



# PILSEN METROPOLIS

2100 S. MORGAN STREET  
CHICAGO, IL 60608

ARI TOPPER, CFA  
312.275.3113  
ari@baumrealty.com

OWEN WIESNER  
312.275.3119  
owen@baumrealty.com

 BAUM  
REALTY GROUP



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# **FLEXIBLE WORK SPACE**

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PILSEN  
SLOVAK  
METROPOLIS

Newly renovated, Pilsen Metropolis blends the urban industrial feel of original brick & beams and 16-foot ceilings with modern amenities including all new mechanical and electrical systems, high-speed internet and brand new energy efficient windows that flood the spaces with natural light.



Spaces feature high ceilings, exposed original brick & beam, tons of natural light, and unique views of the downtown Chicago skyline.



# INSPIRE INNOVATION

## FLEXIBLE SPACE DESIGNED TO INSPIRE INNOVATION

Pilsen Metropolis was designed to meet the evolving needs of today's agile workforce. Giving tenants the opportunity to build out spaces that inspire innovation and creativity.

### Building Information

Building Size:	61,127 SF
Available Space:	3,000-18,000 SF contiguous
Building Height:	2-story
Year Built:	1940
Year Renovated:	2019
Ceiling Height:	16' clear
Parking:	70+ spaces (<1 per 1,000 SF)
Loading:	1 dock



The ±61,000 square foot boutique building offers flexible demising options, enabling tenants to configure the space to suit a variety of needs.

Beautifully renovated brick & timber spaces feature concrete floors and abundant natural light throughout.

Plentiful private parking available, spaces divisible to various sizes and built-to-suit.

PILSEN  
SOUTH  
MURDOCH

Raw space offers flexibility to customize to suit your needs.  
Check out what your neighbors have done with their spaces.





The penthouse lounge offers sweeping views of Pilsen and the downtown skyline.



# EXCEPTIONAL AMENITIES

## ABUNDANCE OF PARKING & LOADING DOCK

Ample parking in private, fenced on-site lot with 70+ spaces (~1 per 1,000 SF). 1 loading dock with easy truck-level access.

## GREAT NEIGHBORHOOD LOCATION

Away from congestion of downtown with great neighbors. Lo-Rez Brewery & Taproom located in adjacent space provides a great place for happy hour.

## BOUTIQUE BUILDING

Only ±60,000 SF of commercial space and secure access. Potential for self-contained space with dedicated entrance and walk up capability.

## PRIVATE OUTDOOR SPACE & PENTHOUSE LOUNGE

The eastern edge of the building features a wide, terrace space. Unique penthouse lounge space with potential for tenant to add roof deck.

## BRAND NEW SPACE & BUILDING SYSTEMS

Brand new lobby / common areas, new HVAC & electrical throughout, bathrooms with shower, bike storage, secured entry system and more.





Brand new lobby / common areas with new HVAC & electrical throughout.



