

MILK & MAGNOLIA'S · COMMERCIAL ART PROGRAMS

Milk & Magnolia

Commercial Art Programs

MULTIFAMILY · 2026

Multifamily Art Collections

Art that helps residents feel at home before they move in.

One residential story

Connect the leasing experience to everyday resident life with artwork planned for every shared environment.



A studio-built direction

Artwork, materials, framing, and room applications are reviewed as one property system.



The leasing and resident journey

Arrival, consultation, model tour, amenity tour, and move-in become one continuous visual experience.

LEASING JOURNEY



1. ARRIVAL



2. RECEPTION



3. CONSULTATION



4. MODEL TOUR



5. RESIDENT MOVE-IN

Warm modern neighborhood

A grounded direction shaped by botanical forms, natural materials, softened geometry, and restrained local references.



Model units that feel collected

Primary works and companions help prospects imagine daily life without turning the home into a matching showroom.



Three model-unit directions

Urban, coastal, and warm modern packages demonstrate how the system adapts to different property stories.



A complete model-unit package

Entry, living, dining, bedroom, and home-office placements are coordinated with size and format logic.

COMPLETE MODEL UNIT PACKAGE



ENTRY | MU-101



LIVING ROOM | MU-102



DINING AREA | MU-103



PRIMARY BEDROOM | MU-104



SECONDARY BEDROOM | MU-105



HOME OFFICE | MU-106A / MU-106B

Living-room applications

Statement works and companions are scaled for photography, sight lines, and believable residential placement.



Bedroom applications

Quiet artwork families support primary and secondary bedrooms without losing the property point of view.



Entry and home office

Smaller vertical and horizontal placements complete the model-unit story.



Leasing reception

A memorable feature work establishes confidence at the first property interaction.



Leasing consultation and arrival

Artwork supports conversation, property identity, and the transition into the tour.



Resident clubrooms

Coordinated collections carry across fireplace walls, seating zones, and shared gathering spaces.



Shared lounges

Comfortable statement pieces create presence under repeated daily use.



Coworking and meeting rooms

Professional, residential-feeling artwork supports focus without making shared workspaces feel corporate.



Fitness and yoga

Quiet landscapes and restrained abstraction introduce calm energy and durable visual interest.



