

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



 CUSHMAN &  
WAKEFIELD

GILL | BURNS | YOO



Julio

684

INCREDIBLE UPGRADED SPACE IN THE

HEART OF THE  
Arts District



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property  
details

UNIT AVAILABLE

±1,831 SF

TOTAL BUILDING

±19,720 SF

YEAR BUILT

1985

ZONING

LAM3

CLEAR HEIGHT

±16'

PARKING

ABUNDANT  
PRIVATE PARKING

POWER

1600 AMPS  
480 V

APN

5146-020-028



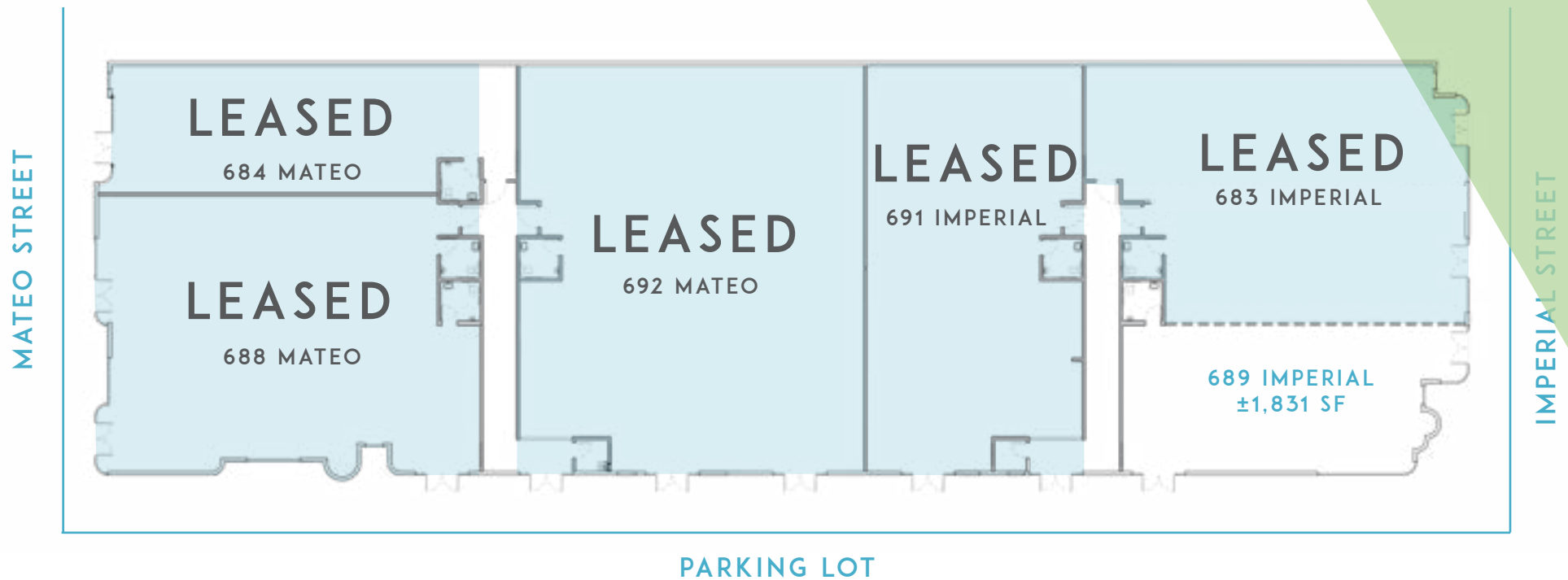
# highlights

Tenant Improvement Packages Available	
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	
Flexible Sizes - Units Can Be Combined (Submit Requirement)	

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

# floor plan

Flexible sizes can be combined or separate  
TI packages available



\*Dimensions are approximate. For discussion purposes only.

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# site plan

## JUICE

Established in 2003 as a streetwear label from Hong Kong with the aim of bridging the East and the West through thoughtfully-designed apparel and goods. The brand has collaborated with the likes of Nike, visvim, fragment design, Coca-Cola, Stüssy, Medicom Toy and more.

