

PRIME ARTS DISTRICT LOCATION

FOR SALE OR FOR LEASE

608
S. MATEO STREET
LOS ANGELES | CA

CREATIVE OFFICE/FLEX SPACE WITH INDUSTRIAL KITCHEN



FOR MORE INFORMATION,
PLEASE CONTACT US:

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CADRE #01451618

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OFFICE/ FLEX BUILDING | ± 13,800 SF

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**LOCATED IN THE HEART OF THE ARTS DISTRICT
NEXT TO BRAND, NEAR THE 6TH STREET BRIDGE**

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BUILDING FEATURES

- Rare Free-Standing Building with Excess Parking Located in Arts District
- Walking Distance to High End Retail & Residential
- Restaurant Improvements In place with Open Floor Plan for Many Uses
- Fully Air-conditioned and Sprinklered
- Low NNN Fee's (approx \$0.25/SF)



**\$2.50 PSF NNN
Lease Rate**



**18'
Ceiling Height**



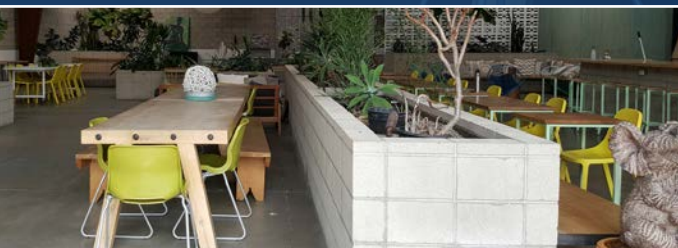
**27
Parking Spaces**



**2018
Remodeled**



**13,800 SF
Building Size**

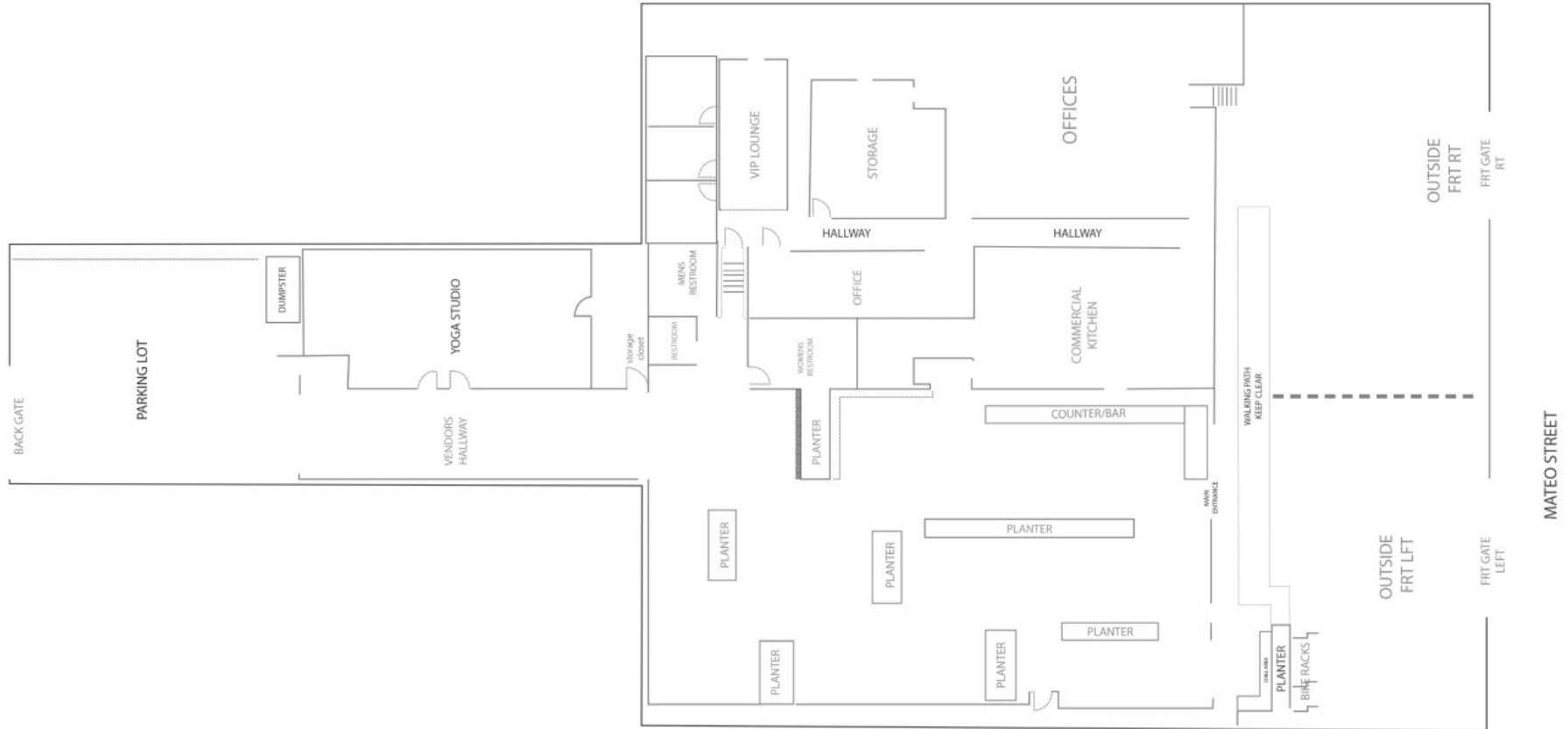


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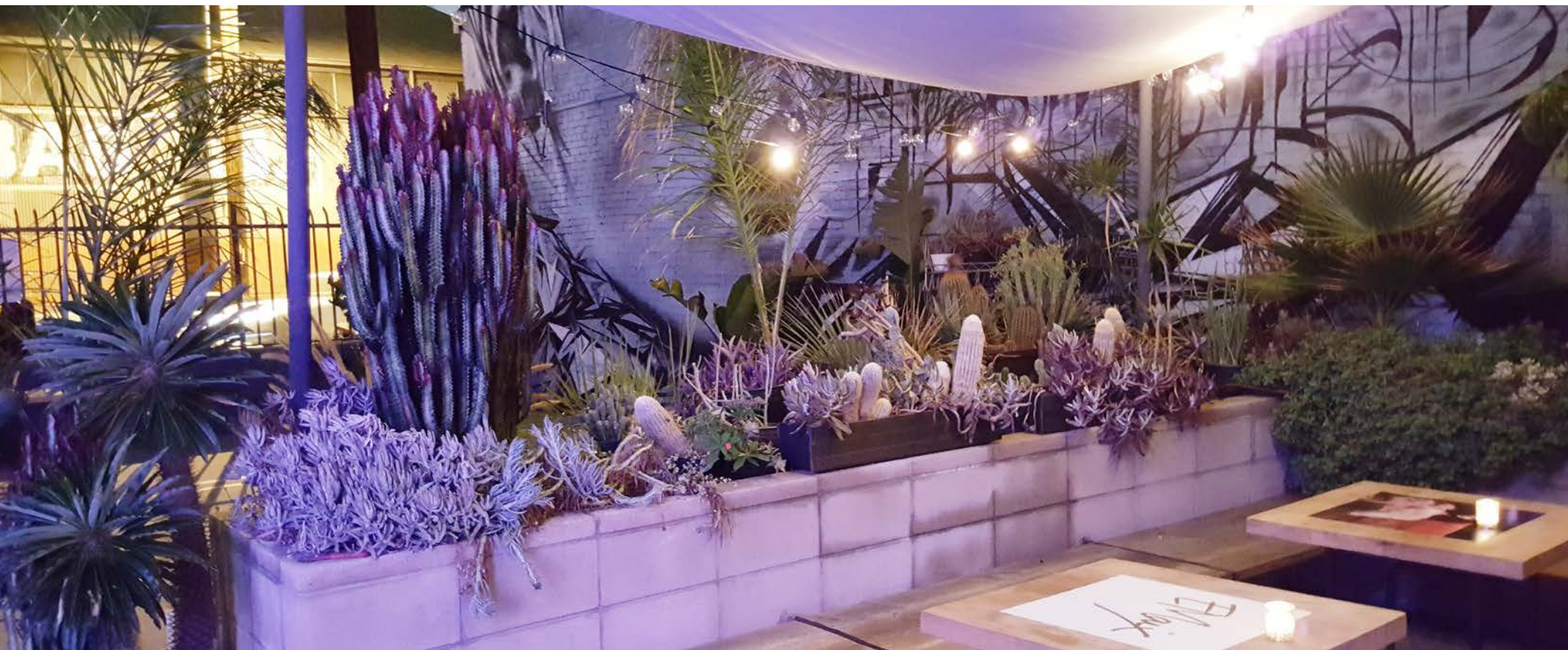
DAUM
COMMERCIAL REAL ESTATE SERVICES

