



ARTS DISTRICT, LA

# MATEO

THE ARTS DISTRICT'S GREATEST OPPORTUNITY  
IS READY & WAITING FOR YOU

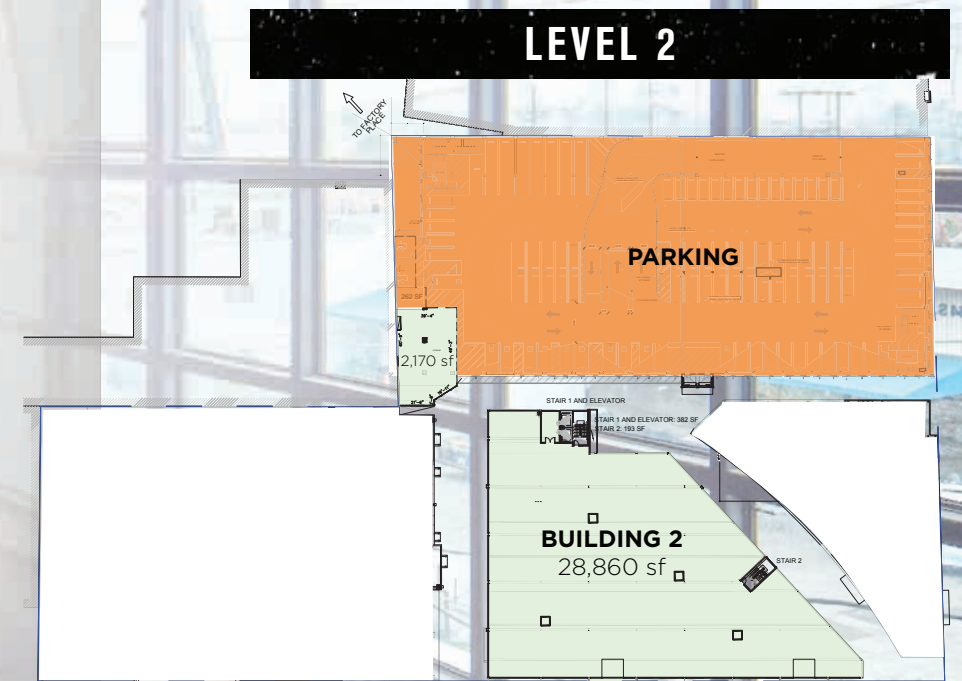
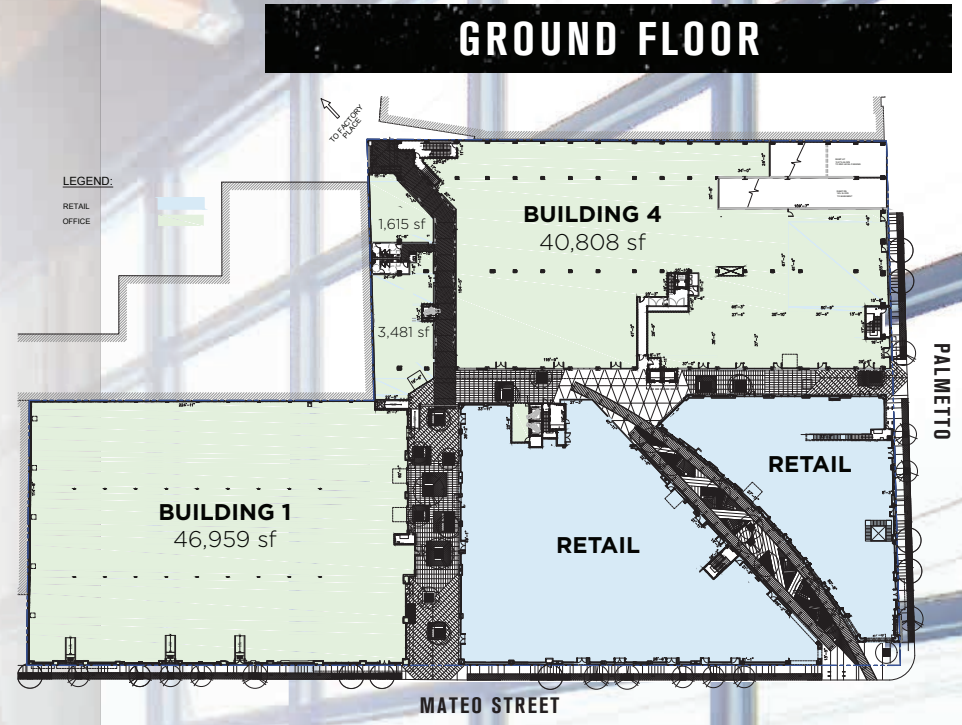
ARTS DISTRICT, LA