[www.juicestoreusa.com](http://www.juicestoreusa.com)

## 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](http://www.timeout.com)

## kvadrat

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

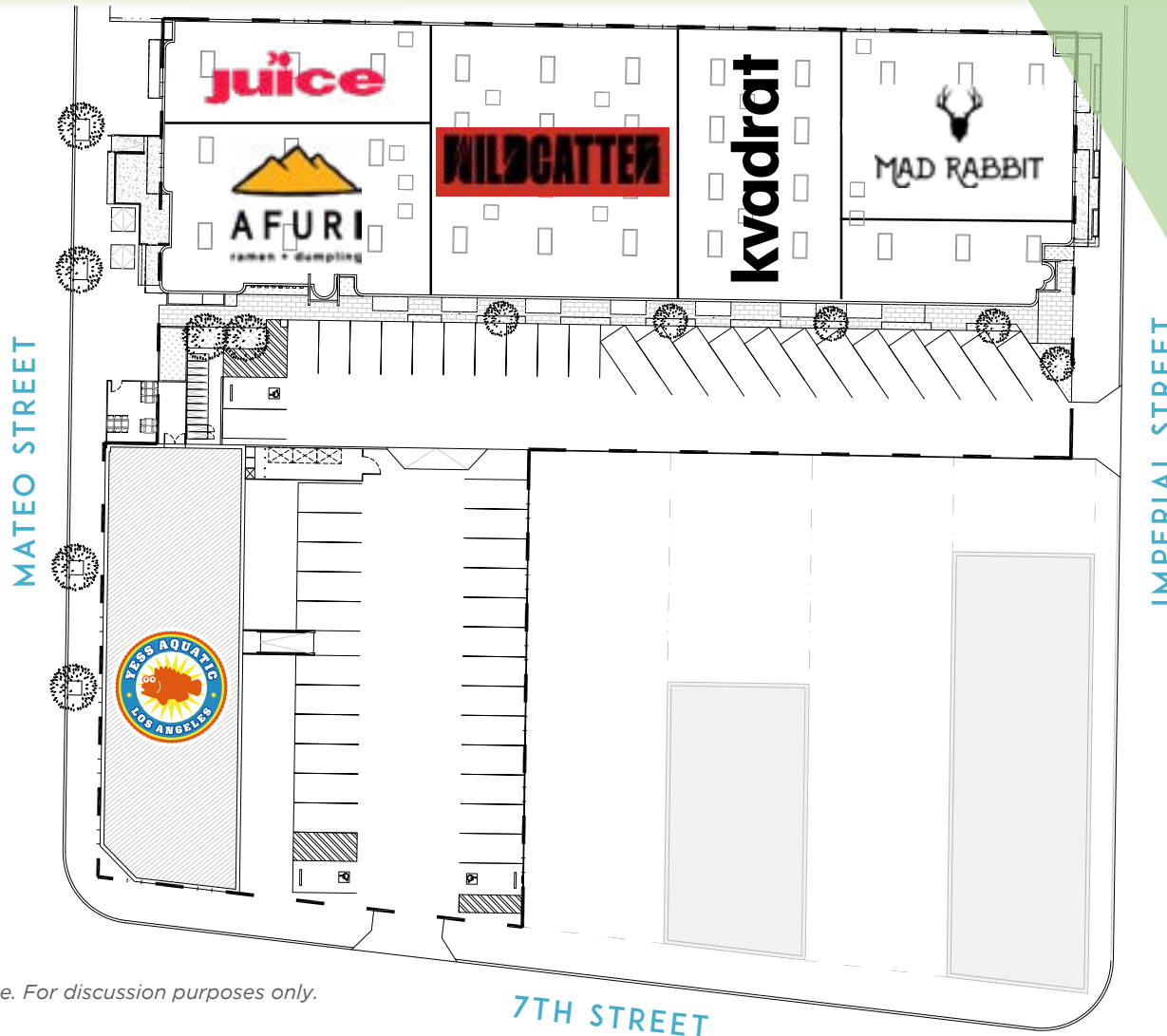
A leader in design innovation, Kvadrat produces quality contemporary textiles and textile related products for architects, designers and private consumers across the world.