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NOT TO SCALE *

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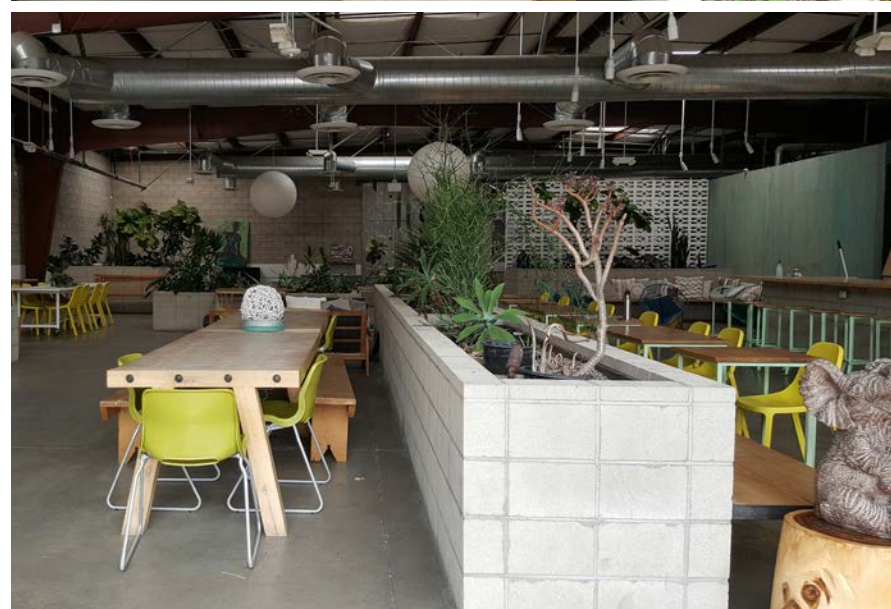
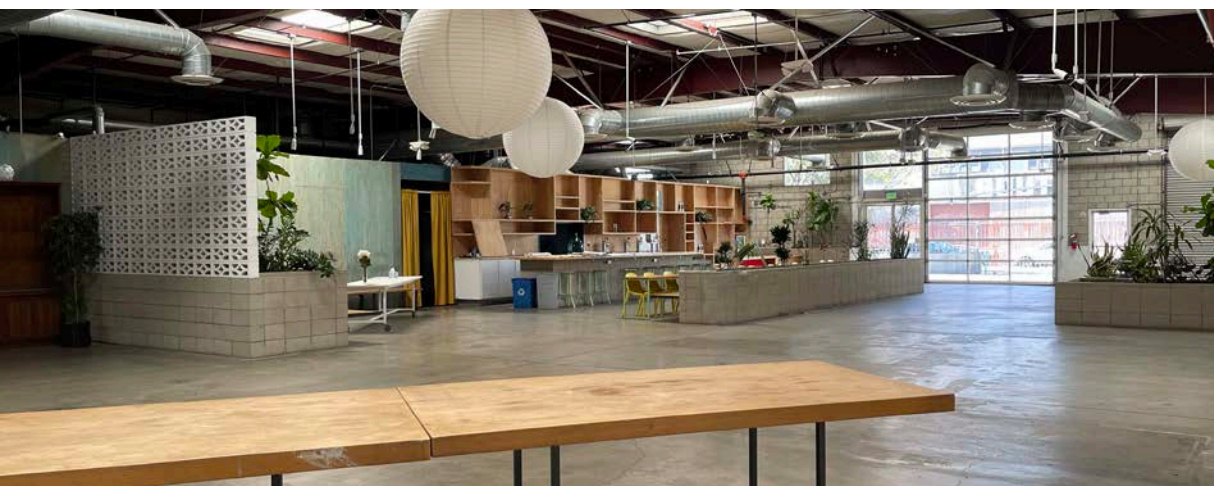
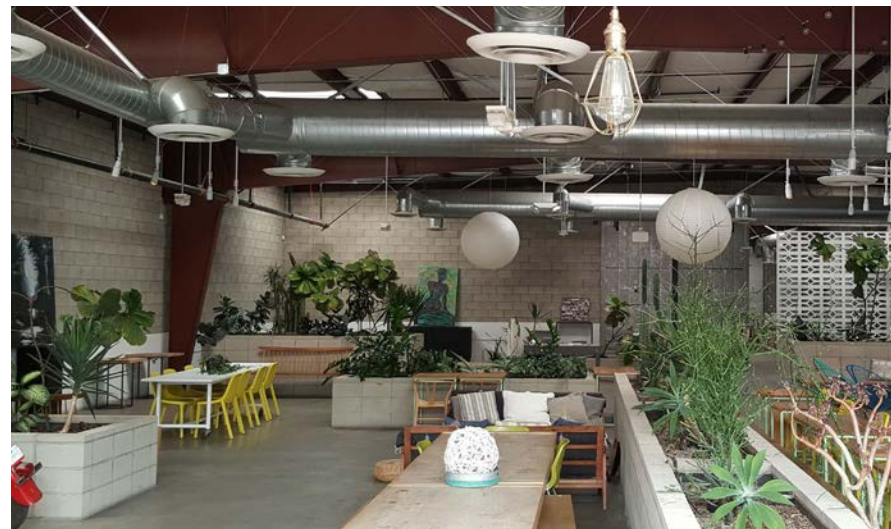