# MATEO

- Located at the heart of Downtown's most talked about community
- Newly constructed above standard parking (3/1,000 ratio)
- Fully amenitized with curated restaurants, boutiques and local services
- Killer, collaborative rooftop deck available to all tenants
- Efficient floor plates with a load factor of only 11%
- Vast ceilings, mezzanine potential and floor-to-ceiling glass
- 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
- Impeccably designed steel framed, operable Juliette windows
- Beautiful Rios-designed landscaping and green space
- Pet friendly environment
- Wifi throughout

**136,000 SF**  
PREMIER CREATIVE SPACE

THE ONLY BRAND NEW, GROUND UP CREATIVE OFFICE PROJECT IN THE ENTIRE ARTS DISTRICT





A rare amenity in the Arts District, **AT MATEO** features a four-level **±540 car parking** structure co-branded with Art from the local community.

Bike parking and electric vehicle charging stations available.

**\$225**

**UNRESERVED**

**\$275**

**RESERVED**



ARTS DISTRICT, LA  
**MATEO**

MUMFORD BREWING COMPANY  
ANGEL CITY BREWERY  
WURSTKÜCHE RESTAURANT  
EIGHTY TWO  
FRITZI

ARCHITECTURE & DESIGN MUSEUM  
CAFE GRATITUDE  
URTH CAFE  
ZINC CAFE & MARKET & BAR MATEO  
VILLAINS TAVERN

**PASTA**

THE DAILY DOSE  
FACTORY KITCHEN

FARMER BOYS

CHURCH & STATE

EVERSON ROYCE BAR

VEGETARIAN CONNECTION

PIZZANISTA!

TEA TIME

AMERICAN TEA ROOM

GREENBAR (CRAFT & DISTILLERY)



