



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.



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.



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.



FOOD SERVICE

Both buildings will have local food operators and breweries including 5 Rabbit Cervecería.



ROOF DECK

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



BIKE STORAGE

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



DOG FRIENDLY

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



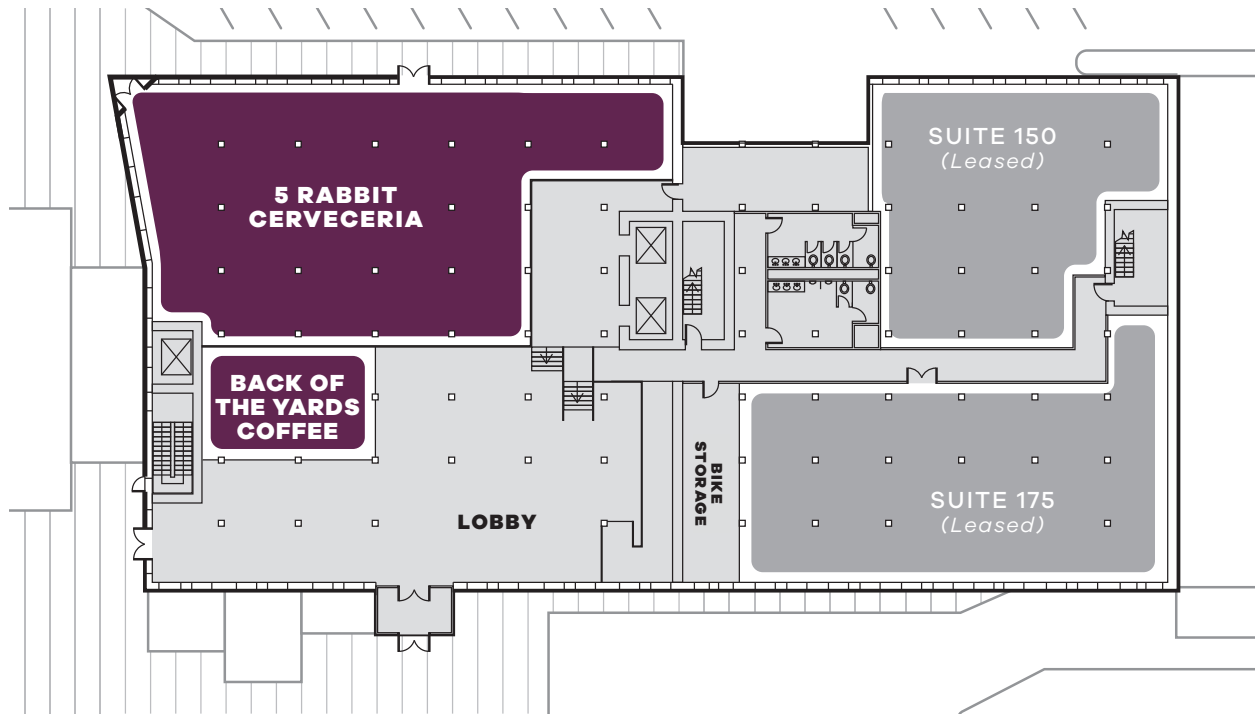




1901 SOUTH SANGAMON

FIRST FLOOR PLAN

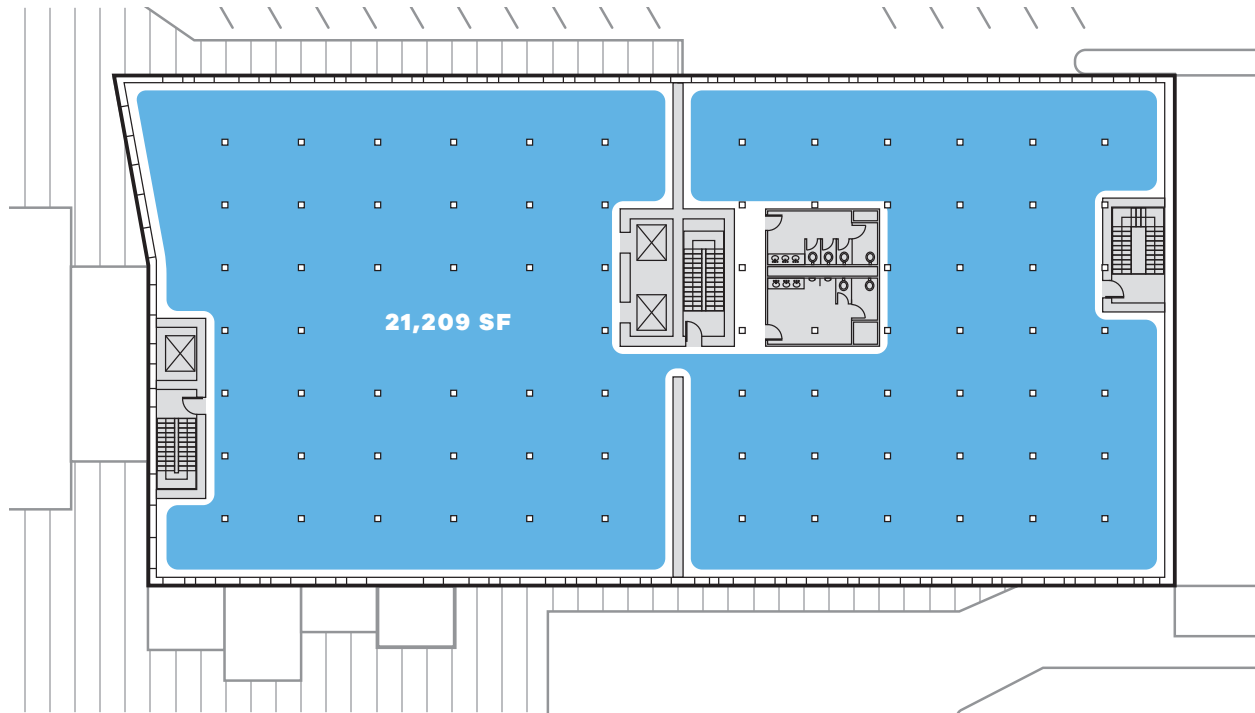
The ground floor will feature a new lobby, café, and restaurant area as well as two suite options for tenants.



1901 SOUTH SANGAMON

TYPICAL FULL FLOOR PLAN - 21,209 SF

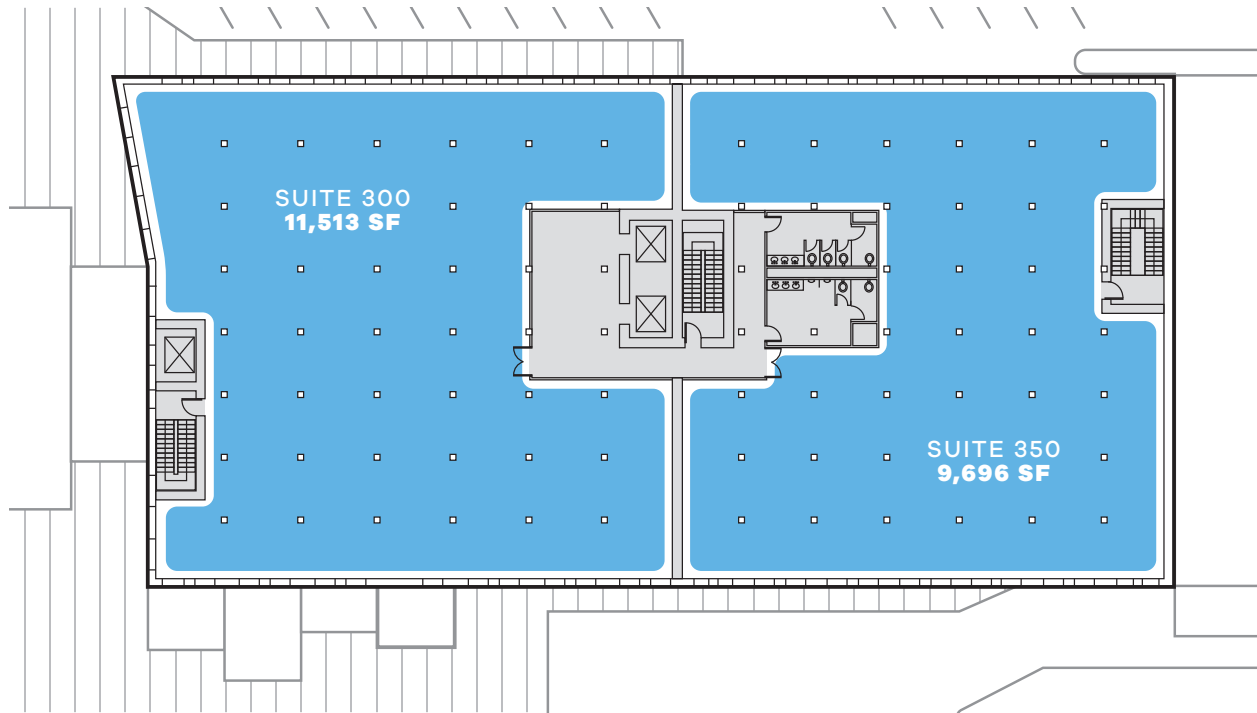
1901 will offer tenants options ranging from 5,000 – 21,209 RSF per floor. Each floor will features 12 ft. ceilings, abundant natural light and air, and a modern industrial vibe.



