



## PRIME ARTS DISTRICT FLEX WAREHOUSE

FOR SALE / LEASE  
6,258 SF AVAILABLE

# 821 MATEO STREET

LOS ANGELES  
CALIFORNIA | 90021

FOR MORE INFORMATION, CONTACT:

**DAVID MUIR**

P: 213.270.2244

david.muir@daumcommercial.com

CA License #01210653

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)



FOR SALE / LEASE 6,258 SF FLEX

# 821 MATEO STREET

LOS ANGELES | CALIFORNIA | 90021



18 FT  
CLEAR HEIGHT



6  
PARKING



6,258 SF  
AVAILABLE



M3  
ZONING

## Property Features

- Permitted Artist In Residence
- Current Use: Photography Studio
- CUP in Place for Music Venue
- Adjacent to Warner Music
- Prime Art District Location

FOR MORE INFORMATION, CONTACT:

**DAVID MUIR**

P: 213.270.2244

david.muir@daumcommercial.com

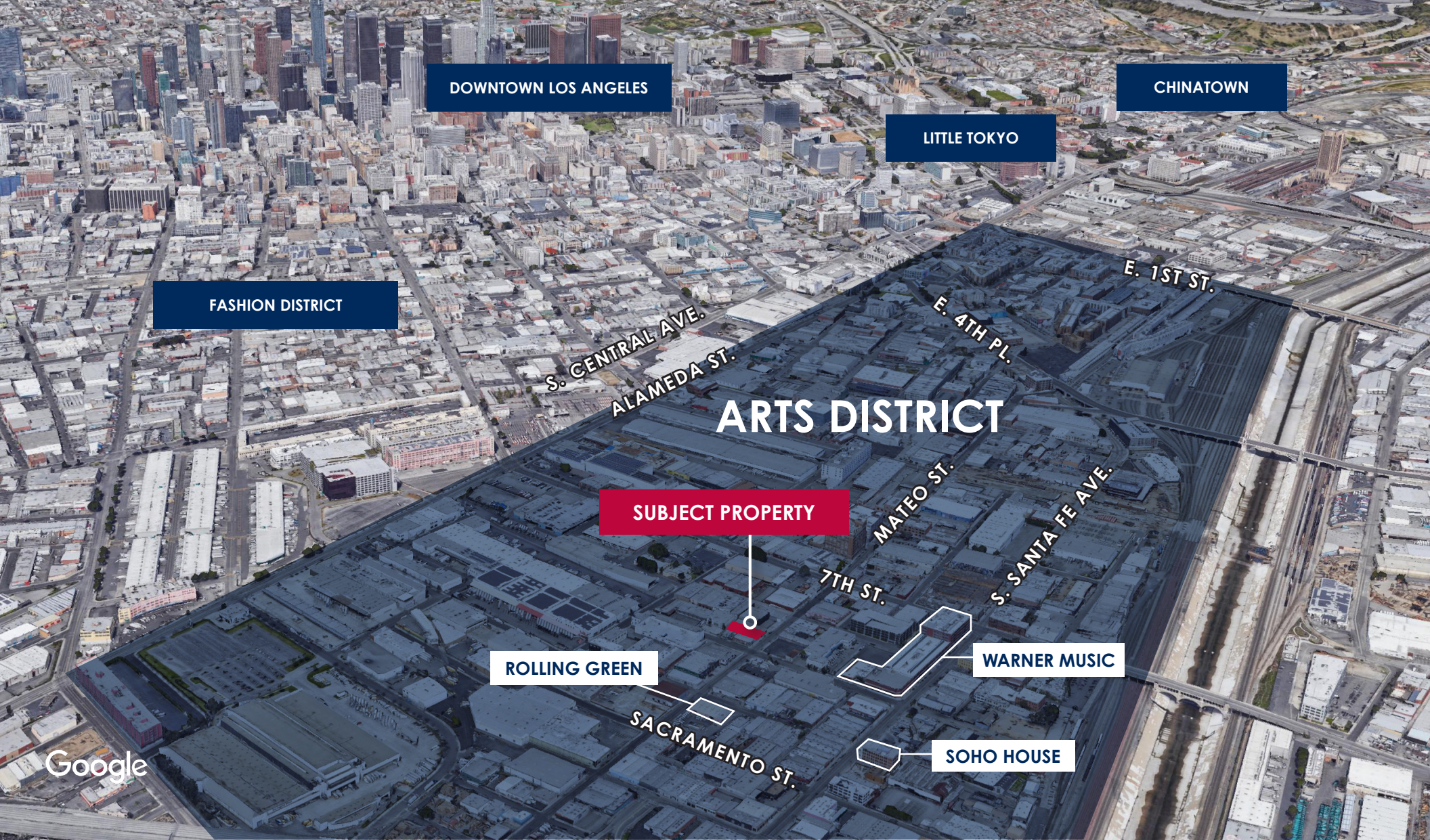
CA License #01210653



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)