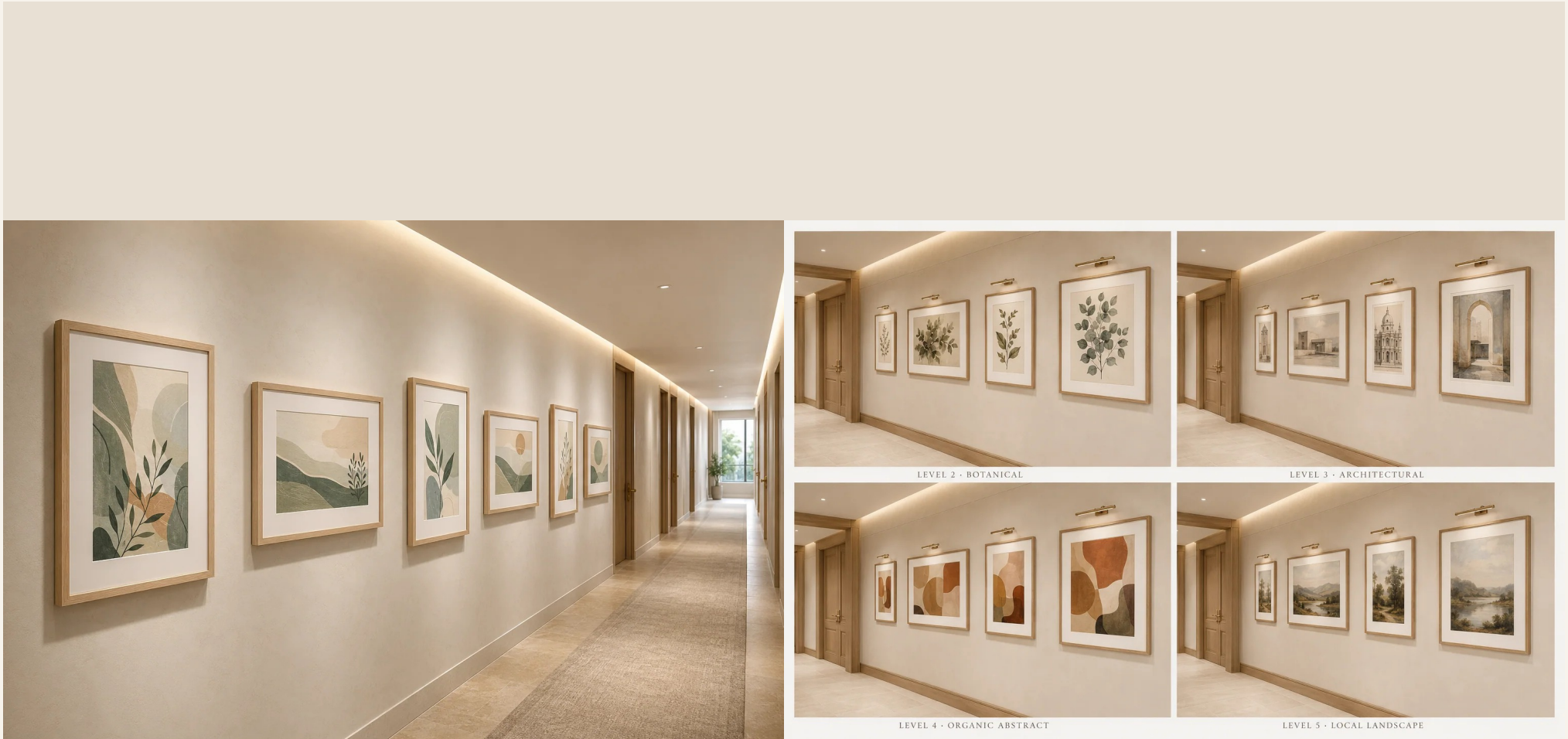
Elevator-bank anchors

Larger works establish each floor while preserving consistent mounting and replacement logic.



Corridor rhythm by floor

Repeatable series, location coding, and controlled color variation simplify installation and reordering.



LEVEL 2 · BOTANICAL

LEVEL 3 · ARCHITECTURAL

LEVEL 4 · ORGANIC ABSTRACT

LEVEL 5 · LOCAL LANDSCAPE

Supporting amenities

Package rooms, gallery moments, and resident meeting areas receive room-aware artwork guidance.



Kitchen and rooftop

Community kitchens and rooftop lounges extend the visual identity beyond the primary leasing path.



One property-wide artwork system

Leasing, model, amenity, corridor, fitness, and rooftop applications share one documented direction.



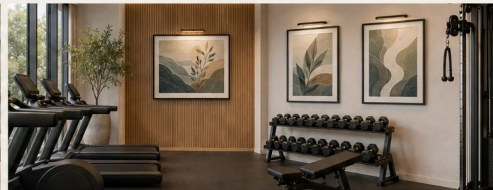
LEASING OFFICE



MODEL UNIT



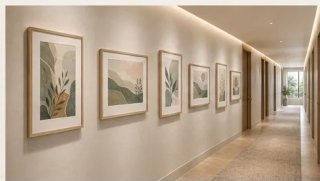
CLUBROOM



FITNESS CENTER



COWORKING



CORRIDOR



ROOFTOP LOUNGE



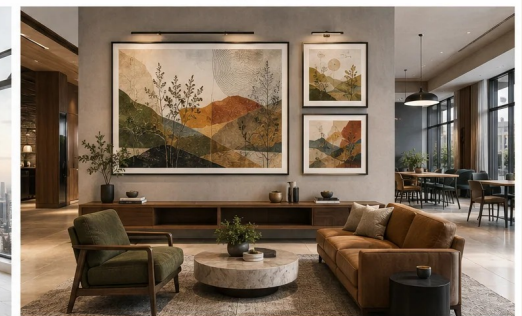
GARDEN APARTMENTS



URBAN MID-RISE



LUXURY HIGH-RISE



MIXED-USE DEVELOPMENT

Artwork coding and specifications

Codes connect approved placement to size, format, frame, colorway, quantity, and reorder status.