1901 SOUTH SANGAMON

TYPICAL MULTI-TENANT FLOOR PLAN

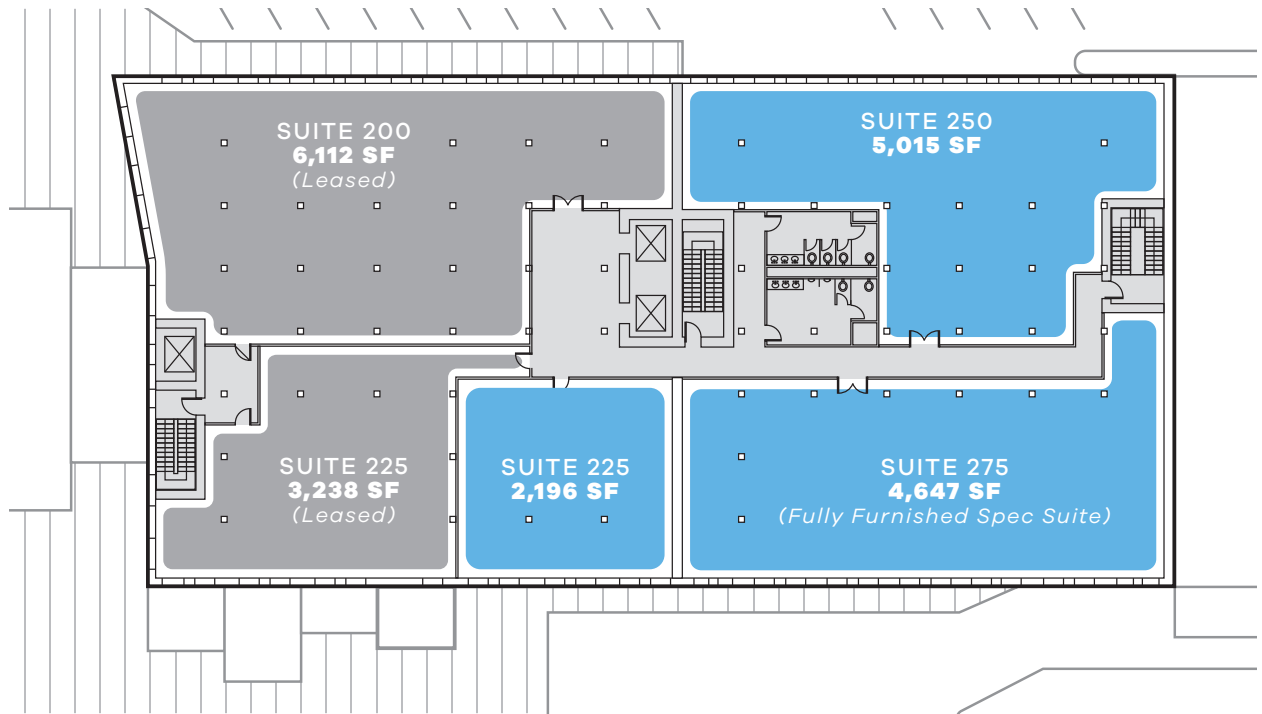
Multi-tenant floors can offer up to (2) spaces per floor.



