

ATLANTIC COURT

718 - 726 MATEO ST., DTLA



NOW COMING SOON

LUCKY'S

RESTAURANT, RETAIL, &
CREATIVE OFFICE
FOR LEASE

ATLANTIC COURT

718 - 726 MATEO



RESTAURANT & RETAIL

Located in the Arts District, 726 Mateo is a vintage industrial building, constructed in 1923 and upgraded into a spacious, retail and restaurant-ready space with a private outdoor patio.

ADDRESS

726 Mateo St.,
Los Angeles, CA 90021

LOCATION

Arts District

AVAILABILITY

Two retail spaces.
Move-in ready

SQUARE FOOTAGE

910 sf and 1,860 sf

MATEO ST

RESTAURANT & RETAIL

LUCKY'S

BUILDING AMENITIES

- Exposed bow truss and brick
- Frosted skylights
- New insulated roof
- 30-ton HVAC
- 3000-gal grease interceptor
- 600A power
- 2-1/2" water line
- 3" gas line
- Fire-sprinklered
- Secure entry
- Polished concrete floors
- Sustainable composite decking
- Drought tolerant landscaping and irrigation
- ADA accessibility
- 298 person indoor occupancy
- Master CUB in-place allowing for a Type 47 Liquor License**

* BOMA Standard
Proposed Demsing

E 7TH PL.

OUTDOOR 2,200 SF

UNIT 4
910 SF*

UNIT 5
1,860 SF*

15TH ALLEY WAY

ATLANTIC COURT

718 - 726 MATEO



CREATIVE OFFICES

718 Mateo houses six flexible office spaces, totaling approximately 9,800 sq. ft., The property is home to a mix of design, fashion and creative agencies. One move-in-ready space coming available December 2025.

ADDRESS

718 Mateo St.,
Los Angeles, CA 90021

LOCATION

Arts District

AVAILABILITY

December 2025

SQUARE FOOTAGE

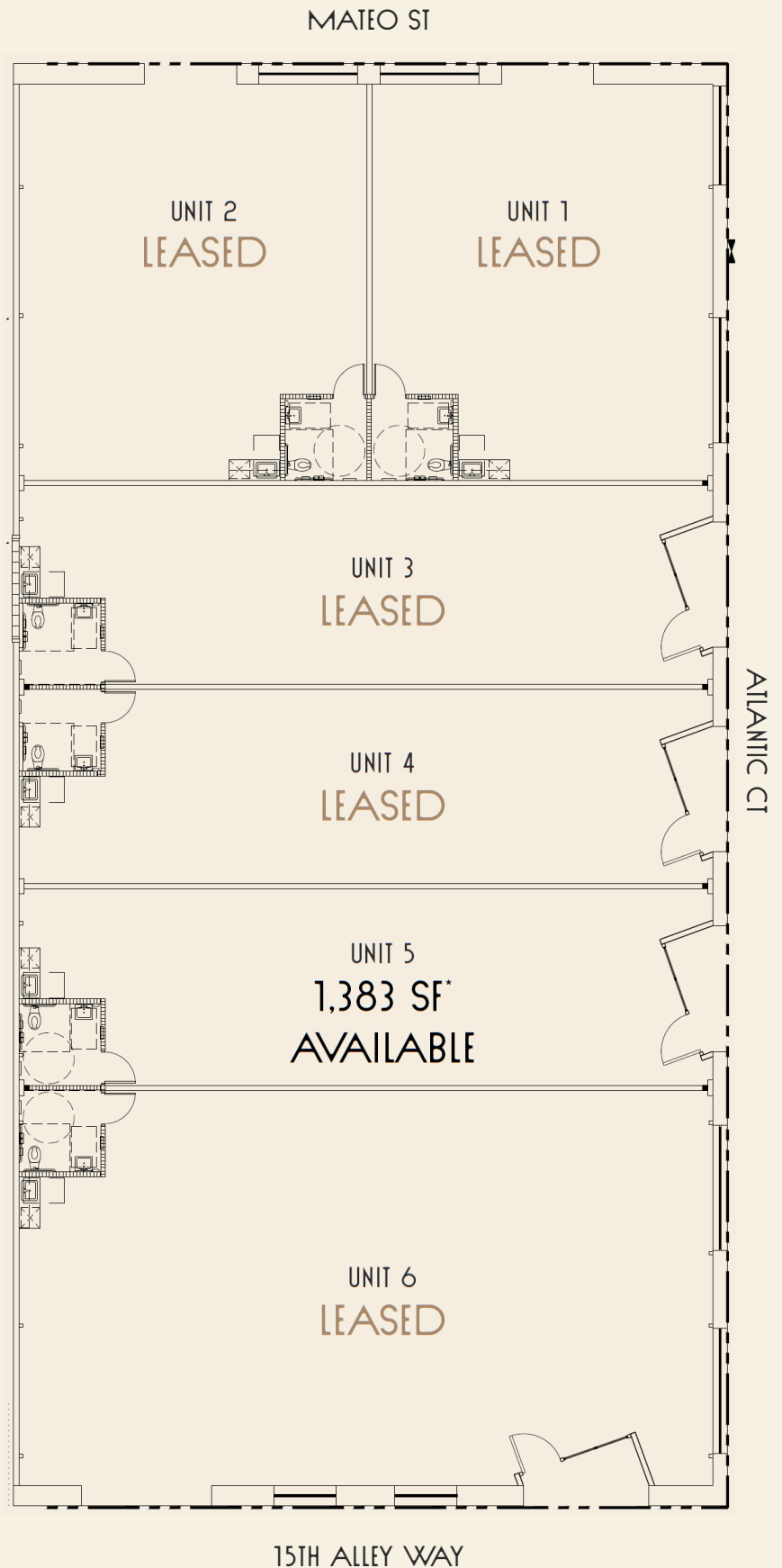
1,383 sf

CREATIVE OFFICES

BUILDING AMENITIES

- Exposed bow truss & brick
- Frosted skylights
- New insulated roof
- New HVAC
- 200A power
- Custom storefronts with roll-down security
- Fire-sprinklered
- European kitchenette with birch cabinetry and worktables
- Gender-neutral restrooms with modern fixtures
- Pendant, task & accent lighting
- Tenant branding areas & directory
- Polished concrete floors
- ADA accessibility
- Wifi-ready

* BOMA Standard





CREATIVE OFFICES



Nestled in the vibrant heart of the Arts District, this thoughtfully designed creative office space opens to the tranquil lane of Atlantic Court. Recently renovated to radiate a clean and contemporary aesthetic, this space has been mindfully curated to preserve the original character of the 1931 building. Experience the timeless charm of exposed brick coupled with the intricate allure of bow truss design.

Natural light filters through large front windows and frosted skylights. Step out and you're a minute's walk to the city's finest coffee shops, top rated restaurants, and eclectic bars. The Atlantic Court Offices are a haven where creativity and inspiration coalesce.



OUR NEIGHBORS



Bavel
Bestia
Good Liver
Guerrilla Tacos
Soho Warehouse
Warner Music Group
Maru Coffee
Dover Street Market
Hauser & Wirth
Girl & the Goat
Zinc Café
Damian
Yangban Society
And More!



DEMOGRAPHIC BREAKDOWN

20-Min Drive Time

POPULATION

5.5 M

AVERAGE HOUSE VALUE

\$1.2 M

AVERAGE HOUSEHOLD
INCOME

\$120 K

AVERAGE AGE

37.8



*Placer.ai

GET IN TOUCH

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ODYSSEY

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