

**NATE STARKMAN  
& SON BUILDING**

**FOR SALE**  
**ICONIC THREE-BUILDING PROPERTY IN THE ARTS DISTRICT**  
**±27,702 BUILDING SF ON ±19,846 SF OF LAND**





# An Icon of the Arts District: Rooted in History, Starring in Films, Ready for What’s Next.

The **NATE STARKMAN & SON BUILDING** (NSB) is a rare three-building offering totaling ±27,702 square feet in the heart of the Arts District. With its striking historic-industrial architecture, the building has served as the cinematic backdrop for countless films, television shows, and music videos.

Originally built as a paint and lubricant factory in 1908, the property is deeply woven into the Arts District’s more than 100-year evolution from industrial and agricultural zone, to a cultural and economic engine. Now offered with redevelopment plans in hand, the site is primed for conversion to office, retail, and restaurant use—positioned to play a defining role in the neighborhood’s continued evolution.

3

Total Buildings

±27,702 SF

Total Building Size

±19,846 SF

Total Land Size

1908-1914

Years Built

Masonry, Wood, Steel

Construction Type

Plans In-Hand:  
Office, Retail, Restaurant Use

Status

*Inquire for Pricing*





# 533-544 S Mateo St

±13,721  
Building SF

1908  
Year Built

3  
Stories

- FEATURES
- Structural Upgrade Completed
  - 10- to 12-Foot Ceiling Heights
  - Restored Windows and Doors
  - Exposed Beams and Brick
  - Original Wood Paneled Freight Elevator
  - Large Street-Facing Loading Doors
  - Beautifully Railspur-Curved Footprint
  - Roof Access with Views of Major Landmarks



# 1315-1317 E Palmetto St

±6,013  
Building SF

1910-1914  
Year Built

1  
Stories

- FEATURES
- Structural Upgrade Completed
  - 10- to 16-Foot Ceiling Heights
  - Existing Mezzanine Studio Space
  - Two Sawtooth Roofs with Windows
  - Direct Access to the Railspur Paseo
  - Lots of Natural Light Throughout



# 1311-1313 E Palmetto St

±7,968  
Building SF

1910-1914  
Year Built

1  
Stories

- FEATURES
- Structural Upgrade Completed
  - 10- to 14-Foot Ceiling Heights
  - Restored Windows and Doors
  - Sawtooth Roof with Stunning Windows
  - Direct Access to the Railspur Paseo
  - Lots of Natural Light Throughout





# From Historic Warehouse to Future Destination: Plans In Hand for Office, Retail, and Restaurant Use

With plans in place, the Nate Starkman & Son Building is primed to shift from its industrial warehouse past to a vibrant mix of office, retail, and restaurant uses. This next chapter builds on its legacy as an iconic Arts District landmark while aligning with the culture and energy driving the neighborhood today.

HIGHLIGHTS OF THE PLANS

2

**Flexible Programming.**

Whether an office for a small team, a neighborhood eatery with al fresco dining, or single-tenant headquarters, the new plans can accommodate a range of needs and requirements.

4

**Activation of the Rooftop.**

The 3-story structure has sweeping view of the Arts District, the DTLA skyline, and the LA River. The new plans allow build-out of the roof area for occupancy.

1

**Minimal Structural Work.**

Since the entire property previously underwent a structural upgrade, any structural updates for the updated use is minimal.