1901 SOUTH SANGAMON

TYPICAL MULTI-TENANT FLOOR PLAN

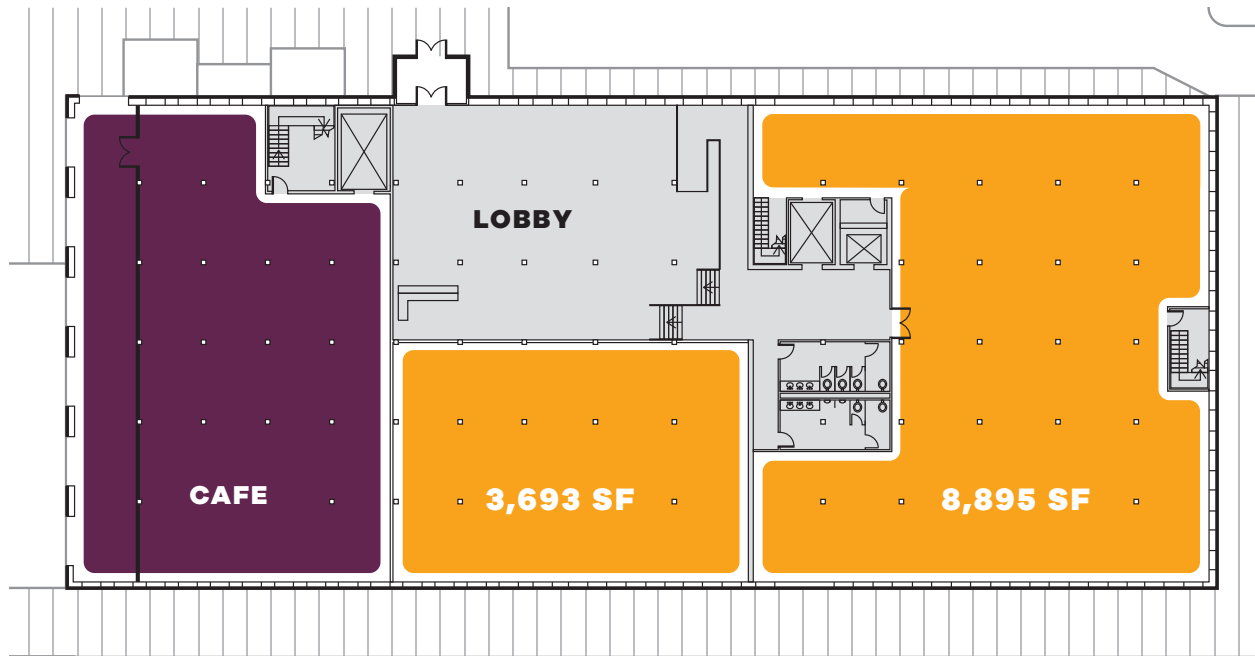
Multi-tenant floors can offer up to (4) spaces per floor.



1911 SOUTH SANGAMON

FIRST FLOOR PLAN - 25,000 SF

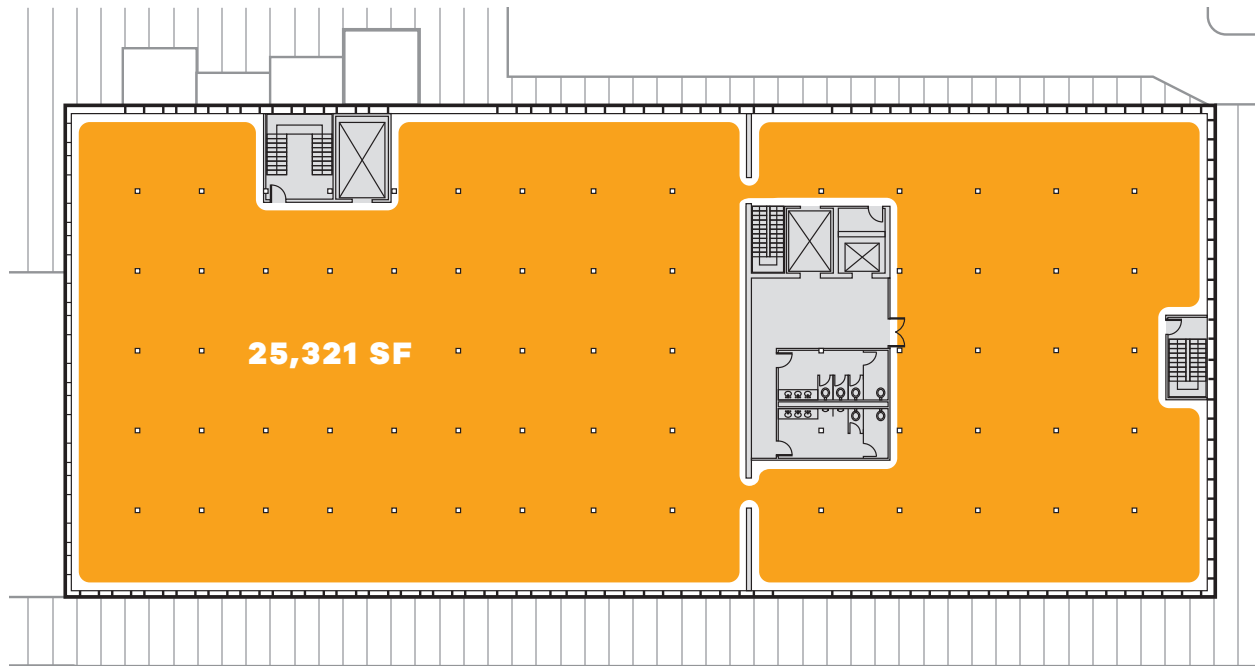
The ground floor will have a new lobby and restaurant with an outdoor patio overlooking El Paseo.



