

# MATEO

718 — STREET — 726



## CREATIVE OFFICES

Located in the Arts District, 718 Mateo is a vintage industrial building, constructed in 1923 and fully renovated in 2021 into a collection of six, versatile, creative office spaces, each between 1,375 sf and 2,809 sf.

### ADDRESS

718 Mateo St., Los Angeles, CA 90021

### LOCATION

Arts District

### SQUARE FOOTAGE

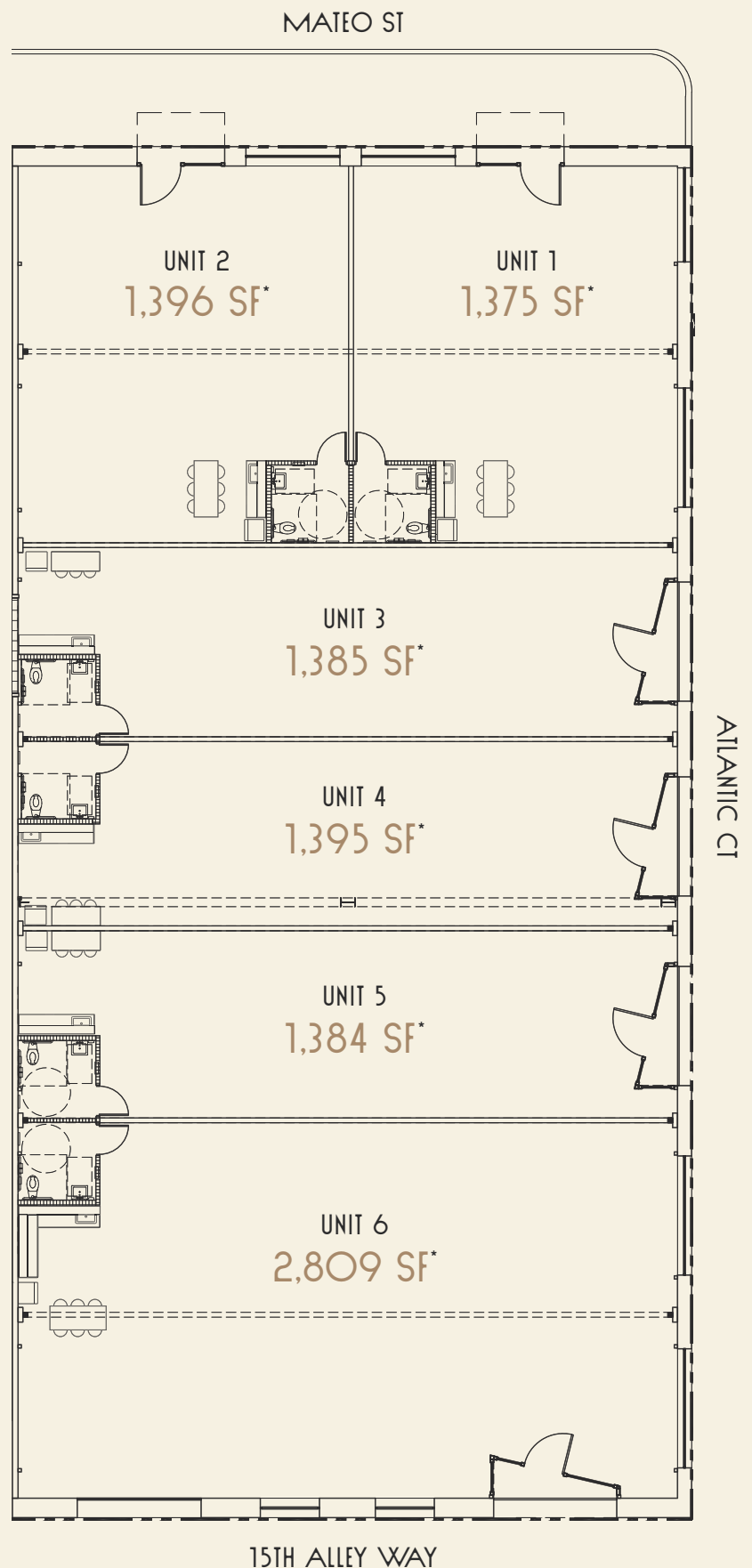
1,375 sf - 2,809 sf

# CREATIVE OFFICES

## BUILDING AMENITIES

- Exposed bow truss & brick
- Frosted skylights
- New insulated roof
- New HVAC
- 200A power
- Custom storefronts with roll-down security
- Fire-sprinklered
- European kitchenette with birch cabinetry and worktables
- Gender-neutral restrooms with modern fixtures
- Pendant, task & accent lighting
- Tenant branding areas & directory
- Polished concrete floors
- ADA accessibility
- Wifi-ready

\* BOMA Standard





# MATEO

718 — STREET — 726



## RESTAURANT

Located in the Arts District, 726 Mateo is a vintage industrial building, constructed in 1923 and upgraded in 2021 into a spacious, restaurant-ready space with a private outdoor patio.