3

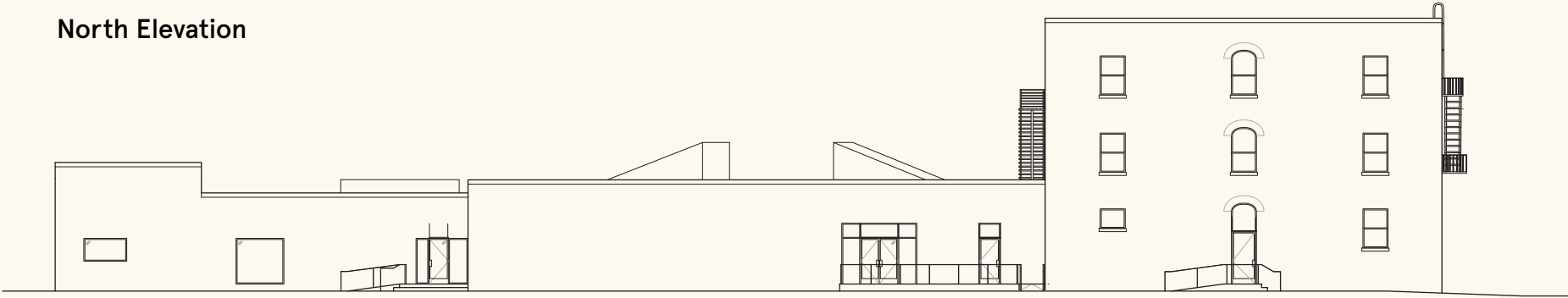
**Retail on the Railspur Paseo.**

The property’s shared easement with the ALLOY multi-family project allows seamless access and integration with outdoor space.

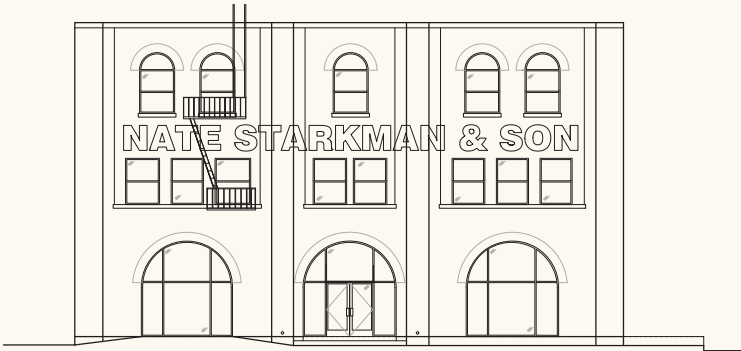


THE PLANS FOR THE NATE STARKMAN & SON BUILDING

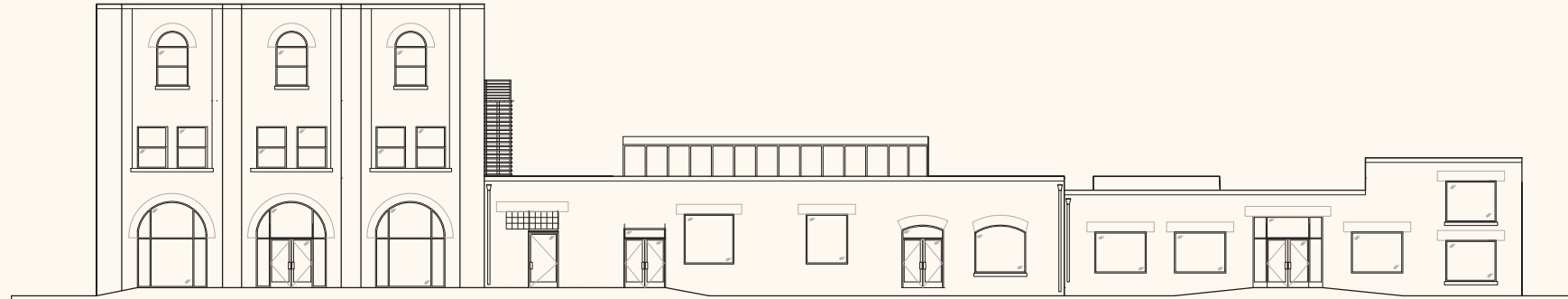
North Elevation



East Elevation



South Elevation





Originally built by the Brininstool Company in 1908, the property has endured as a landmark of the neighborhood and early industrial Los Angeles.

Upon completion, the NSB was celebrated as one of the most advanced facilities of its kind west of Chicago. Through the 1910s, the property changed hands to other paint manufacturers, and by the middle of the decade had expanded into a three-building complex—comprised of a three-story main building, a warehouse, and a smaller side structure—that remains intact today. Over the years, the property served a variety of industrial uses, from elevator manufacturing to a rag warehouse.

It was during its time as a rag warehouse that the name “The Nate Starkman & Son Building” was painted across the façade—a distinctive moniker that stuck. In the early 1980s, a record label moved in, just as Los Angeles enacted its

Artist-in-Residence Ordinance, paving the way for industrial buildings like this one to become live-work spaces for artists, production studios, and creative enterprises. With its original wood floors, exposed ceilings, and distinctive industrial character, the property became emblematic of the neighborhood’s transformation from manufacturing hub to cultural district.