DOWNTOWN LOS ANGELES

CHINATOWN

LITTLE TOKYO

FASHION DISTRICT

ARTS DISTRICT

SUBJECT PROPERTY

ROLLING GREEN

WARNER MUSIC

SOHO HOUSE

Google

FOR SALE / LEASE 6,258 SF FLEX  
**821 MATEO STREET**  
LOS ANGELES | CALIFORNIA | 90021

FOR MORE INFORMATION, CONTACT:  
**DAVID MUIR** | P: 213.270.2244  
david.muir@mcommercial.com  
CA License #01210653

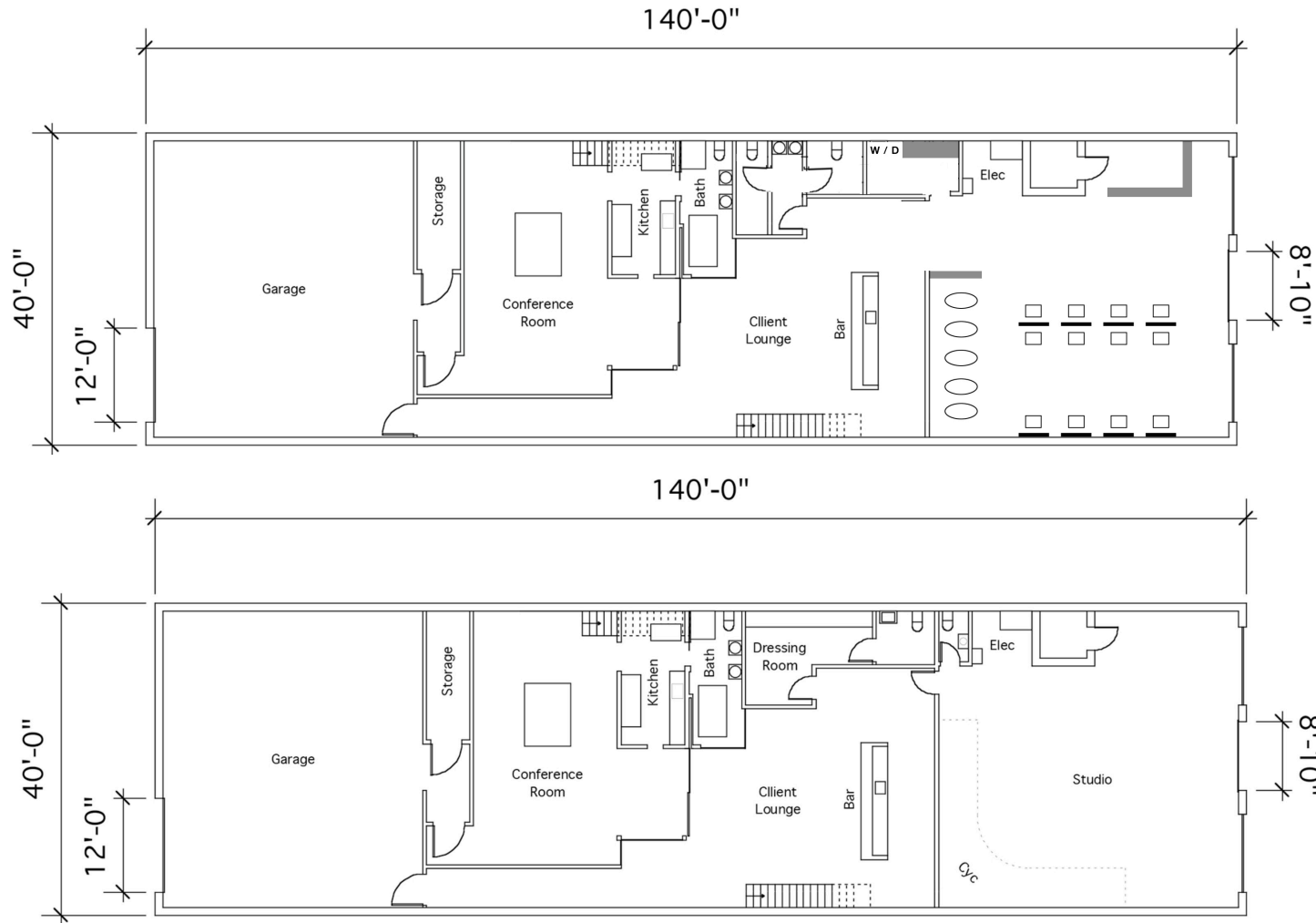
D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