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A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



HOUSE OF MACHINES



GUERRILLA TACOS



TARTINE MANUFACTORY

RESTAURANTS

- | | |
|---------------------|---------------------|
| 1. Father's Office | 12. Urban Radish |
| 2. Inko Nito | 13. Little Bear |
| 3. Manuela | 14. Church & State |
| 4. Wurstkuche | 15. Tartine |
| 5. Cafe Gratitude | 16. Manufactory |
| 6. Urth Caffe | 17. Guerrilla Tacos |
| 7. The Chairman | 18. Bread Lounge |
| 8. Bavel | 19. Bestia |
| 9. Zinc Cafe | 20. Cosme LA |
| 10. Factory Kitchen | |
| 11. Officine BRERA | |

COFFEE

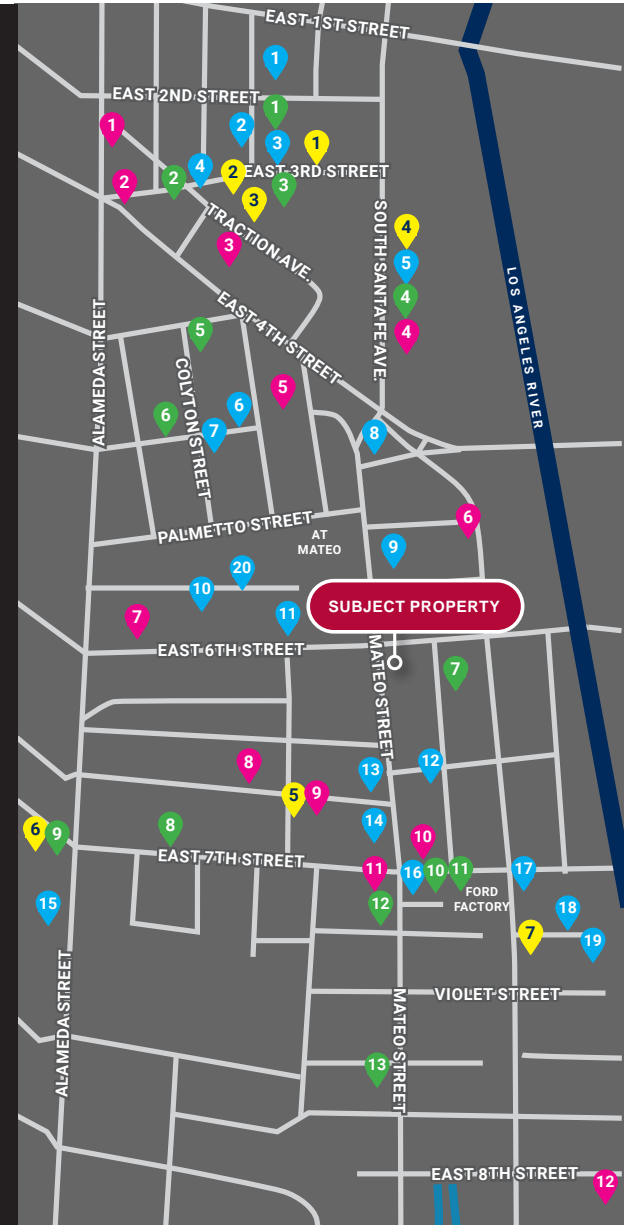
- | | |
|--------------------------|------------------------------|
| 1. Eat.Drink.Americano | 5. Cafe Societe |
| 2. Blacktop Coffee | 6. Cafe Dulce |
| 3. Groundwork Coffee Co. | 7. Stumptown Coffee Roasters |
| 4. Bulletproof Coffee | |

