute Walk ●
- 20 Minute Walk ●







CONTACT US TODAY

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