# FLOOR PLAN



FOR SALE / LEASE 6,258 SF FLEX

# 821 MATEO STREET

LOS ANGELES | CALIFORNIA | 90021

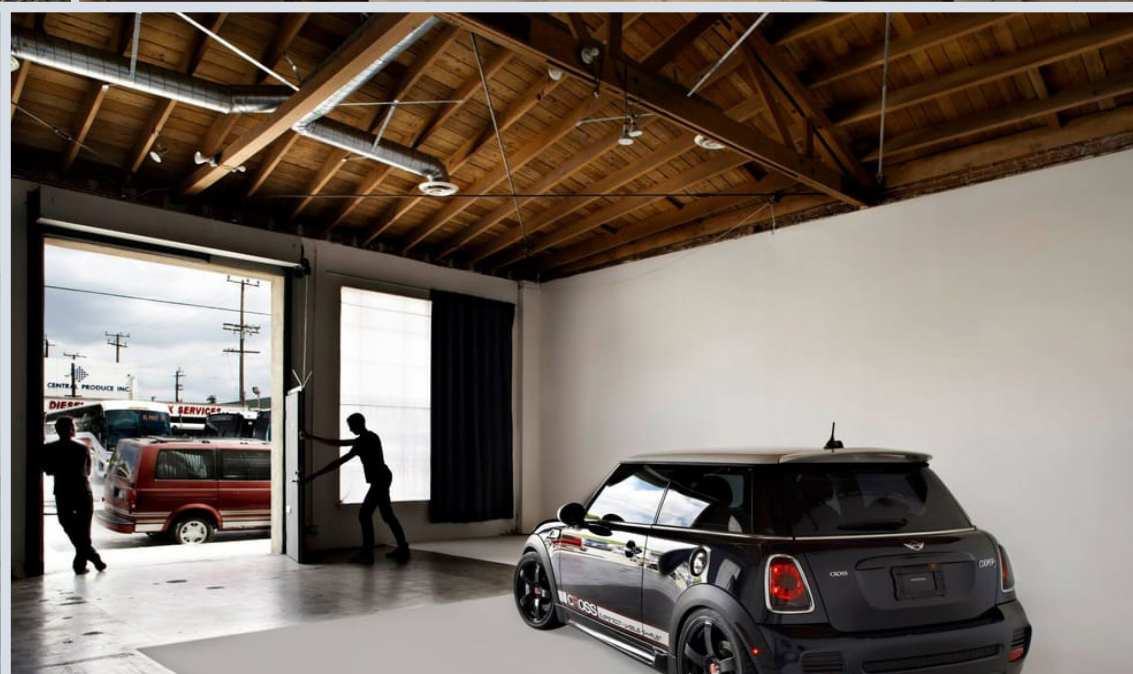
FOR MORE INFORMATION, CONTACT:

DAVID MUIR | P: 213.270.2244  
david.muir@mcommercial.com  
CA License #01210653

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



FOR SALE / LEASE 6,258 SF FLEX  
**821 MATEO STREET**  
LOS ANGELES | CALIFORNIA | 90021

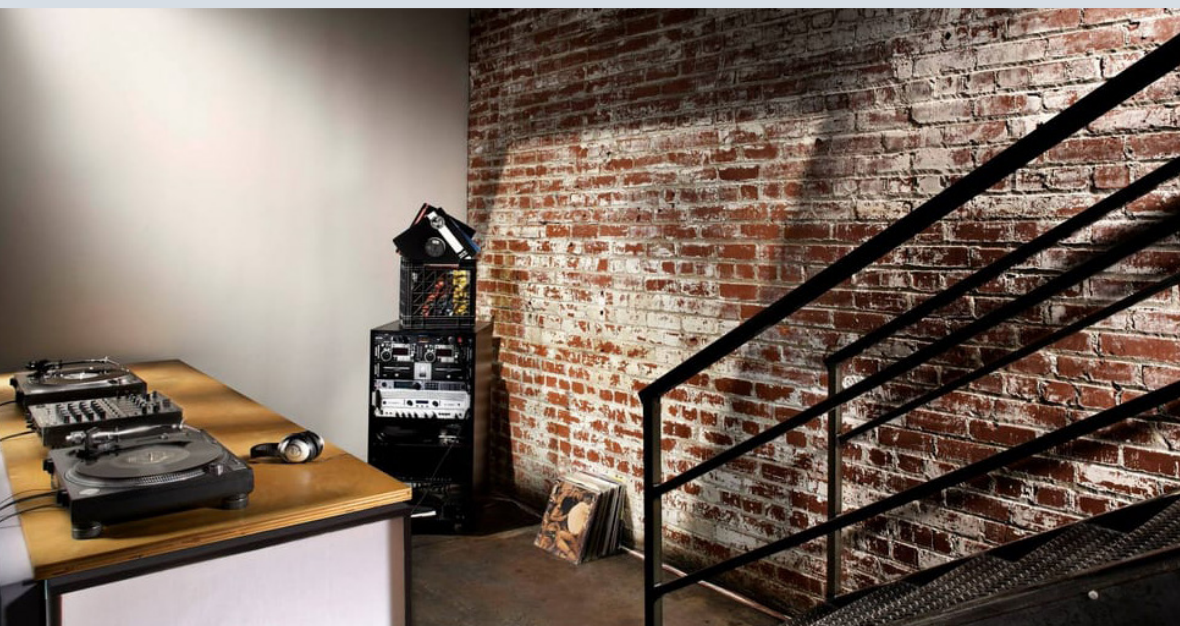
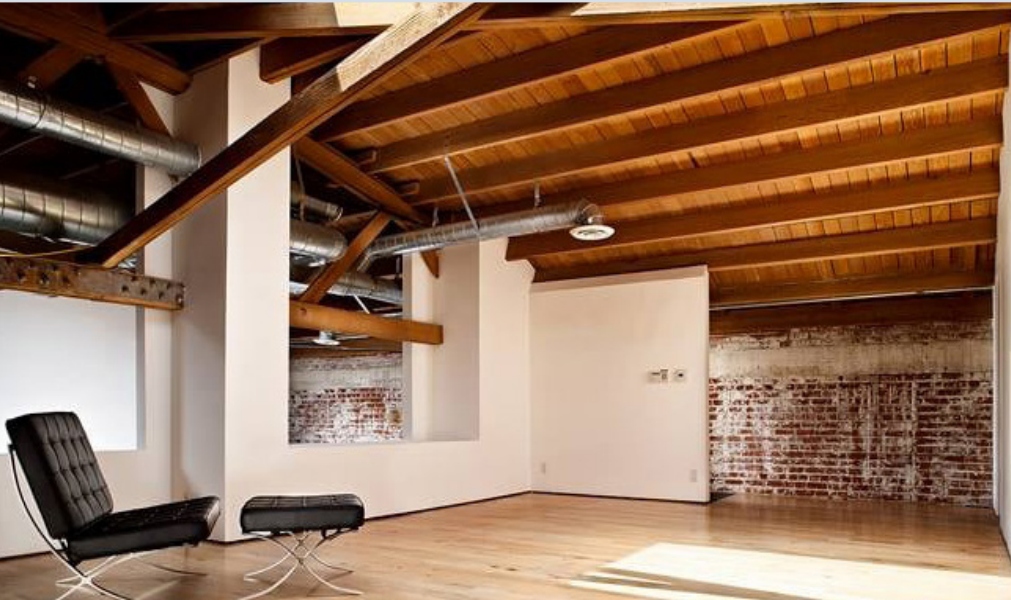
FOR MORE INFORMATION, CONTACT:  
**DAVID MUIR** | P: 213.270.2244  
david.muir@mcommercial.com  
CA License #01210653

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)







FOR SALE / LEASE 6,258 SF FLEX

# 821 MATEO STREET

LOS ANGELES | CALIFORNIA | 90021

FOR MORE INFORMATION, CONTACT:

DAVID MUIR | P: 213.270.2244  
david.muir@mcommercial.com  
CA License #01210653

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES





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
2. Inko Nito
3. Manuela
4. Wurstkuche
5. Cafe Gratitude
6. Urth Caffe
7. Bon Temps
8. Bavel
9. Zinc Cafe
10. Factory Kitchen
11. Officine BRERA
12. Urban Radish
13. Little Bear
14. Church & State
15. Tartine Manufactory
16. Guerrilla Tacos
17. Bread Lounge
18. Bestia
19. Cosme LA
20. Pizza Nista
21. Ditroit