[www.kvadrat.com](http://www.kvadrat.com)

## YESS AQUATIC

One of London's most talented head chefs, Junya Yamasaki, plans to open a Japanese restaurant, cafe, and wine bar in the heart of LA's Arts District.

[www.la.eater.com](http://www.la.eater.com)



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# major developments





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# neighborhood amenities

## RESTAURANTS

1. FACTORY KITCHEN
2. SIXTH + MILL
3. GIRL & THE GOAT
4. OFFICINE BRERA
5. AFURI RAMEN
6. BAVEL
7. ZINC CAFE & MARKET
8. E.R.B.
9. GUERRILLA TACOS
10. PIZZANISTA!
11. YESS
12. BREAD LOUNGE
13. BESTIA
14. DAMIAN
15. SOHO HOUSE



## LIBATIONS

1. URTH Caffe
2. RESIDENT
3. BLUE BOTTLE
4. LITTLE BEAR
5. POUR HAUS
6. VERVE COFFEE ROASTERS
7. TONY'S SALOON
8. STUMPTOWN ROASTERS
9. OUR/ LOS ANGELES VODKA



## RETAILERS

1. GRUPO HABITA HOTEL
2. TWO BIT CIRCUS
3. ARCH THE
4. UPTOWN PUP
5. THE HUNT VINTAGE
6. BASE COAT
7. COMMONWEALTH
8. HOUSE OF MACHINES
9. DOVER STREET MARKET
10. LYFT DRIVER HUB
11. WARNER MUSIC GROUP
12. H.D. BUTTERCUP





# 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

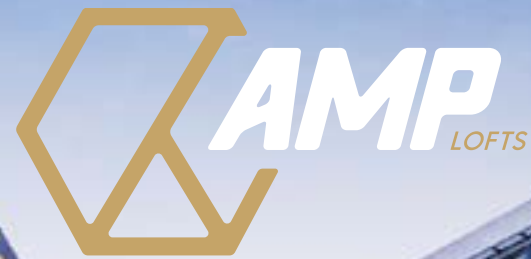
damon  
**MARTIN**



3

shepard  
**FAIREY**





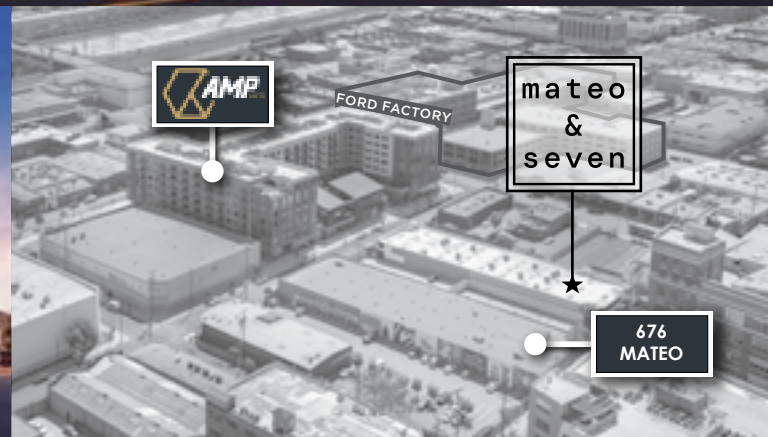
Catering to the sophisticated artist community of the area, this dog-friendly complex includes a large commercial courtyard with outdoor seating, as well as upscale amenities such as a gym, pool, sauna, a clubhouse, and workshop. There are also two levels of below-grade parking, for approximately 420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

The 5,000 SF clubhouse will be a hub for residents to co-work and co-mingle, and will incorporate 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 project plans to incorporate pieces of the site's history, such as the signage from the original tenant, AMP Automotive, after which the project is named. Original brickwork will be reclaimed and used throughout. A bowstring truss from the demolished structure will be re-imagined to form the roof of the clubhouse. The live-work units will express an industrial, factory-like feel, with exposed ducts and polished concrete floors.

[www.steinberg.us.com](http://www.steinberg.us.com)

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





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