BARS & BREWERIES

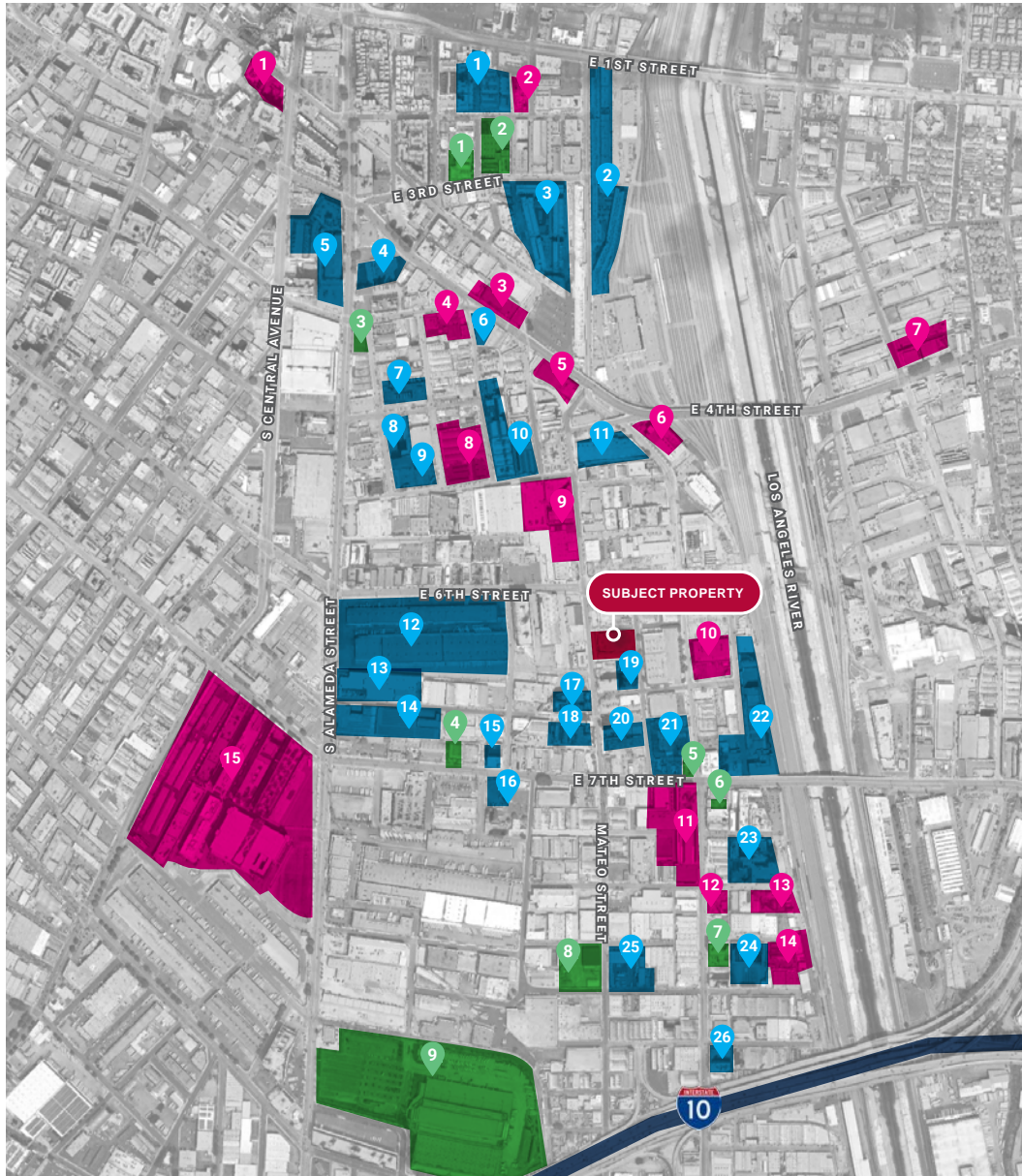
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|------------------------------|-------------------------------|
| 1. Angel City Brewery | 8. Iron Triangle Brewery |
| 2. Eighty Two | 9. Pour Haus Wine Bar |
| 3. Arts District Brewing Co. | 10. Tony's Saloon/ Pizzanista |
| 4. Westbound | 11. Everson Royce Bar |
| 5. Resident DTLA | 12. Greencraft Distillery |
| 6. Villain's Tavern | |
| 7. Lost Spirits Distillery | |

RETAIL / MUSEUMS

- | | |
|---------------------------|---------------------------|
| 1. Hauser & Wirth | 8. ICA LA |
| 2. 3.1 Phillip Lim | 9. Mission Workshop |
| 3. Apolis: Common Gallery | 10. Commonwealth |
| 4. Hennessey + Ingalls | 11. The House of Machines |
| 5. A+D Museum | 12. The Good Liver |
| 6. Arts District Co-op | 13. Rolling Greens |
| 7. Dover Street Market | |



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CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
Innovation Campus
9. AT MATEO
10. 640 S Santa Fe
11. Ford Factory
(Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Plant Site

RESIDENTIAL / MIXED USE

1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria
Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
(HD Buttercup)
23. 2143 East Violet
24. 2110 Bay
25. 1000 Mateo
26. Art House