1911 SOUTH SANGAMON

TYPICAL FULL FLOOR PLAN - 25,000 SF

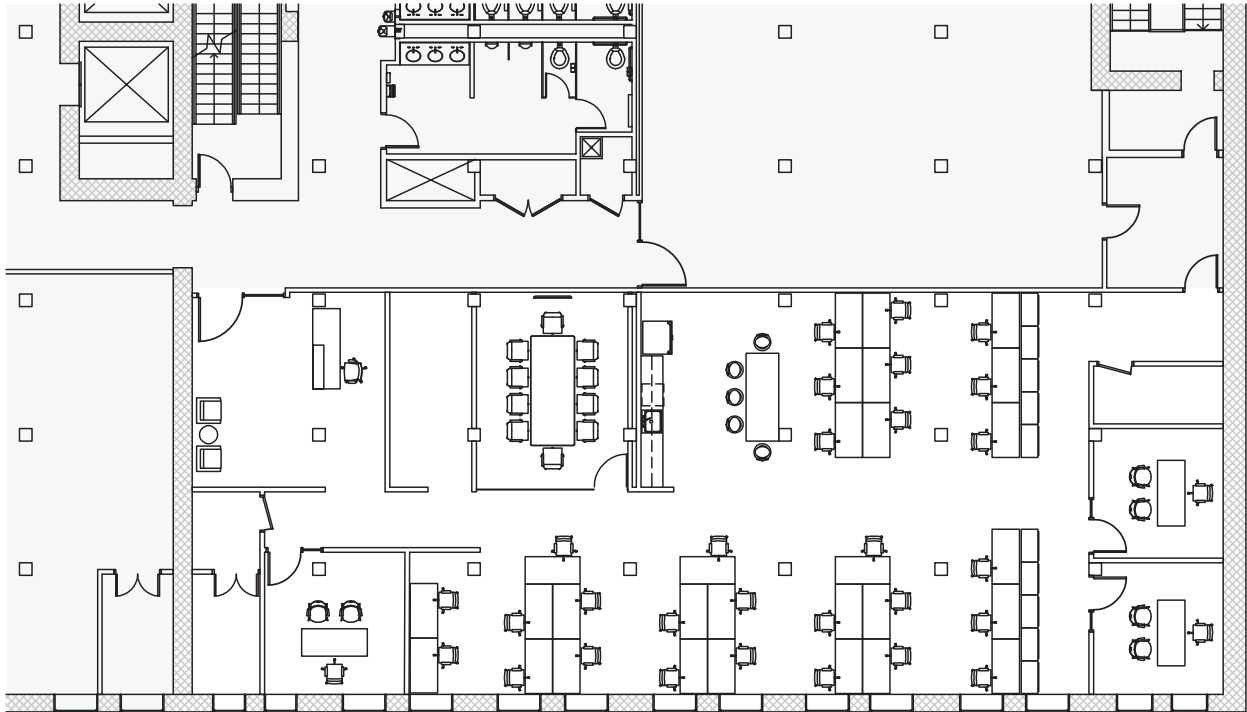
1911 will cater to larger single floor users and or a large single tenant seeking up to 100,000 RSF. Each floor will feature 12 ft. ceilings, abundant natural light and air, and a modern industrial vibe.



