



# PILSEN METROPOLIS

**2100 S. MORGAN STREET  
CHICAGO, IL 60608**

**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)







---

# FLEXIBLE WORK SPACE

---



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.



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

PILSEN  
STILL  
MEET







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.

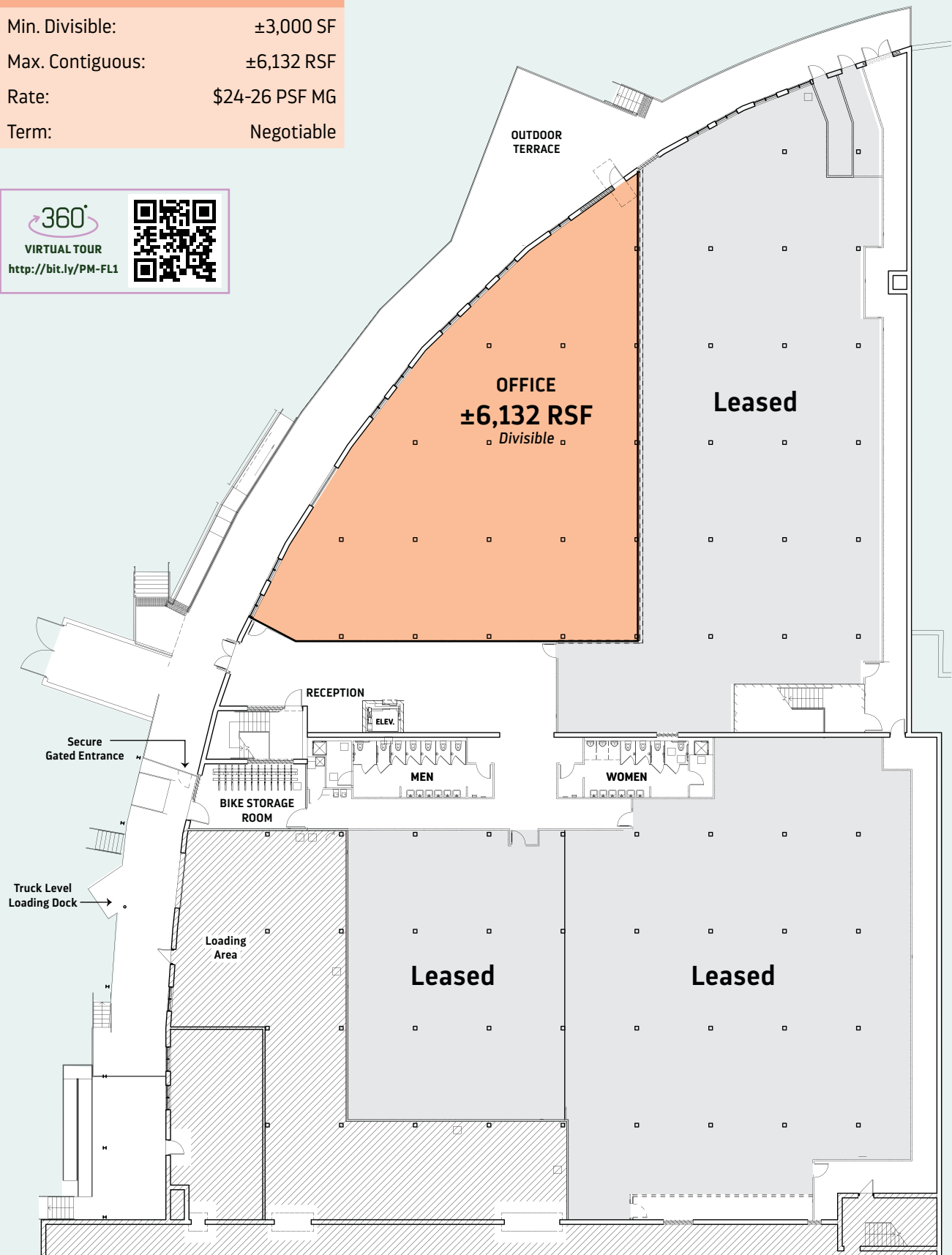




## FIRST FLOOR

### OFFICE SPACE C102-C103

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



## SECOND FLOOR

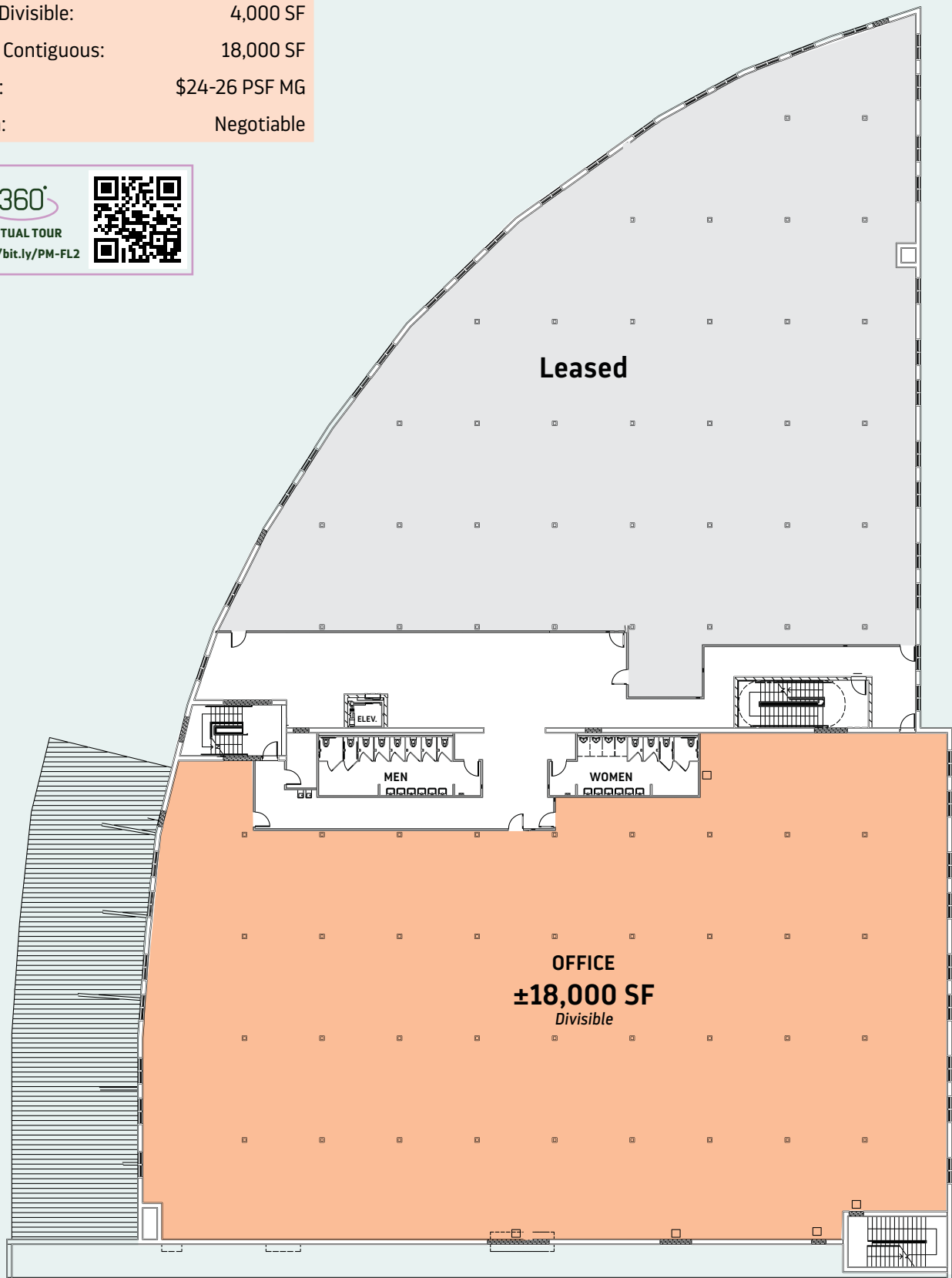
### OFFICE SPACE C200-C203

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>





# 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 ½ block from CTA bus routes, less than ¾ 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









---

# 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 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)***





**ILLEGALLY PARKED AND UNAUTHORIZED VEHICLES**  
WILL BE TOWED AT OWNERS EXPENSE BY  
**XL**  
**TOWING & STORAGE, INC.**  
3565 W. COLUMBUS AVE. CHICAGO  
773/434-9731  
RTV-2017  
\$216.00 Plus \$2.00 service fee  
STORAGE \$40.00 PER DAY  
\$520.00 >25K GVWR + \$140/day  
\$700.00 >25K GVWR + \$140/day  
Motorcycles/Boats/Trailers-Regulated- \$300/yr  
PROPERTY MANAGEMENT NOT RESPONSIBLE FOR THE TOWING OF VEHICLES  
Relocation Towing Governed By: The Illinois Commerce Commission  
217/783-4654 847/214-4326 WWW.ICC.ILLINOIS.GOV  
**24 Hr. EMERGENCY Towing & Roadside Service Available**

**NO PARKING ANY TIME**  
→

**FOR LEASE**  
BRAND NEW OFFICE SPACE  
**312.666.3000**









# 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)



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.