

MATEO

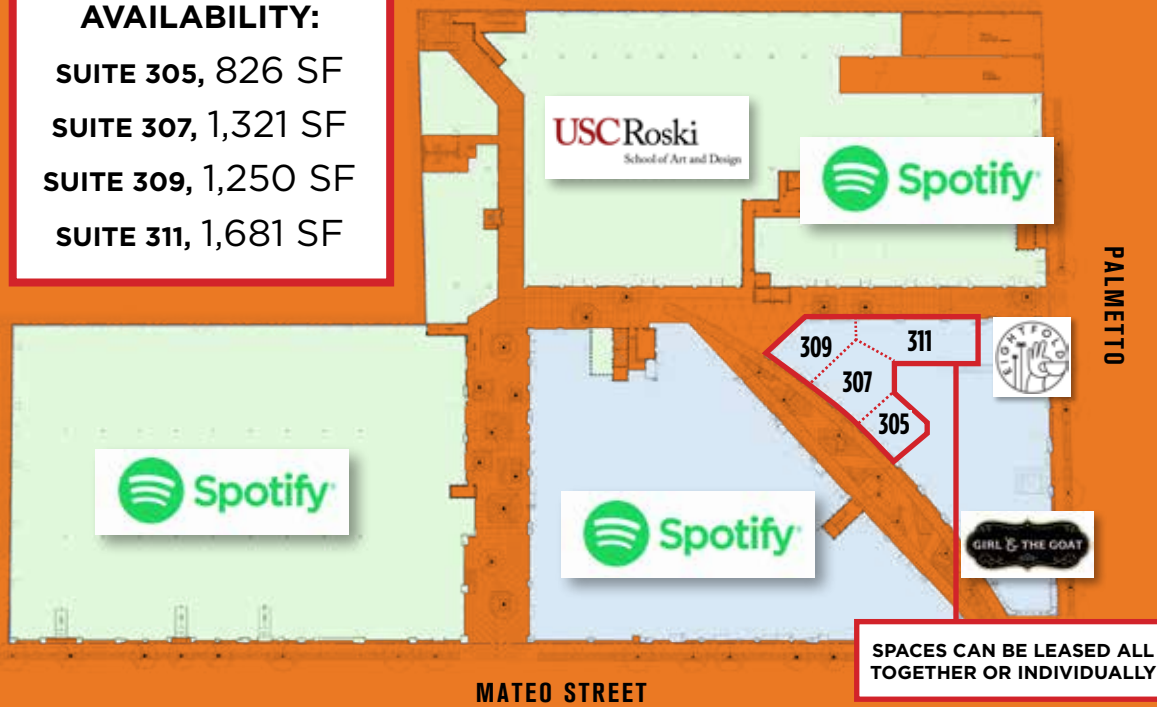
ARTS DISTRICT, LA

# MATEO

LIMITED AVAILABILITY REMAINING



**AVAILABILITY:**  
**SUITE 305, 826 SF**  
**SUITE 307, 1,321 SF**  
**SUITE 309, 1,250 SF**  
**SUITE 311, 1,681 SF**



- Located at the heart of Downtown’s most talked about community
- Newly constructed above standard parking (3/1,000 ratio)
- Efficient floor plates with a load factor of only 11%
- Adjacent to Zinc Café and Barker Block
- Beautiful organic finishes including reclaimed wood, steel beams, repurposed cobblestone and original red brick from James Dean’s high school
- Beautiful Rios-designed landscaping and green space
- Pet friendly environment



**ANDREW D. TASHJIAN**  
 213.955.5148  
 Andrew.Tashjian@cushwake.com  
 Lic. #01867711

**MIKE CONDON, JR.**  
 213.629.7379  
 Mike.Condon@cushwake.com  
 Lic. #01884476

**PETER B. COLLINS**  
 310.595.2227  
 Peter.Collins@cushwake.com  
 Lic. #01813645

**BRITTANY WINN**  
 213.629.6514  
 Brittany.Winn@cushwake.com  
 Lic. #01978909