COFFEE

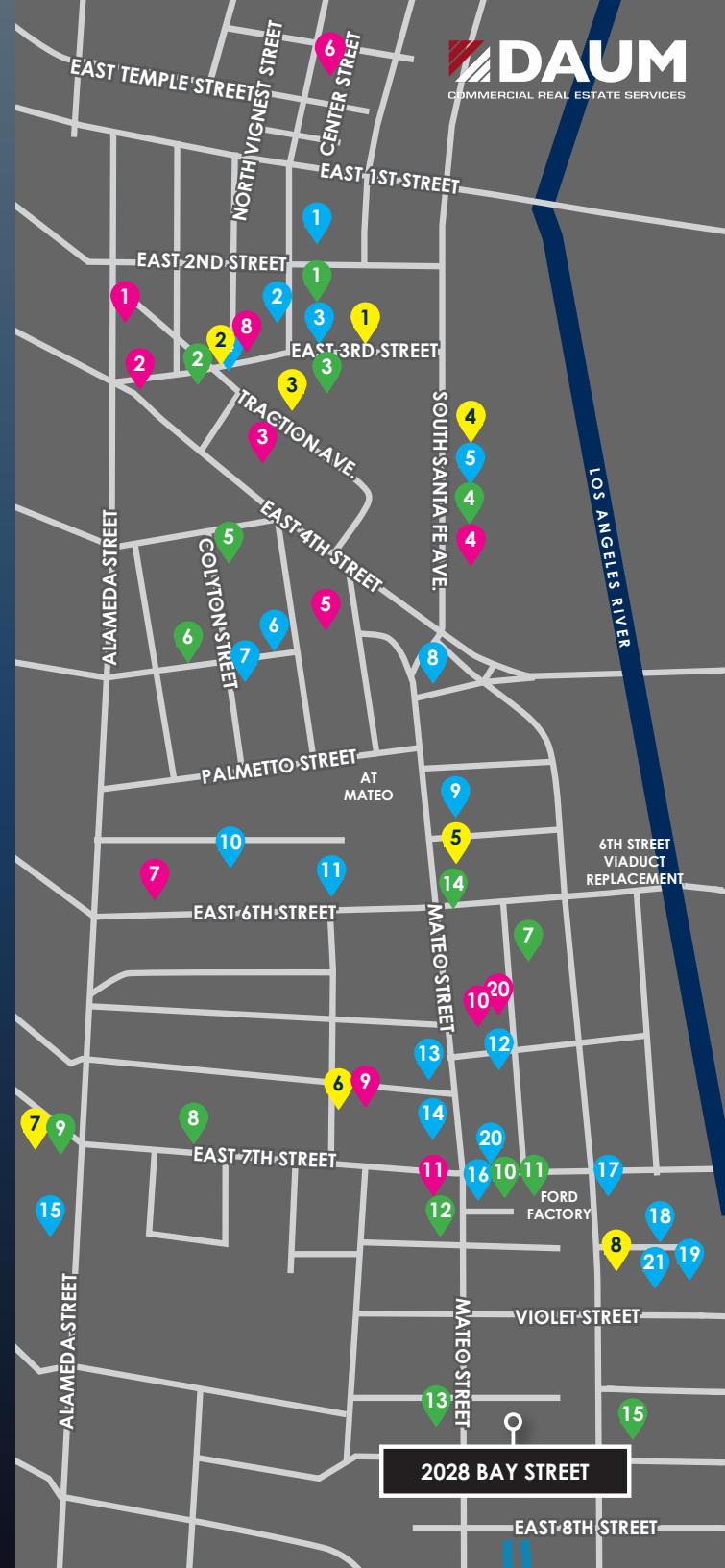
1. Eat.Drink.Americano
2. Blacktop Coffee
3. Groundwork Coffee Co.
4. Bulletproof Coffee
5. Blue Bottle Coffee
6. Cafe Societe
7. Cafe Dulce
8. Stumptown Coffee Roasters

BARs & BREWERIES

1. Angel City Brewery
2. Eighty Two
3. Arts District Brewing Co.
4. Here and Now
5. Resident DTLA
6. Boom Town Brewery
7. Lost Spirits Distillery
8. Death & Co.
9. Pour Haus Wine Bar
10. Tony's Saloon/Pizzanista
11. Everson Royce Bar