SPEC SUITE 275 - 4,647 SF

FLOOR PLAN

3 private offices | 29 workstations | 1 conference room | open kitchen

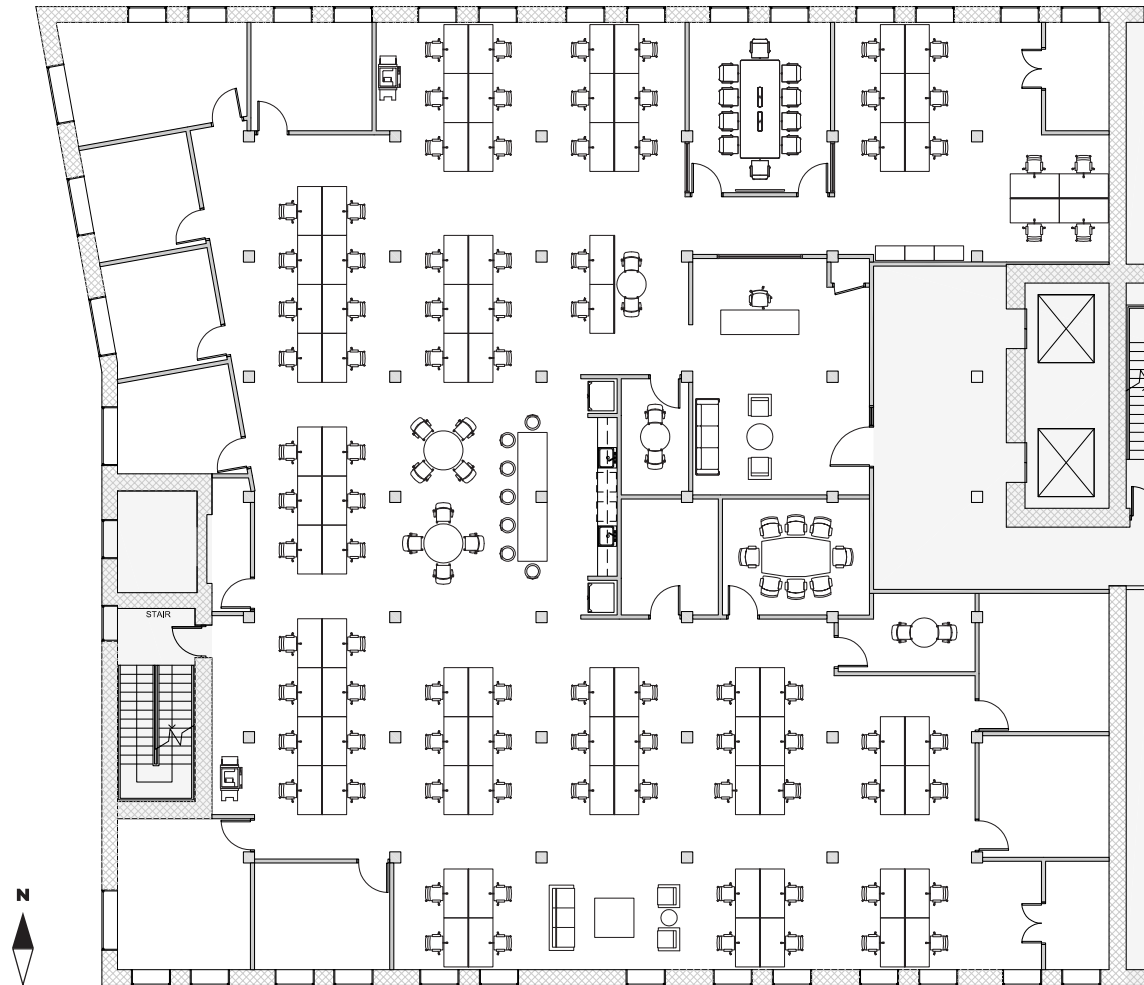




SUITE 300 - 11,513 SF

CONCEPTUAL FLOOR PLAN

10 private offices | 88 workstations | 2 conference rooms | open kitchen



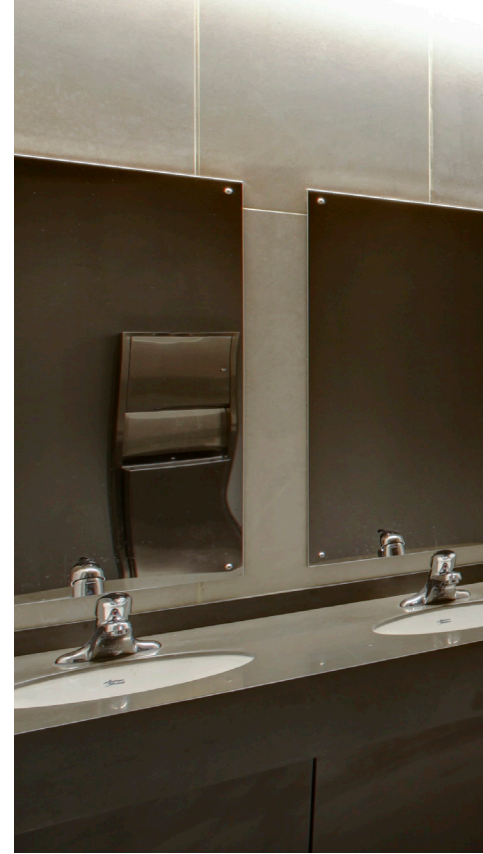


Conceptual Rendering

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
- New bike room





EL PASEO

ENHANCING THE COMMUNITY



1

ART EXHIBITS

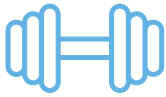
Interactive art screens and displays will celebrate the local Pilsen culture, history and artists.