Since its purchase by the current owner in 1983, the Nate Starkman & Son Building has become one of Los Angeles’ most prolific filming locations while continuing to nurture a vibrant community of artists and entrepreneurs. This dual identity—cultural landmark and creative hub—has made it a cornerstone of the Arts District’s ongoing evolution.







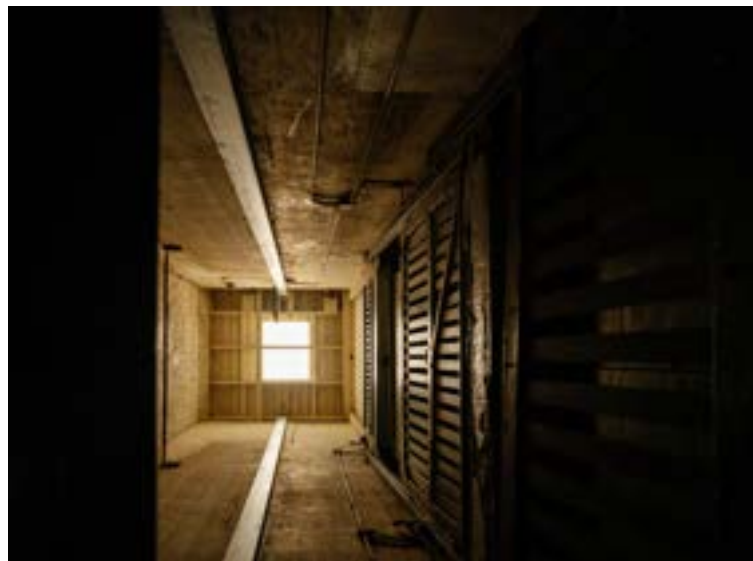






































FILMING AT THE PROPERTY

With more than 180 films, TV shows, commercials, and music videos shot on site, the Nate Starkman & Son Building is one of L.A.’s most recognizable industrial backdrops—versatile and instantly iconic.

Paddy’s Bar in It’s Always Sunny in Philadelphia



SELECTED ON-SCREEN FEATURES

Title	Type	Year
The Rookie	Film	TBD
Criminal Minds	Series	2016+
NCIS: New Orleans	Series	2014
House	Series	2012
Major Crimes	Series	2012
Date Night	Film	2010
The Kids Are All Right	Film	2010
Dollhouse	Series	2009
Parks and Recreation	Series	2009
The Fast and the Furious	Film	2009
CSI: New York	Series	2008+
True Blood	Series	2008
Balls of Fury	Film	2007
Heroes	Series	2006
It's Always Sunny in Philadelphia	Series	2005+
Must Love Dogs	Film	2005
Catwoman	Film	2004
February Song by Josh Groban	Music Video	2004
National Treasure	Film	2004
Malibu's Most Wanted	Film	2003
Fight Club	Film	1999
Columbo	Series	1995+
Color of Night	Film	1994
Amityville: A New Generation	Film	1993
Rising Sun	Film	1993
Death Hits the Jackpot	Film	1991
The Morning After	Film	1986
Repo Man	Film	1984
The Lady in Red	Film	1979
+ <i>Many More</i>		



Repo Man



Unknown



The Morning After



Fast & Furious



House



Unknown



It's Always Sunny in Philadelphia



Unknown



'God Bless the Child' with Tony Bennett











# Los Angeles’ Most Dynamic Neighborhood: The Nate Starkman & Son Building is at the Intersection of Art, Industry and Culture

The Arts District is one of Los Angeles’ most distinctive neighborhoods, shaped by over a century of reinvention. Once part of the city’s early agricultural zone, where vineyards and citrus orchards flourished along the Los Angeles River, the area transformed in the early 20th century into a hub of manufacturing. Warehouses, factories, and rail infrastructure defined its landscape, producing everything from furniture to paints and textiles.