## FIRST FLOOR

### OFFICE SPACE

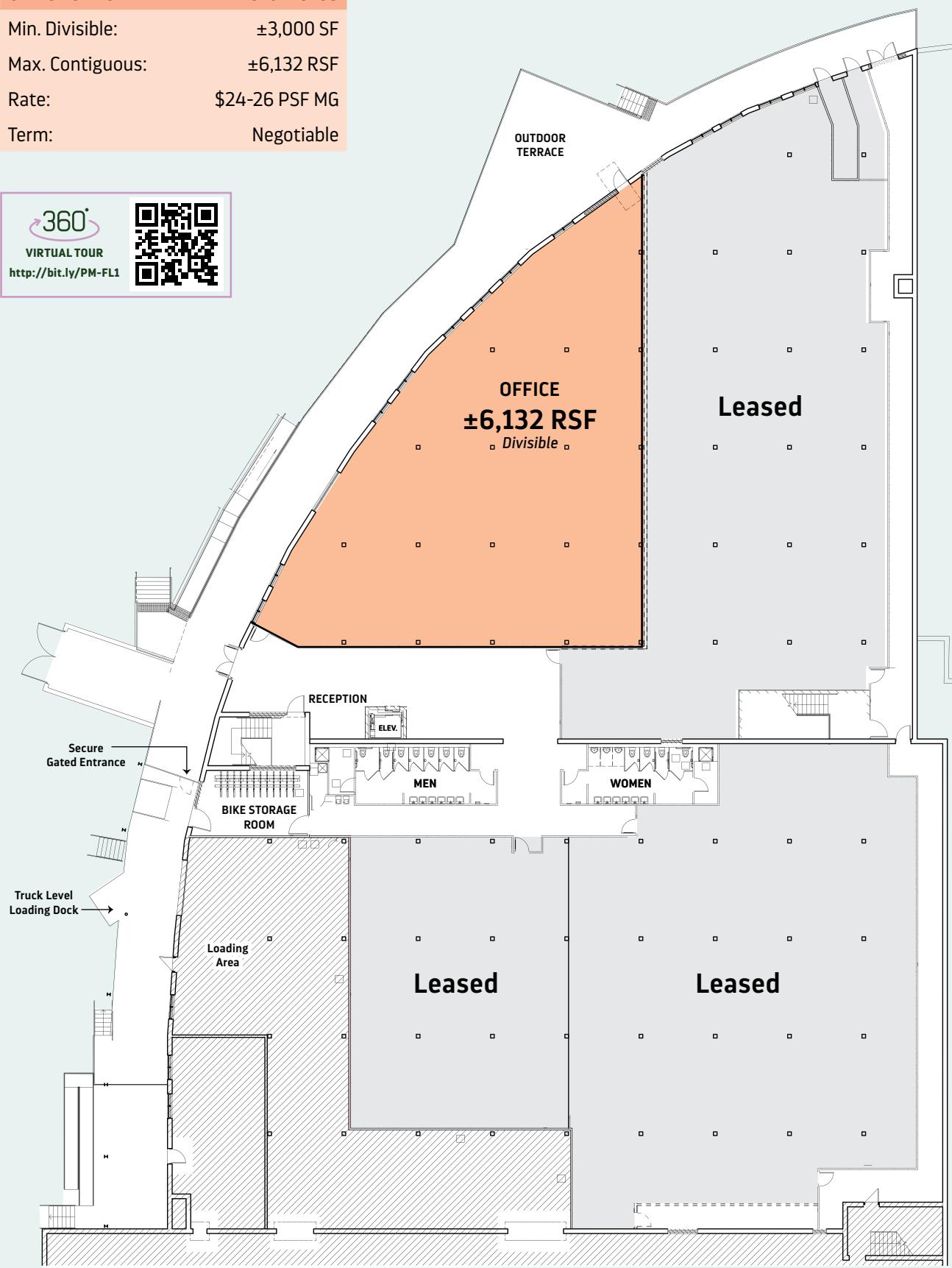
### C102-C103

Min. Divisible:	$\pm 3,000$ SF
Max. Contiguous:	$\pm 6,132$ RSF
Rate:	\$24-26 PSF MG
Term:	Negotiable

360°

VIRTUAL TOUR

<http://bit.ly/PM-FL1>



## SECOND FLOOR

OFFICE SPACE	C200-C203
Min. Divisible:	4,000 SF
Max. Contiguous:	18,000 SF
Rate:	\$24-26 PSF MG
Term:	Negotiable

360°

VIRTUAL TOUR

<http://bit.ly/PM-FL2>



Leased

OFFICE  
±18,000 SF  
Divisible

# ACCESSIBLE NEIGHBORHOOD LOCATION

The building's location is extremely convenient, offering young professionals a close-to-home, walkable / bikeable workplace away from the congestion of downtown.

## EL PASEO TRAIL

The south side of the property is located along the El Paseo, a 4.2 mile rails to trails project that would connect the Lower West Side neighborhoods of University Village, Pilsen, and Little Village.

## EASY ACCESS TO TRANSIT & EXPRESSWAYS

Pilsen Metropolis is  $\frac{1}{2}$  block from CTA bus routes, less than  $\frac{3}{4}$  mile to the Halsted Metra station with service to Union Station in the Loop and the western suburbs and is easily accessible via I-55, I-290, and I-90.

### Nearby Transit



Halsted Metra Station	6 min	2 min	2 min	-
18th Street CTA Pink Lines	2 min	8 min	6 min	15 min
Ogilvie Transit Center (Metra)	-	20 min	8 min	12 min
O'Hare International Airport	-	-	22 min	56 min
Midway International Airport	-	-	21 min	39 min