2

GATHERINGS & EXHIBITION SPACES

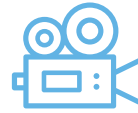
Gathering spaces will have movable, flexible furnishings to cater to different community events.



3

FITNESS & RECREATION

The park is perfect for biking, yoga and various group recreation activities.



4

MOVIE SCREENINGS

The building wall will offer a unique opportunity for public movie screenings in the form of a projected digital display.



5

FOOD SERVICES

Mural Park will benefit significantly from seasonal farmers markets, local Pilsen cafés and restaurants.

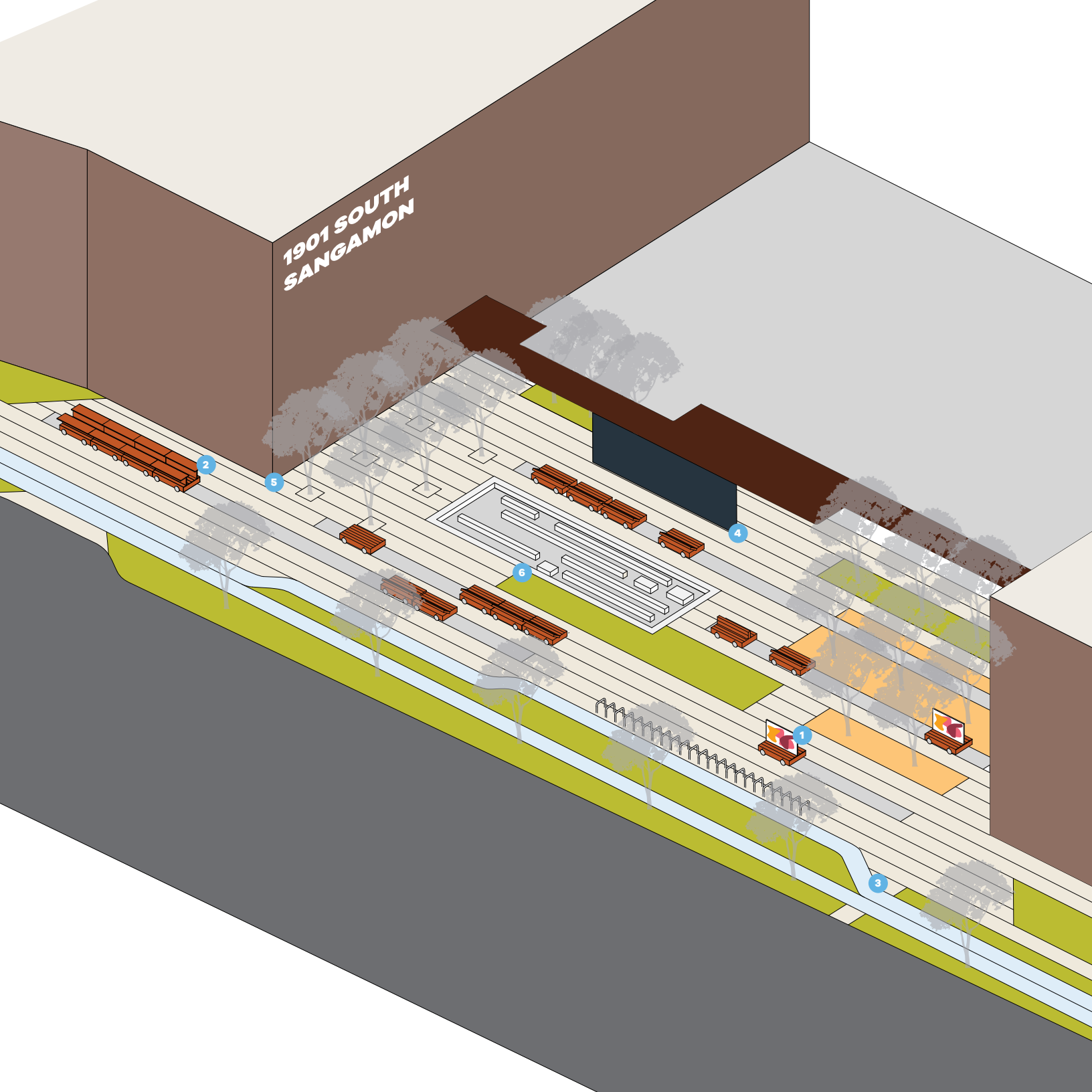


6

GREEN SPACE

The public open green space will have beautiful landscaping and gardens that are ideal for hosting meetings and community events.