By the late 20th century, artists began to reclaim these sturdy industrial buildings—marked by brick facades, beams, and tall windows—converting them into studios, galleries, and live-work lofts. This wave of creative energy rebranded the district as a hub of art, culture and innovation, paving the way for restaurants, retailers, and a thriving urban village that attracted both

local and global attention. Today, the Arts District stands as the city’s most visible example of industrial heritage redefined for contemporary life.

In recent years, the neighborhood has become a magnet for leading creative and technology companies seeking inspiring spaces. **Warner Music Group**, **Spotify**, **Honey** (a PayPal company), and **Califia** are among the marquee tenants that have established offices here, joining a roster of design studios, media firms, and production groups. Their presence underscores the Arts District’s role as a cultural and economic engine, drawing talent from across Los Angeles and beyond. Surrounded by celebrated restaurants, breweries, and galleries, the district continues to evolve as one of the city’s most dynamic destinations.

NOTABLE COMPANIES IN THE NEIGHBORHOOD	
 Confidential Global Tech Studio	
	
	
	



Hauser & Wirth’s gallery and dining complex



Spotify’s studio and offices at AT MATEO



Verve Coffee just up the stret from Nate Starkman & Son Building



The Girl & the Goat across the street from the Nate Starkman & Son Building





Acclaimed restaurant Bavel



Arts District Brewing Company



Wurstküche



Tech company Honey's headquarters



A community of retail shops at Signal LA



Neoity and Le Labo

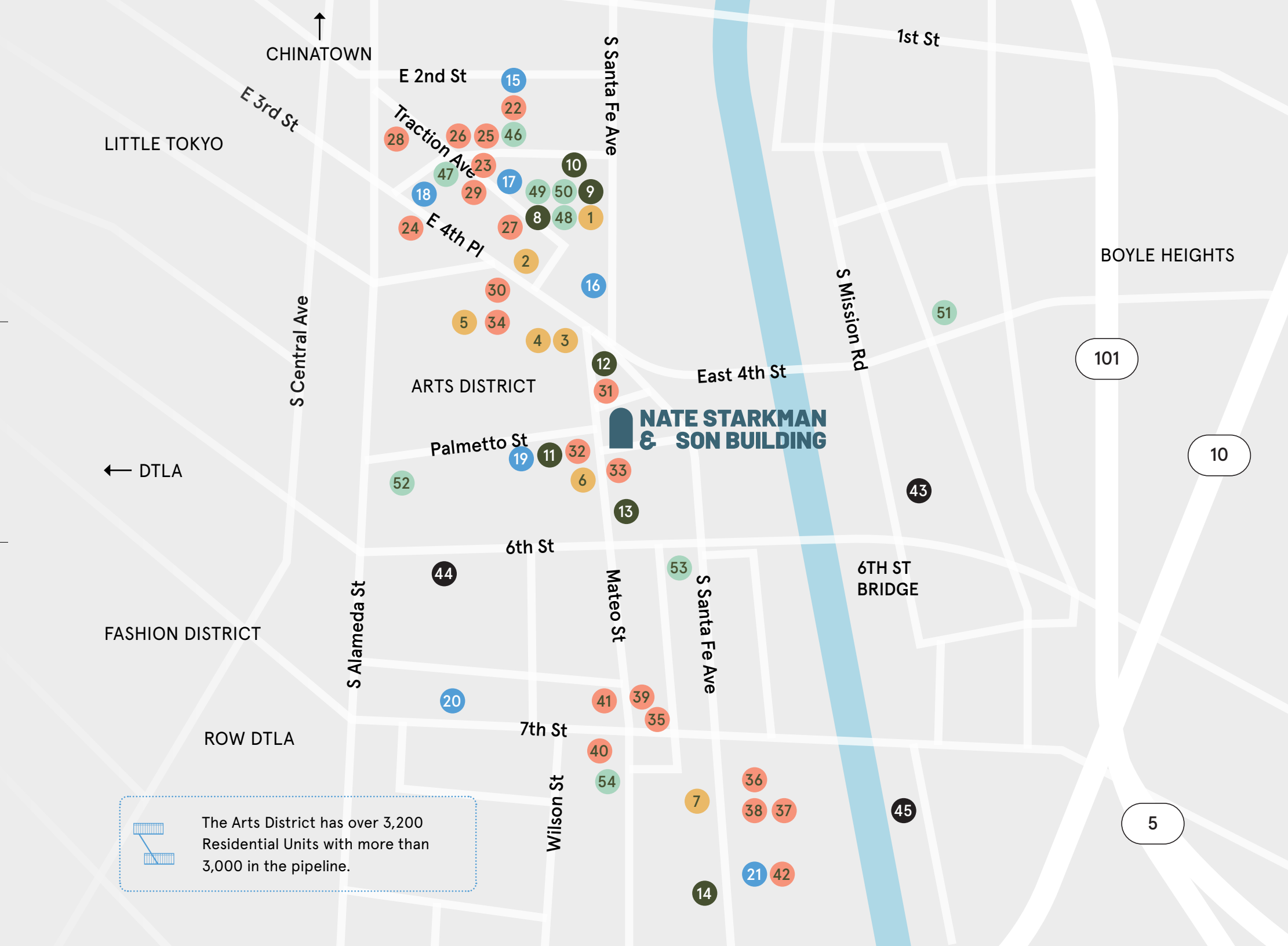
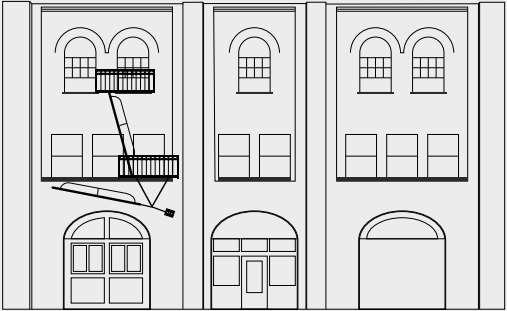