### ADDRESS

718 Mateo St., Los Angeles, CA 90021

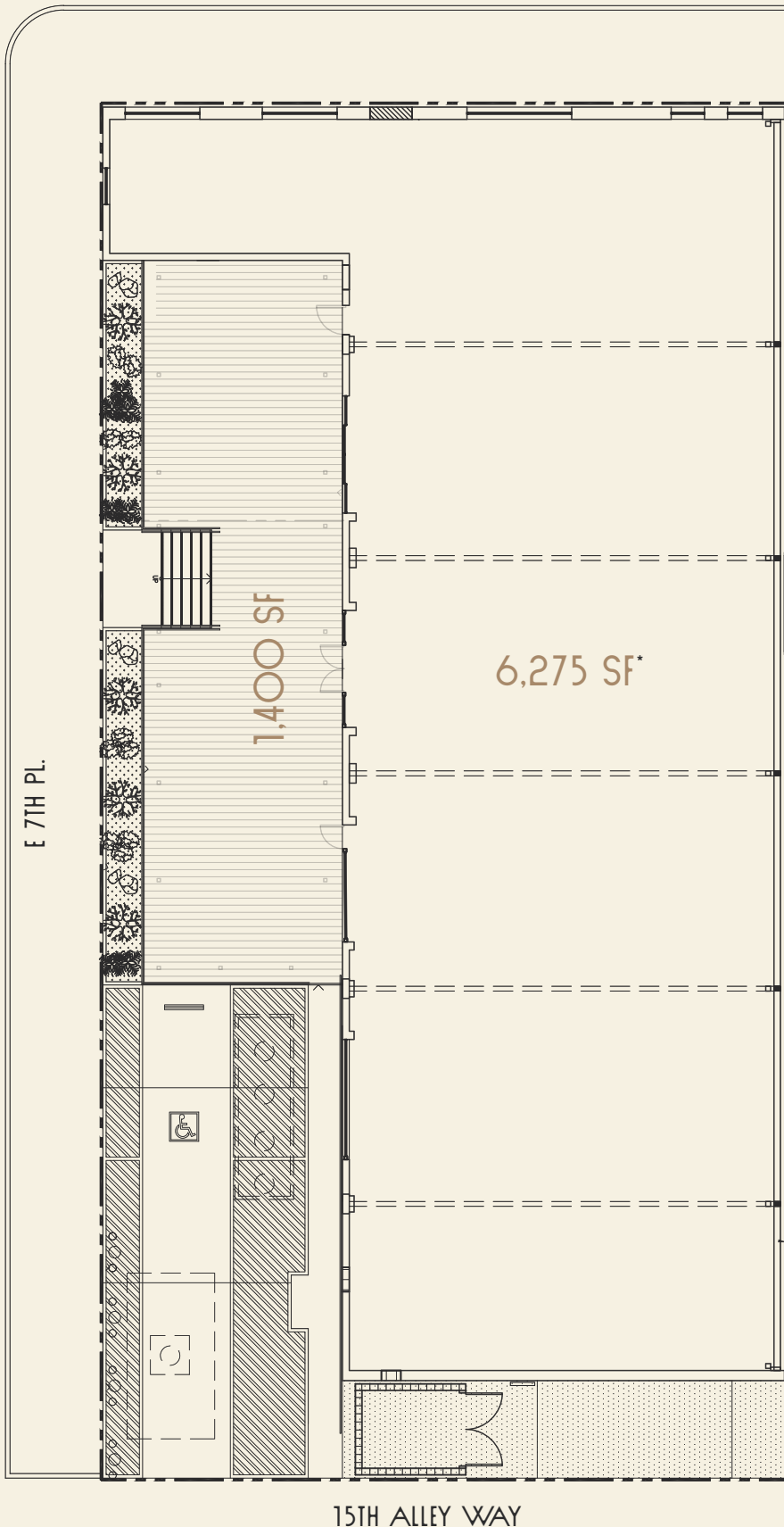
### LOCATION

Arts District

### SQUARE FOOTAGE

6,275 sf + 1,400 sf outdoor dining

MATEO ST



# RESTAURANT

## BUILDING AMENITIES

- Exposed bow truss and brick
- Frosted skylights
- New insulated roof
- 30-ton HVAC
- 3000-gal grease interceptor
- 600A power
- 2-1/2" water line
- 3" gas line
- Fire-sprinklered
- Secure entry
- Polished concrete floors
- Sustainable composite decking
- Drought tolerant landscaping and irrigation
- ADA accessibility
- 298 person indoor occupancy

\* BOMA Standard