LITTLE BEAR

URBAN RADISH

BREAD LOUNGE

BESTIA

STUMPTOWN COFFEE ROASTERS

BLUE BOTTLE COFFEE

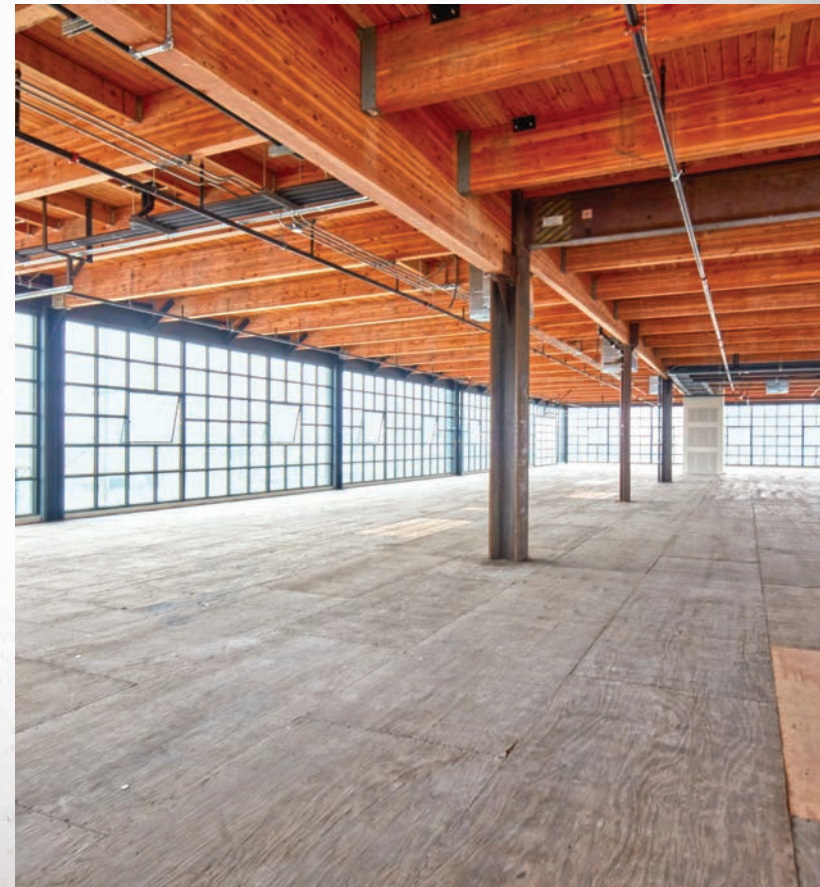


THE ARTS DISTRICT

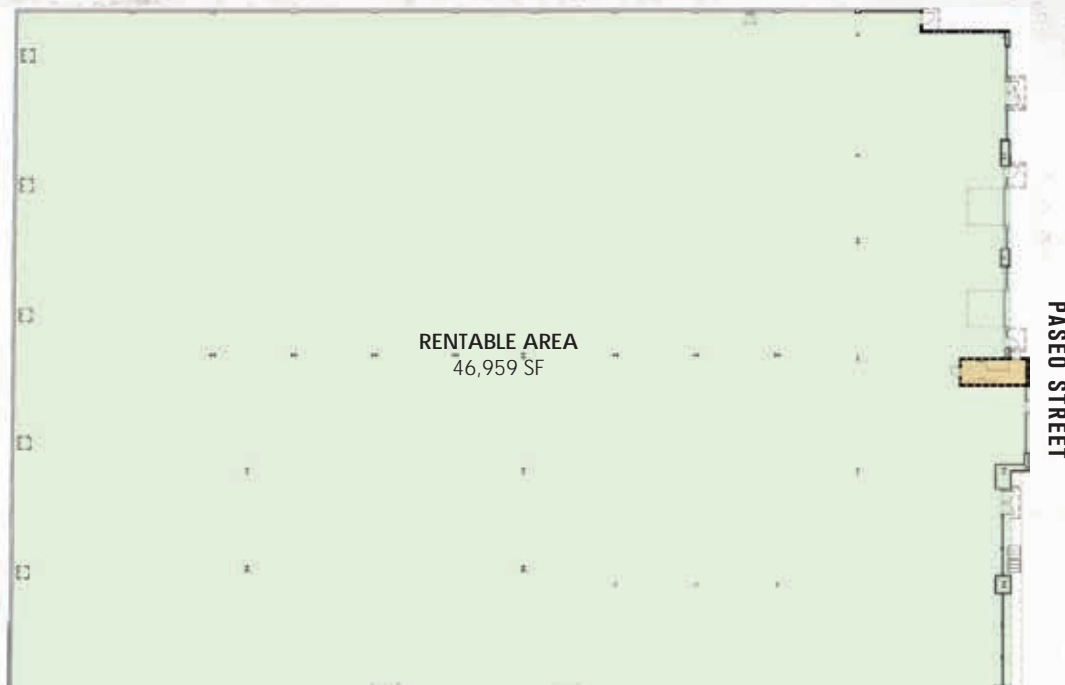
DOWNTOWN LOS ANGELES

# THE DESIGN

Inspired by the Arts District's evolving history from vineyards to factories, At Mateo's industrial chic design complements the area's artist enclaves, counter-cultural neighborhood, foodie destination and urban oasis. Offering more than 126,000 square feet of retail and restaurant space, Mateo is made with the area's own brick and steel—integrating relics from the building's past into its renovated and re-purposed present. The modern creative office spans ± 53,000 square feet and has sky-high ceilings, abundant natural light and an expansive, open floor plan.



