

C R E A T I V E S P A C E F O R L E A S E

mateo
&
seven

DTLA ARTS DISTRICT



INCREDIBLE UPGRADED SPACE IN THE

HEART OF THE
Arts District



mateo
&
seven

JESSE ST

MATEO ST

IMPERIAL ST

EAST 7TH ST

property details

UNIT AVAILABLE

±2,031 SF

CLEAR HEIGHT

±16'

TOTAL BUILDING

±19,720 SF

PARKING

ABUNDANT
PRIVATE PARKING

YEAR BUILT

1985
(RENOVATED 2021)

ZONING

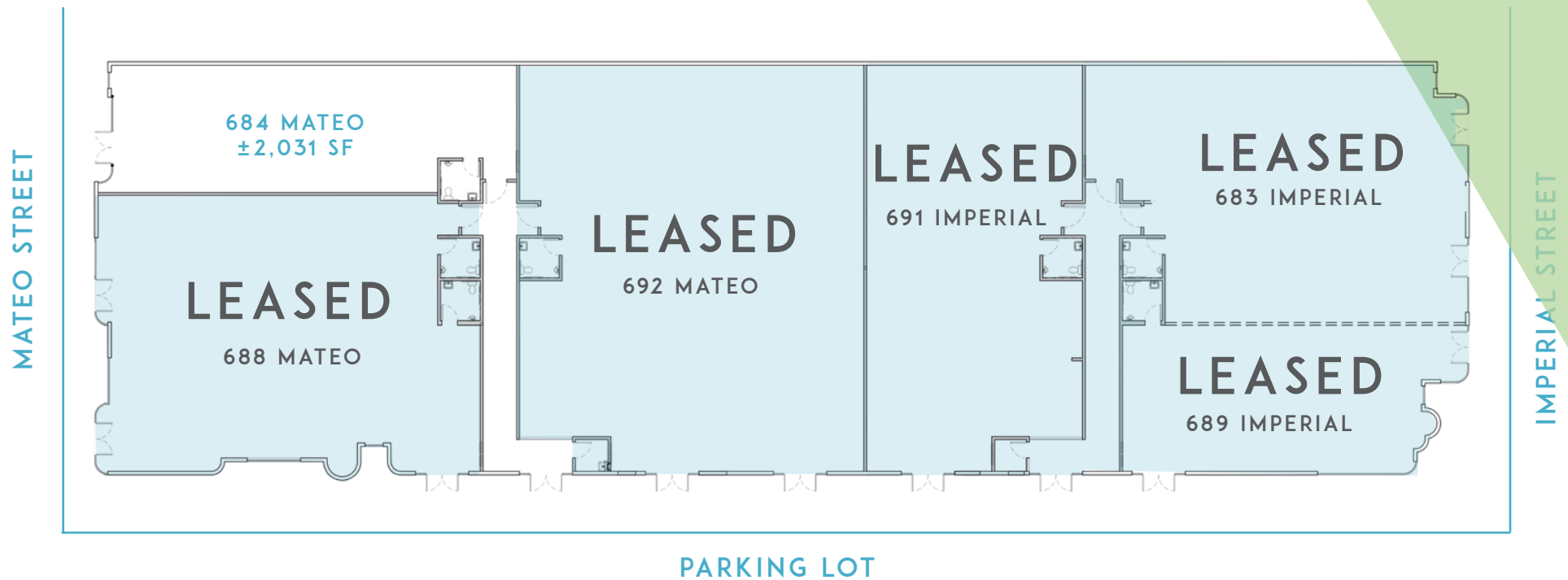
LAM3



highlights	Rare, Small Unit	
	Steps Away From Warner Music And Spotify Headquarters	
	Adjacent To Amp Lofts And Neighboring Numerous Retailers, Restaurants, Cafes, Nightlife, New Developments	
	Secured Parking Lot With Outdoor Areas	
	2 Street Frontage (Mateo & Imperial) With Convenient Freeway Access	
	Professional Business Park with Incredible Tenant Mix	

New project renovations complete | Creative office or retail with abundant parking

floor plan



**Dimensions are approximate. For discussion purposes only.*

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site plan

AFURI ramen + dumpling

The Tokyo-founded ramen chain known for its yuzu shio broth has landed in L.A., opening a sleek, modern ramen-ya that features a full bar, indoor and outdoor seating, and even touchscreen ordering systems.

www.timeout.com

Wildcatter

Wildcatter is a hybrid creative studio and production company inspired by the imaginative frontiersmen who detonated terrain, and convention, during America's westward expansion.

www.wildcatterla.com

kvadrat

Kvadrat was established in Denmark in 1968 and has deep roots in Scandinavia's world-famous design tradition.

