

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



property details

UNIT AVAILABLE

±2,031 SF

CLEAR HEIGHT

±16'

TOTAL BUILDING

±19,720 SF

PARKING

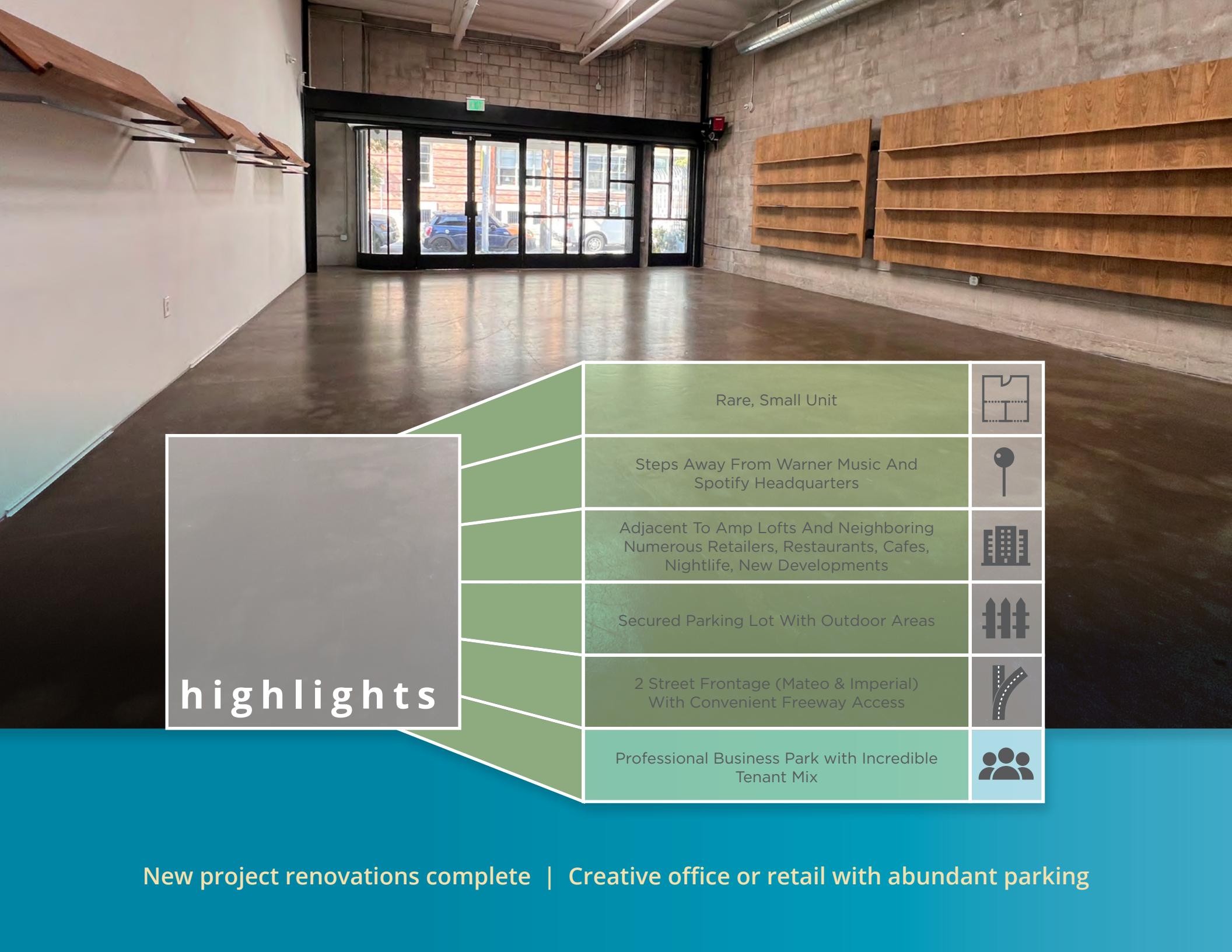
**ABUNDANT
PRIVATE PARKING**

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

MATEO STREET



PARKING LOT



*Dimensions are approximate. For discussion purposes only.

**m a t e o
&
s e v e n**

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.