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Girl & the Goat



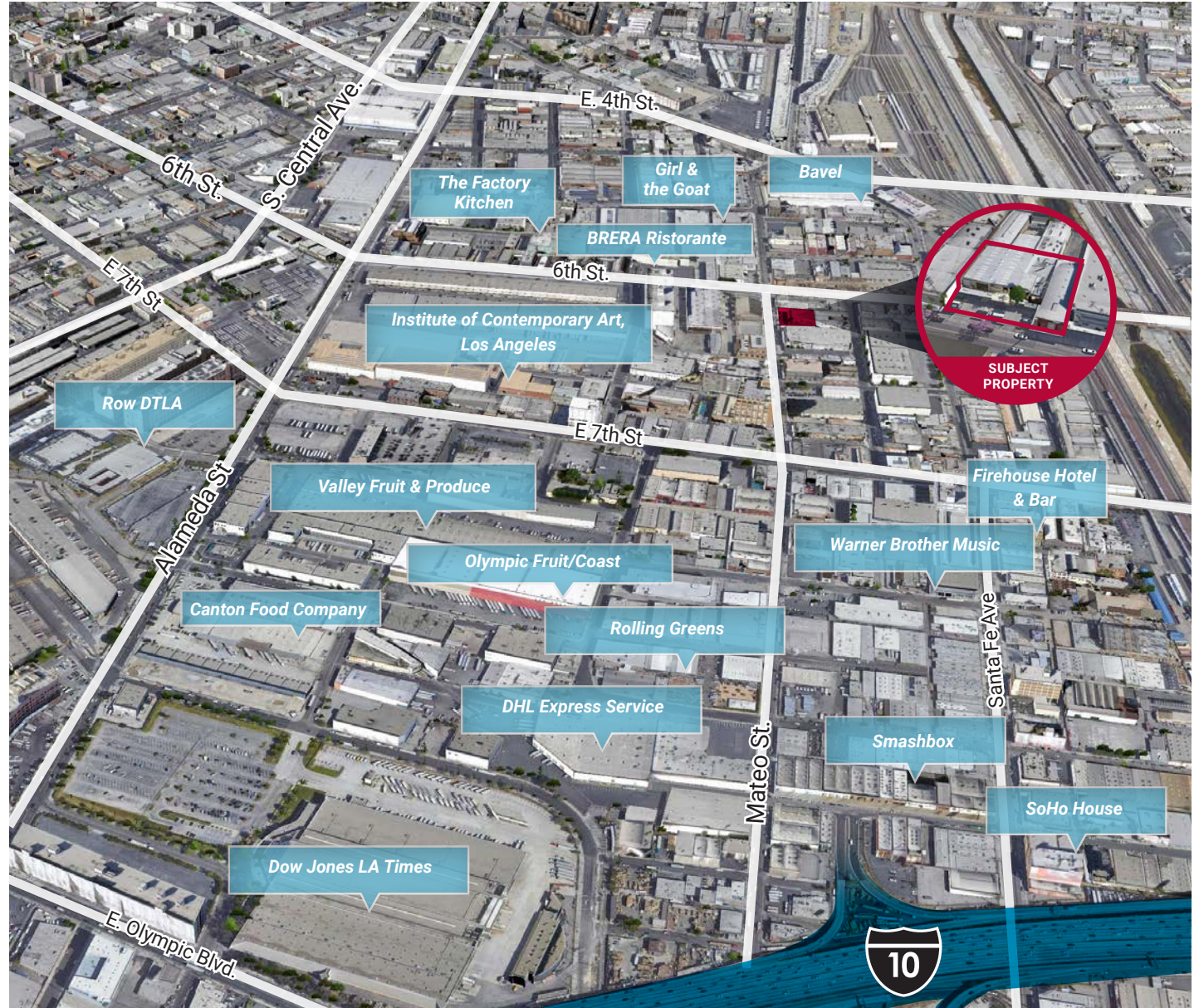
Bavel



The Factory Kitchen



BRERA Ristorante



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OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