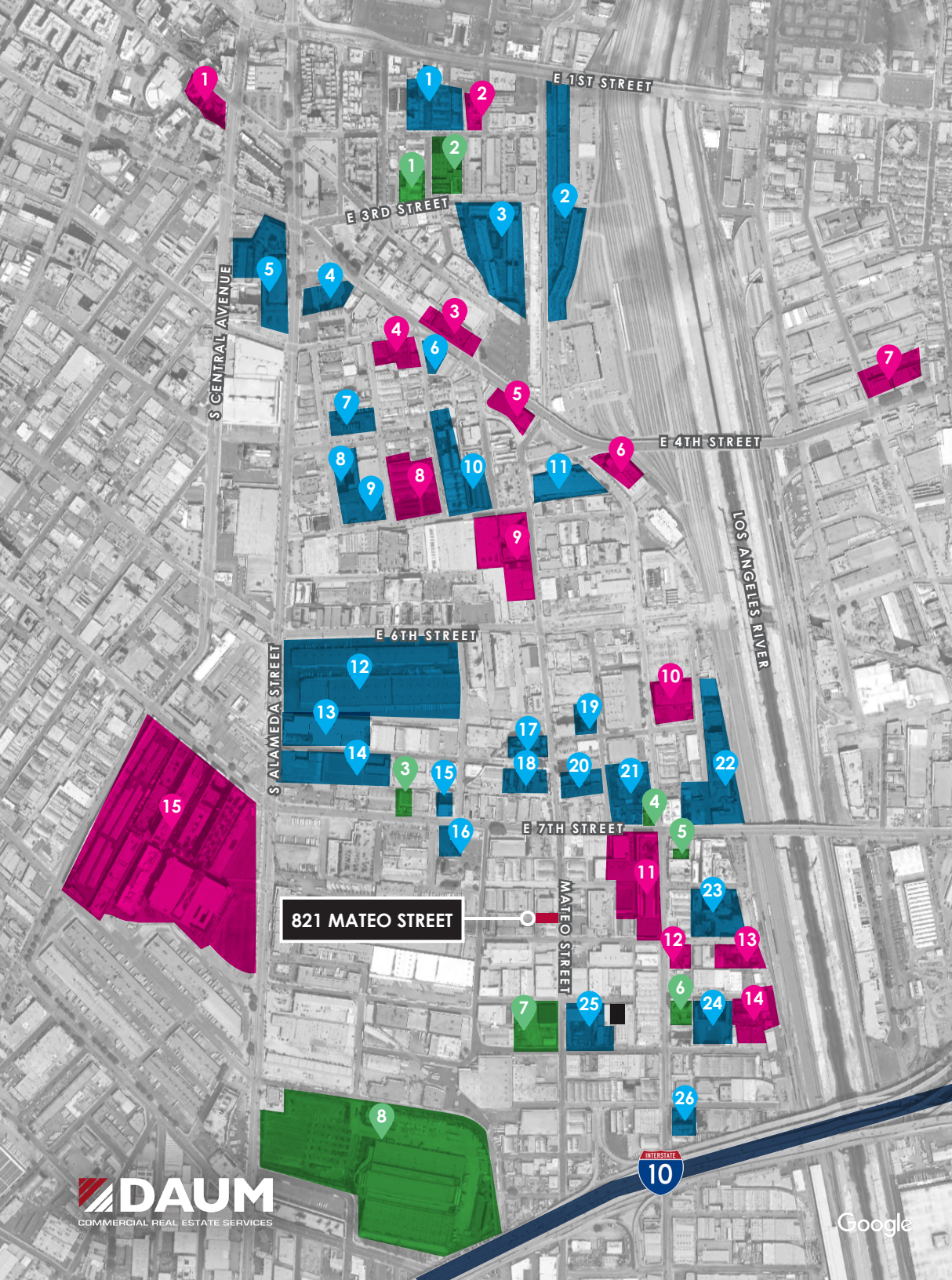
RETAIL / MUSEUMS

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





# ARTS DISTRICT DEVELOPMENTS



## CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Honey
4. 405 South Hewitt
5. 405 Mateo  
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz  
Innovation Campus
9. Spotify
10. 640 S Santa De
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. ICA LA
4. 2057 East 7th Street
5. Firehouse Hotel & Bar
6. Soho Warehouse
7. Rolling Greens
8. 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. Biscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet  
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House



FOR SALE / LEASE 6,258 SF FLEX

# 821 MATEO STREET

LOS ANGELES | CALIFORNIA | 90021

**DAVID MUIR**

P: 213.270.2244

david.muir@daumcommercial.com

CA License #01210653



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)