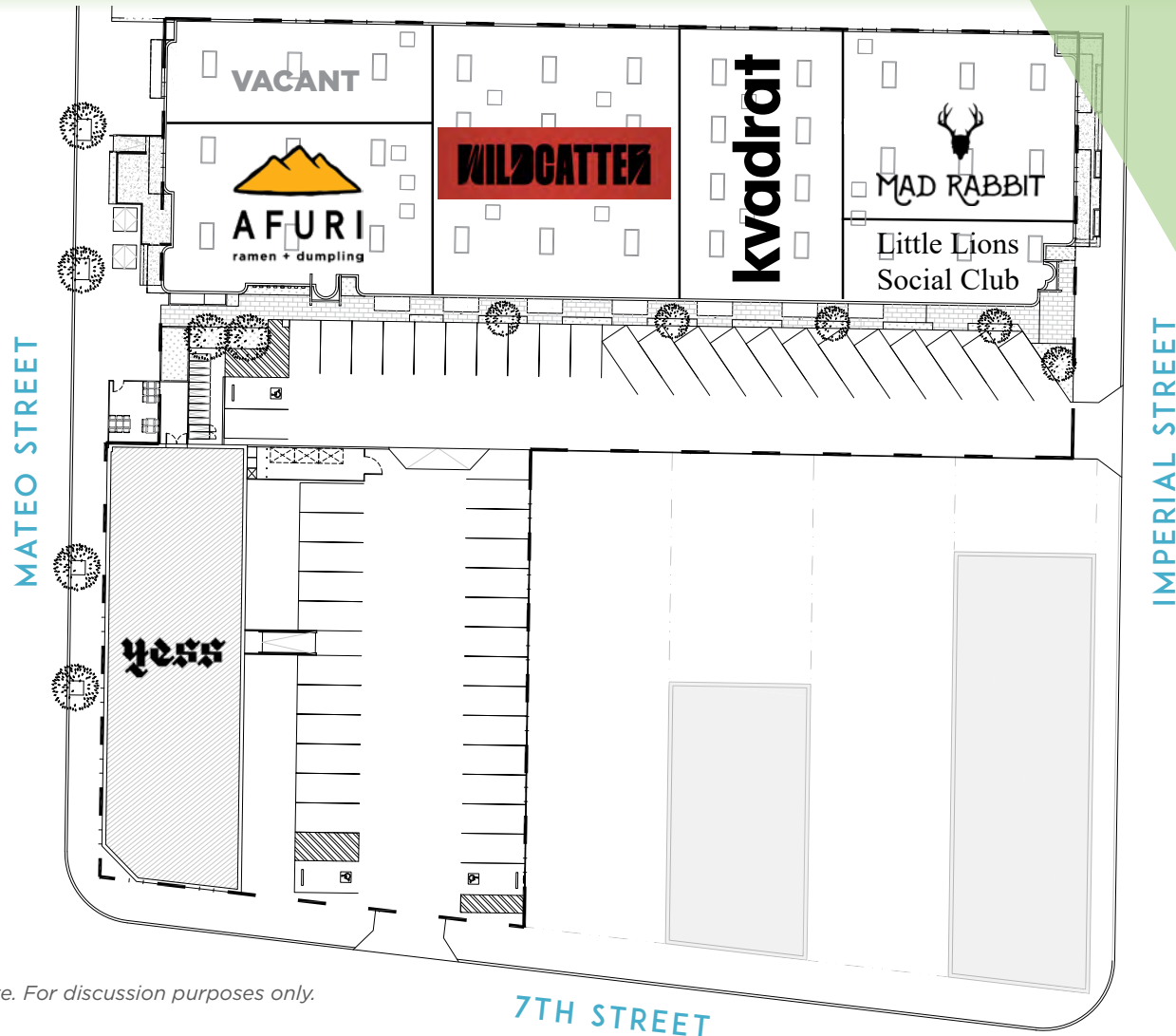
A leader in design innovation, Kvadrat produces quality contemporary textiles and textile related products for architects, designers and private consumers across the world.