map by cartifact*

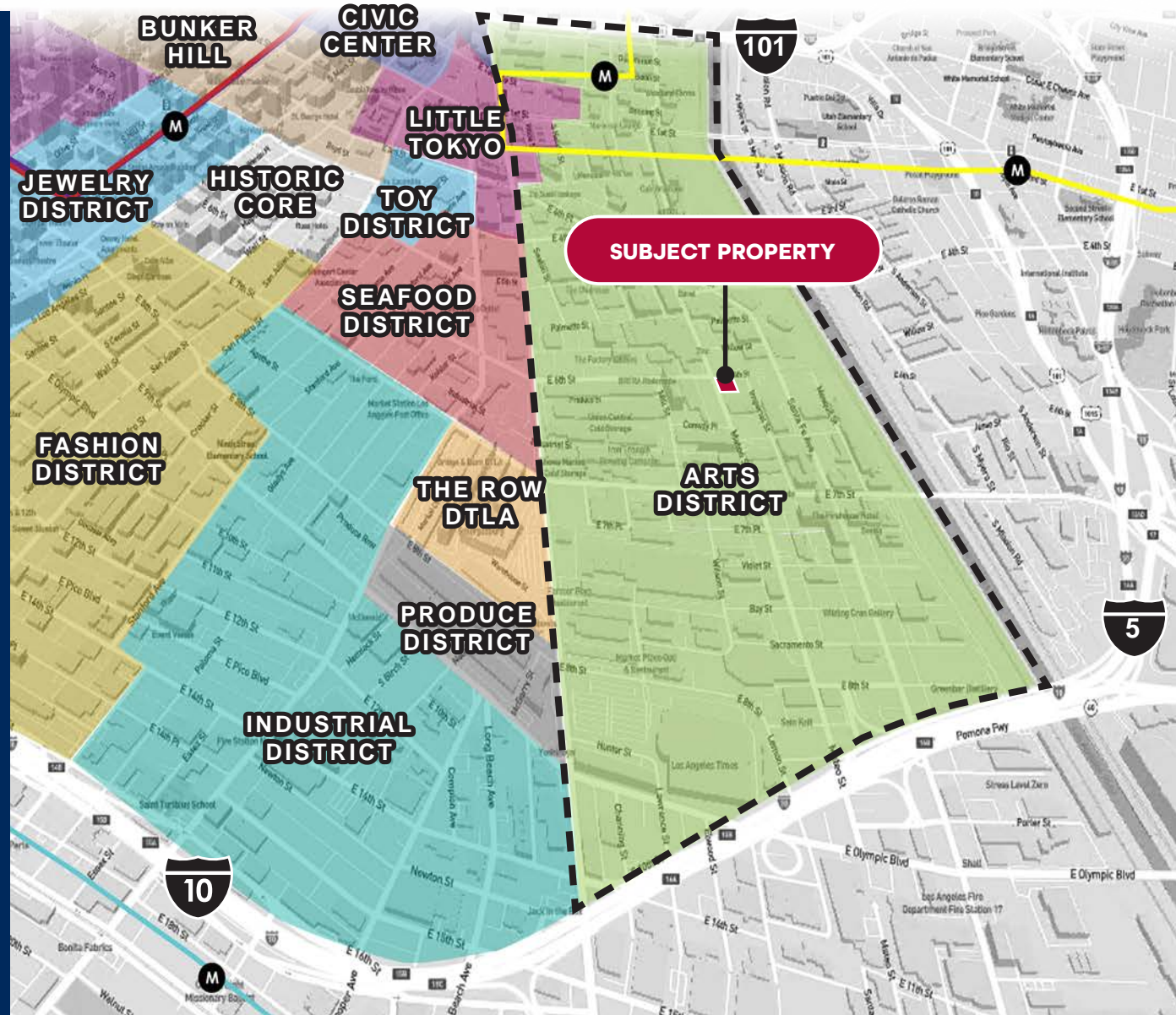
DEMOGRAPHICS

+405,917
 PEOPLE
 (3 MILE RADIUS)

+124,684
 HOUSEHOLDS
 (3 MILE RADIUS)

\$68,155
 HH INCOME
 (3 MILE RADIUS)

\$3.2B
 CONSUMER SPENDING
 (3 MILE RADIUS) | 2021



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