ARTWORK SYSTEMS

ARTWORK CODING SYSTEM

Repeatable specifications for property-wide art programs.



NATURAL OAK



MATTE BLACK



SOFT WHITE



ARTWORK CODE	MM-ORG-201
COLLECTION	TERRAIN STUDIES
ORIENTATION	VERTICAL
SIZES	18 × 24 24 × 36 30 × 40
FRAME OPTIONS	NATURAL OAK MATTE BLACK SOFT WHITE
COLORWAYS	SAGE / CLAY COASTAL BLUE CHARCOAL
RECOMMENDED LOCATIONS	MODEL UNIT CORRIDOR COWORKING CLUBROOM
REPEATABILITY	PROPERTY-WIDE / MULTIPLE FLOORS
REORDER STATUS	ACTIVE — STANDARD PROGRAM ●

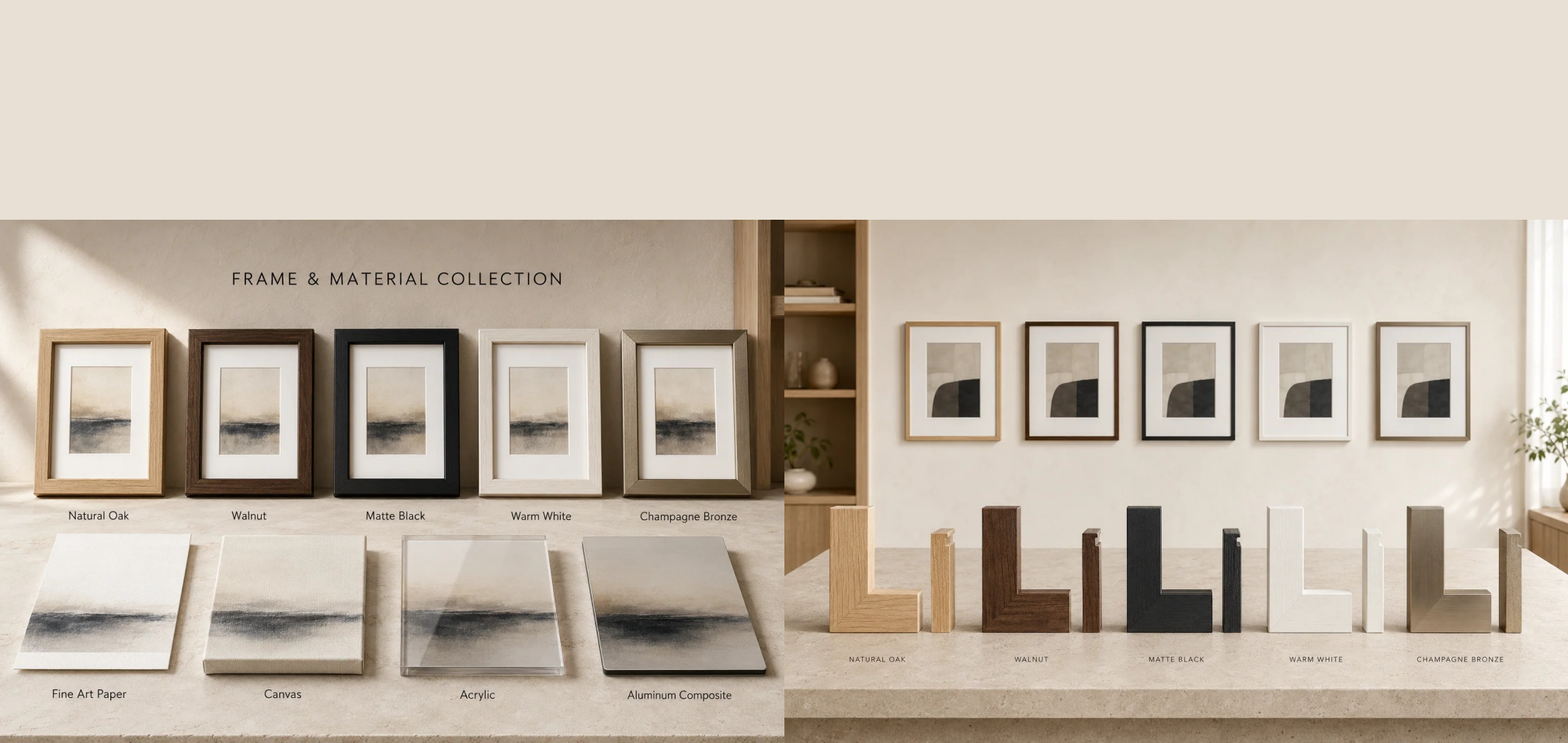
CONSISTENT CENTERLINE

MATCHED FRAME PROFILE

ARCHIVED REORDER RECORD

Frames, substrates, and finishes

Natural wood, dark profiles, paper, canvas, acrylic, and metal are selected by room and operational need.



Neighborhood storytelling

Local references should feel specific and integrated, never applied as generic themed décor.



Property customization

Original direction, palette adaptation, companion works, and floor variations preserve one coherent system.



ORIGINAL ARTWORK



PROPERTY COLOR ADAPTATION



COMPLETED INSTALLATION



Register and reorder system

Property teams receive location, quantity, crop, frame, substitute, and replacement documentation.

ARTWORK REGISTER

PROPERTY-WIDE COLLECTION / ISSUE 01



ARTWORK CODE	COLLECTION	PROPERTY LOCATION	ROOM ASSIGNMENT	FRAME SELECTION	DIMENSIONS	ORIENTATION	MATERIAL	REORDER STATUS
AR-101	TIDELINE	NORTH HOUSE	LEASING LOBBY	NATURAL OAK	48 × 72 IN	LANDSCAPE	FINE ART PAPER	● ACTIVE