www.kvadrat.com

YESS RESTAURANT

A progressive Japanese restaurant from Chef Junya Yamasaki and Team YESS Restaurant celebrating the surrounding Southern California nature. We focus to work with only the best local seasonal ingredients and treat them with a reverence inspired from traditional Japanese cuisine. The restaurant is housed in a landmark 1920's former bank building in the heart of Los Angeles' Arts District.

www.yess-restaurant.com



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major developments

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THE ROW

ALAMEDA CROSSING

DIAMOND
WALNUT

AVA
ARTS
DISTRICT

CAMDEN

6AM

CONTINUUM

FACTORY
ARTS
COMPLEX

AT MATEO

6TH STREET
VIA DUCT

BISCUIT
LOFTS

TOY
LOFTS

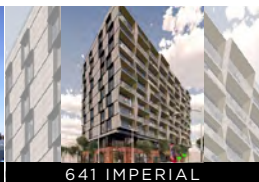
AMP LOFTS

WARNER MUSIC GROUP

PRODUCE LA



DIAMOND WALNUT



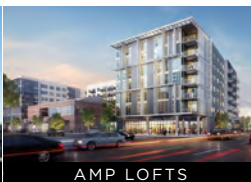
641 IMPERIAL



676 MATEO



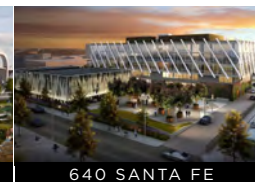
FORD FACTORY



AMP LOFTS



6TH STREET VIADUCT



640 SANTA FE



670 MESQUIT



world class AMENITIES



arts district

COFFEE
BARS
RESTAURANTS
MARKETS
MUSEUMS
STUDIOS



a touch of color

Not only does mateo & seven surround itself with magnificent eateries and thirst quenching bars, it adds a bit of color to the ever changing community with notable artists leaving their mark on the walls.

2

3

1

4

4

thomas

GARNER

1

risk

ROCK

2

damon

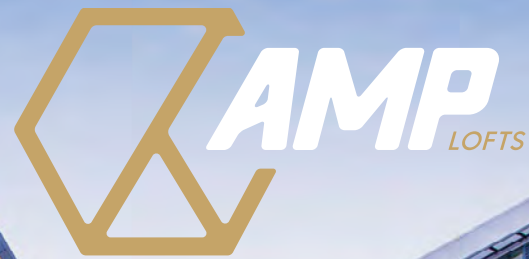
MARTIN

3

shepard

FAIREY

大和



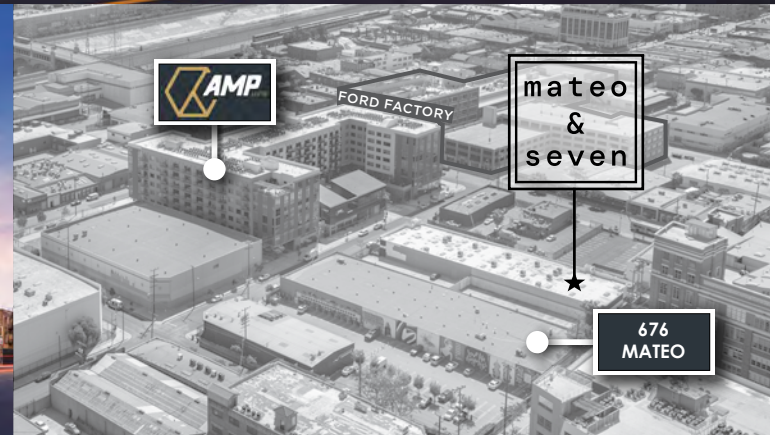
7 stories
320 live/work units
20,000 sf ground-floor retail

Catering to the sophisticated artist community of the area, this dog-friendly complex includes a large commercial courtyard with outdoor seating, as well as upscale amenities such as a gym, pool, sauna, a clubhouse, and workshop. There are also two levels of below-grade parking, for approximately 420 parking spaces.

The 5,000 SF clubhouse is a hub for residents to co-work and co-mingle, and incorporates a lobby, business center, and leasing office. The 5,000 SF workshop, an industrial space for creation and fabrication, can be rented out by residents, whether to tune up a bicycle or weld a DIY project.

The property incorporates pieces of the site's history, such as the signage from the original tenant, AMP Automotive. Reclaimed original brickwork is used throughout. A bowstring truss from the demolished structure is re-imagined to form the roof of the clubhouse. The live-work units express an industrial, factory-like feel, with exposed ducts and polished concrete floors.

www.steinberg.us.com





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