Alfred Coffee



The Nate Starkman & Son Building is embedded in the thriving cultural and economic ecosystem of the Arts District

Notable Tenants	Coffee
1 Greycroft Partners	8 Groundwork Coffee Co.
2 Honey	9 Concierge Coffee
3 Calafia Farms	10 Boxx Coffee Roasters
4 Accenture	11 Eightfold Coffee
5 Grimshaw Architects	12 Verve Coffee Roasters
6 Spotify	13 Blue Bottle Coffee
7 Warner Music	14 Maru Coffee
Food & Beverage	Production
22 Manuela	43 Ace Mission Campus
23 Wurstkuche	44 East End Studios
24 De La Nonna	45 Confidential Global Tech Studio
25 Salt & Straw	
26 Prince Street Pizza	
27 Arts District Brewing Co.	
28 Angel City Brewery	
29 Alfred Coffee	
30 Happies Hand Made	
31 Bavel	
32 Girl & The Goat	
33 Zinc Café	
34 Urth Café	





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**Daniel Pickart**  
**Senior Managing Director**  
Tel 310-407-6515  
daniel.pickart@nmrk.com  
CA RE License #01914551

**Andrew Jennison**  
**Vice Chairman**  
Tel 310-407-6518  
andrew.jennison@nmrk.com  
CA RE License #01275687

**Renee Nelson**  
**Transaction Manager**  
Tel 310-407-6517  
renee.nelson@nmrk.com  
CA RE License #01991249

# NEWMARK

This Offering Memorandum contains select information pertaining to the business and affairs of the properties included in the Nate Starkman & Son Building: 534-544 S Mateo St, 1311-1313 E Palmetto St, and 1315-1317 E Palmetto St, Los Angeles, CA 90013 (collectively, The Property). It has been prepared by Newmark. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective investor may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective investor of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of The Company or Newmark. The material is based in part upon information supplied by The Company and in part upon financial information obtained by Newmark from sources it deems it reliable. The Company, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective investors should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging receipt of this Offering Memorandum from Newmark, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of The Company. The Company expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to invest in the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to invest in the Property unless and until a written agreement for the investment has been fully executed and delivered. If you wish not to pursue negotiations leading to the investment in 534-544 S Mateo St, 1311-1313 E Palmetto St, and 1315-1317 E Palmetto St, Los Angeles, CA 90013 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective investor's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the investment in the Property shall be limited to those expressly provided in an executed Investment Agreement and shall be subject to the terms thereof. In no event shall a prospective investor have any other claims against The Company or Newmark or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or transaction involving the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.