AR-102	TIDELINE	NORTH HOUSE	CLUBROOM	WALNUT	36 × 48 IN	PORTRAIT	FINE ART PAPER	● ACTIVE
AR-103	FIELD NOTES	GARDEN COURT	MODEL UNIT A	WARM WHITE	24 × 36 IN	PORTRAIT	FINE ART PAPER	● ACTIVE
AR-104	FIELD NOTES	GARDEN COURT	RESIDENT CORRIDOR	NATURAL OAK	24 × 30 IN	LANDSCAPE	FINE ART PAPER	● ACTIVE
AR-105	QUIET FORM	WEST TOWER	WELLNESS LOUNGE	CHAMPAGNE BRONZE	40 × 60 IN	LANDSCAPE	CANVAS	● MADE TO ORDER
AR-106	CITY LINES	WEST TOWER	COWORKING	MATTE BLACK	30 × 40 IN	PORTRAIT	ALUMINUM COMPOSITE	● ACTIVE

MULTIFAMILY ART PROGRAM / SPECIFICATION REGISTER



Production and quality control

Final files, color, finishes, framing, and labels are reviewed before fulfillment.



Samples and installation

Physical samples support approval before full production and coordinated installation.



A clear five-stage process

Discover, curate, present, produce, and deliver with explicit approvals at each stage.

PROJECT PROCESS



Choose the right starting point

Four packages qualify fit from one model unit to a portfolio-wide rollout.



01 Model Unit Art Package Starting at \$2,500

02 Leasing & Amenity Art Package \$7,500–\$25,000+

03 Full Multifamily Property Art Program \$25,000–\$100,000+

04 Portfolio / Multi-Property Rollout Custom quote

BEGIN A PROPERTY PLAN

Build an art program around the way your community lives.

Share the property stage, unit count, model and amenity spaces, design direction, budget, and installation timeline.

REQUEST A MULTIFAMILY ART PLAN · [MANDMFINEART.COM/COMMERCIAL-ART](https://mandmfineart.com/commercial-art)