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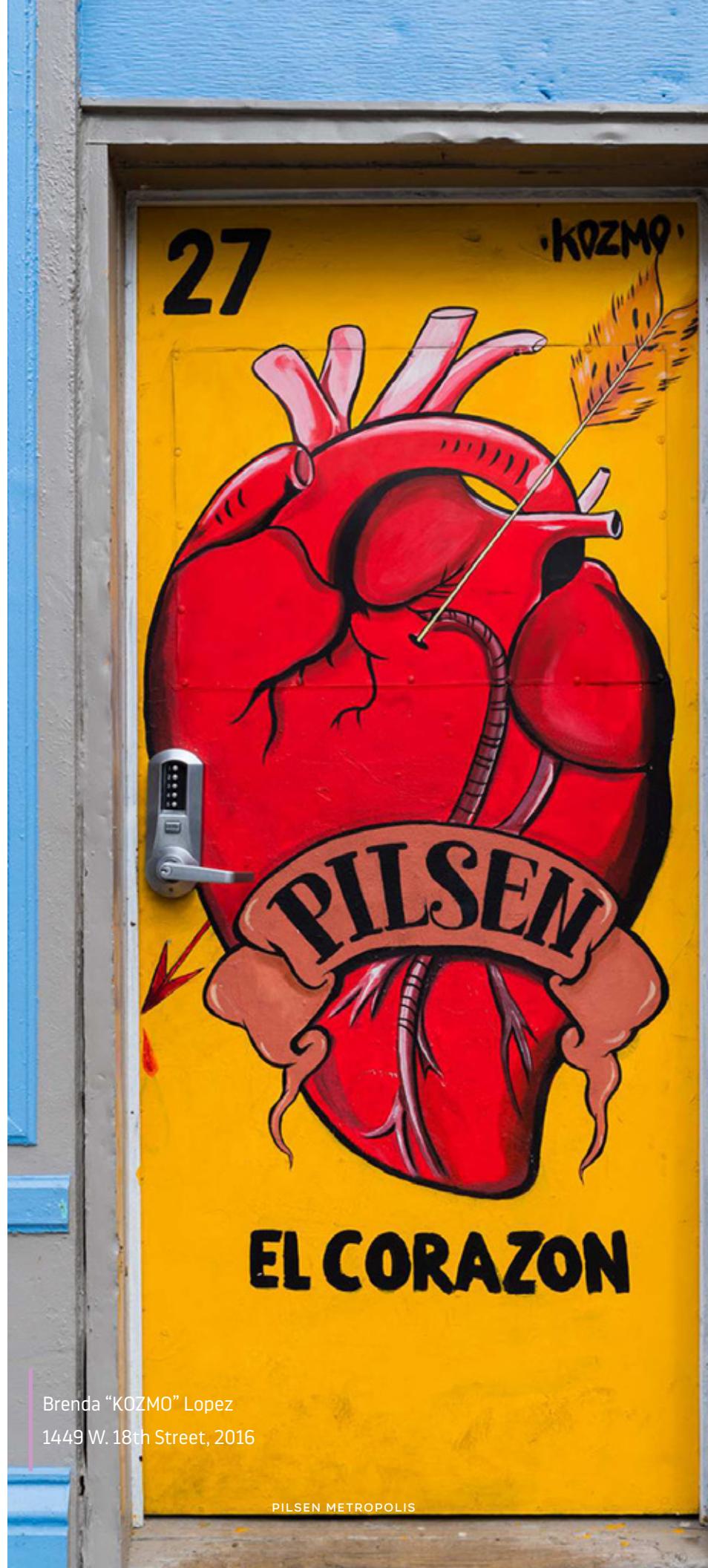
# ONE OF THE 12 COOLEST NEIGHBORHOODS IN THE WORLD

## CULTURE THRIVES IN PILSEN

Named one of the 12 coolest neighborhoods in the WORLD by Forbes, culture thrives in Pilsen.

Bold murals line the walls of the CTA 18th Street Pink Line 'L' station and the viaducts along 16th Street, on the fronts of homes, along railway overpasses, and wrapped around train platforms. The artful vibe continues within storefront galleries and studios, as well as in the colorful collections of the National Museum of Mexican Art, a highly-regarded cultural institution.

Blended and full of diversity, Pilsen features offbeat vintage shops, galleries, breweries and independent coffee houses alongside world-class restaurants serving everything from authentic Mexican cuisine to high-end restaurants run by award-winning chefs.



Brenda "KOZMO" Lopez  
1449 W. 18th Street, 2016



## PINTS & PAINT

### LO-REZ BREWERY & TAPROOM

#### [ABOVE]

Founded in 2016 in Chicago's Pilsen neighborhood, Lo-Rez specializes in Belgian, sour, and malt-forward beers. The brewery opened the doors of its 1,500-square-foot tasting room and patio. The taproom functions as BYOF (Bring Your Own Food) and offers board games, darts, free parking, WiFi and coffee. The space is dog-friendly, kid-friendly, and wheel chair accessible.

*Next door to Pilsen Metropolis*

### 16TH STREET MURALS

#### [LEFT]

Viaduct along 16th Street lined with murals that date over a decade back. Some by internationally known Chicago street artists.

Pictured: Hebru Brantley Mural painted in 2013, W. 16th Street

**11-13 min walk from Pilsen Metropolis  
(3 min bike)**



PILSEN  
NEIGHBORHOOD





# PILSEN METROPOLIS

FOR LEASING INFORMATION CONTACT

**ARI TOPPER, CFA**

312.275.3113

[ari@baumrealty.com](mailto:ari@baumrealty.com)

**OWEN WIESNER**

312.275.3119

[owen@baumrealty.com](mailto:owen@baumrealty.com)



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