# BUILDING 1



# BUILDING 2

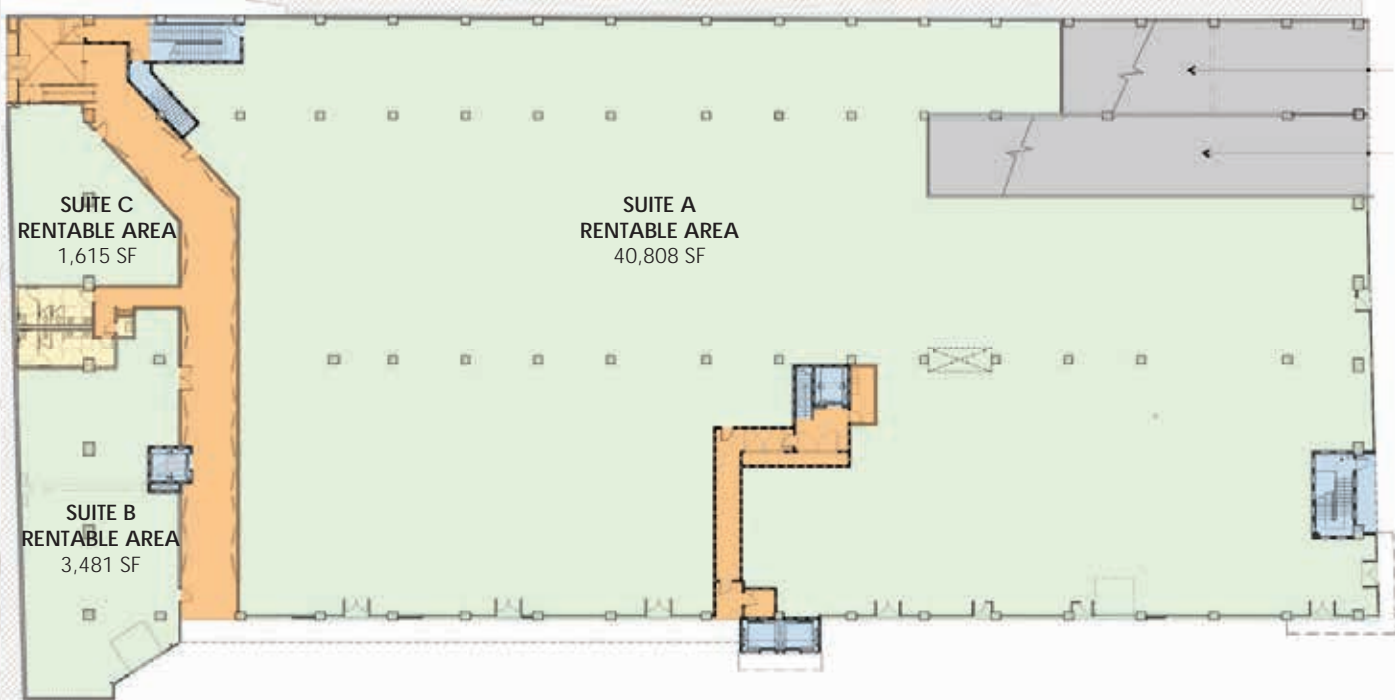
PASEO STREET



MATEO STREET

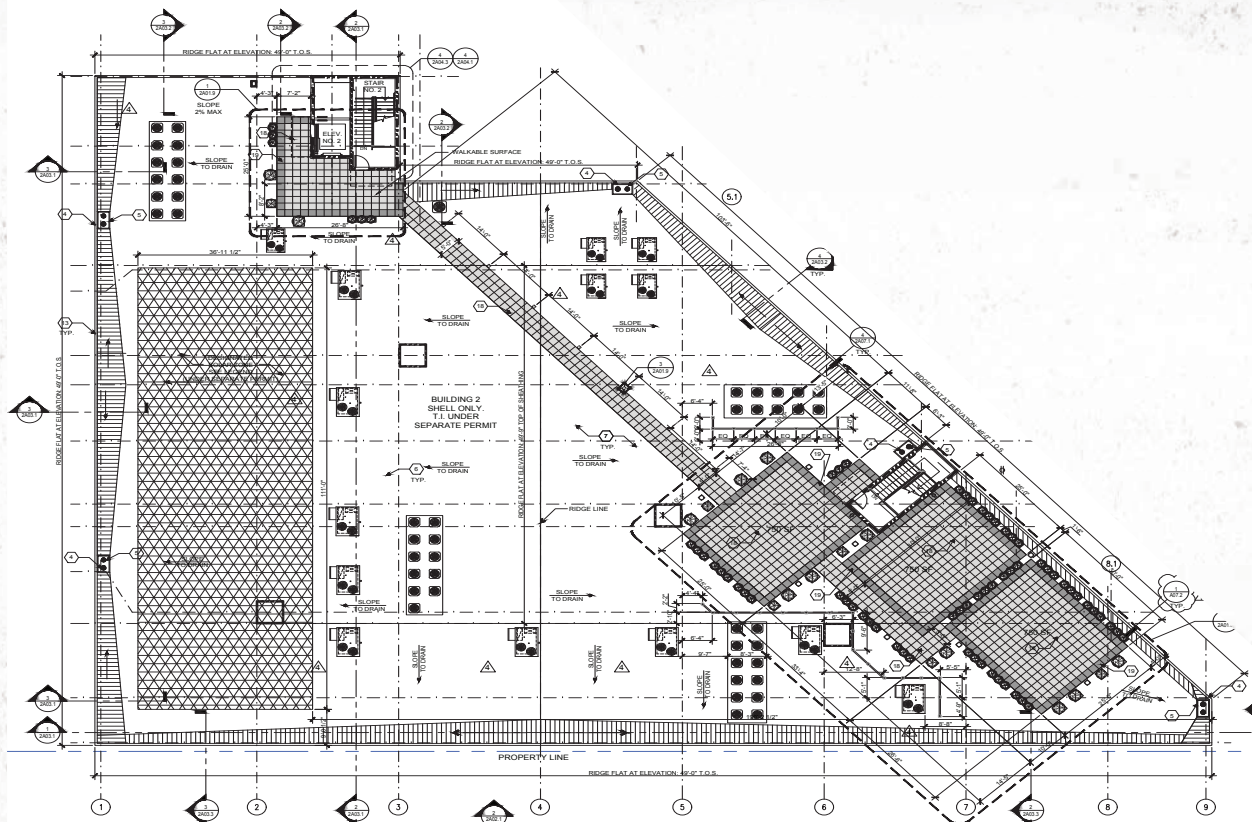


# BUILDING 4





# ROOFTOP DECK SITE PLAN



# SAMPLE IMAGERY



ARTS DISTRICT, LA

# MATEO

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BLATTEIS  
&  
SCHNUR  
INC.

 CUSHMAN &  
WAKEFIELD