1901 SOUTH
SANGAMON



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 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 and Metra stations nearby.





TRANSPORTATION

PLANES, TRAINS AND AUTOMOBILES

BUS ROUTES

| STOP NAME | ROUTES | DISTANCE | WALK | BIKE | DRIVE |
|----------------------------|--------|-----------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 18th & Sangamon | 18 | 0.1 miles |  2 min |  1 min |  1 min |
| Halsted & 18th | 8, 62 | 0.2 miles |  4 min |  2 min |  2 min |
| Cermak & Morgan | 21 | 0.4 miles |  8 min |  2 min |  2 min |

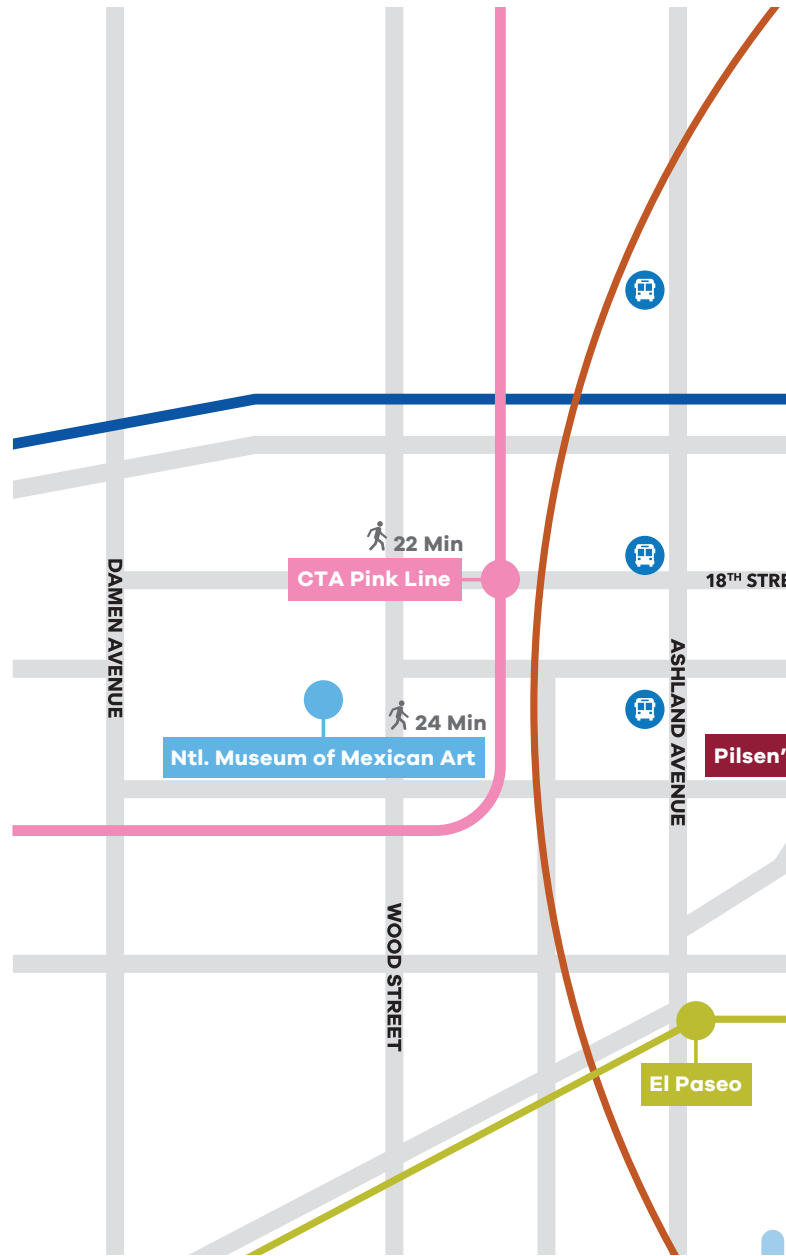
TRAIN ROUTES

| | | | | | |
|----------------------------|--------|-----------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Halsted St METRA | BNSF | 0.5 miles |  8 min |  3 min |  3 min |
| Halsted El | Orange | 0.9 miles |  11 min |  6 min |  5 min |
| 18th St El | Pink | 1.1 miles |  22 min |  7 min |  8 min |
| Cermak-Chinatown El | Red | 1.3 miles |  17 min |  8 min |  7 min |

LOOK WHAT'S AROUND

*RESTAURANTS, FITNESS,
ENTERTAINMENT,
& HOUSING*

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







EXIT

EXIT

EXIT

MURK
7023





CONTACT US TODAY

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