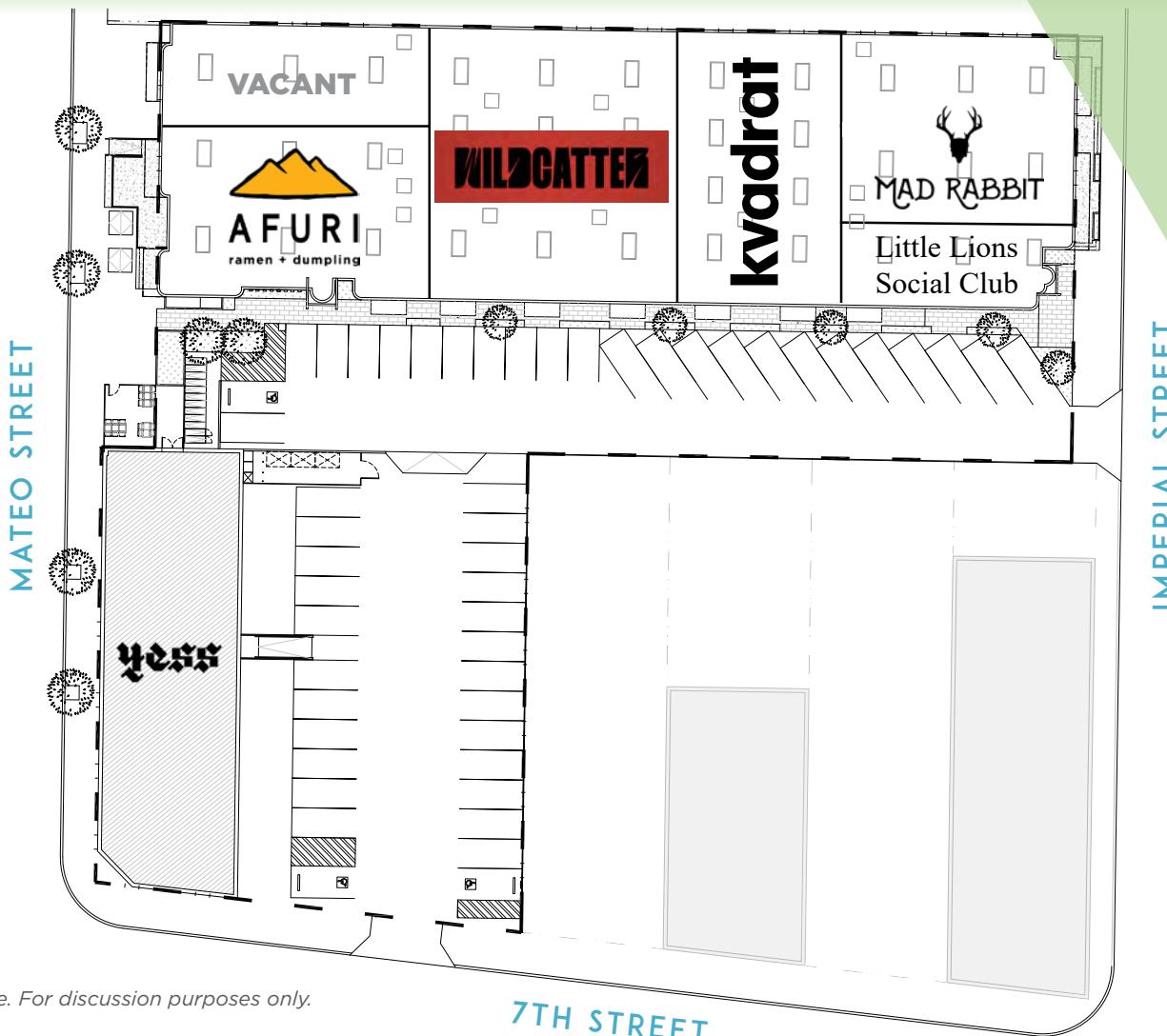
A leader in design innovation, Kvadrat produces quality contemporary textiles and textile related products for architects, designers and private consumers across the world.

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.

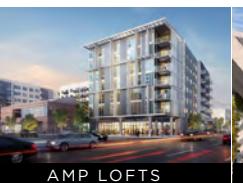
www.yess-restaurant.com



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**mateo
&
seven**

major developments





KATO

world class
AMENITIES



SOHO HOUSE



GIRL & THE GOAT



HÄUSER & WIRTH

arts district

COFFEE
BARS
RESTAURANTS
MARKETS
MUSEUMS
STUDIOS

PIKUNICO

PIZZERIA
BIANCO

FLYING
EMBERS

Rappahannock
OYSTER CO.

DULCE

ICA
LA

AFURI
ramen + dumpling

PIZZANISTA!

ER.B.
EVERYDAY ROYALE BAR

TONY'S
SALOON

Maru Coffee

ETIQUETTE COFFEE

Greenbar
DISTILLERY

SOHO HOUSE

Idyllic Coffee

SCA-ARC

SCI-ARC

Malbec

Urth Caffe

VERVE
COFFEE ROASTERS

da'mo

the
RISING
SUN

ZINC

Dover
Street
Market

kodō

BESTIA

DAMIAN

Detroit
Cantina

Maru Coffee

Greenbar
DISTILLERY

SOHO HOUSE



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.





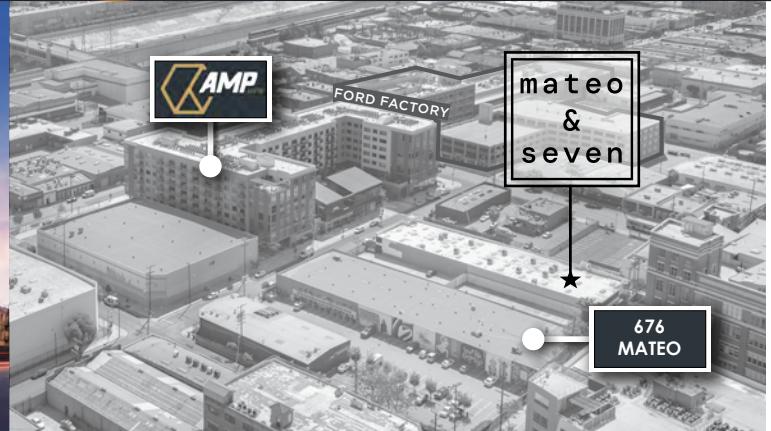
7 stories
320 live/work units
20,000 sf ground-floor retail

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 expresses an industrial, factory-like feel, with exposed ducts and polished concrete floors.

www.steinberg.us.com





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