

635 MATEO

ARTS DISTRICT, LOS ANGELES

± 25,852 RSF FOR LEASE





635 Mateo was constructed in 1929 to serve as the San Francisco-based Hills Bros Coffee headquarters. True to the style of the 1920s, its simple, industrial framework was outfitted with exposed brick, dramatic arched windows and Art Deco tile façade. 635 Mateo is an iconic filming destination – setting the scene for TV shows and films such as cult favorites like Ferris Bueller's Day Off, Beverly Hills Cop, and The Muppets.



PROJECT HIGHLIGHTS

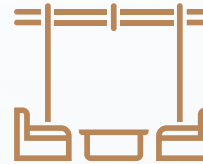
Designed to adapt and evolve alongside any tenant, this two-story 25,852 RSF architectural gem is the perfect blank canvas for forward-thinkers looking to relocate to the DTLA Arts District.



PROJECT HIGHLIGHTS



**FREESTANDING
ENCLOSED CAMPUS**



LARGE ROOFTOP DECK



**DEDICATED ONSITE
PARKING LOT**



**NEW BUILDING
SYSTEMS THROUGHOUT**



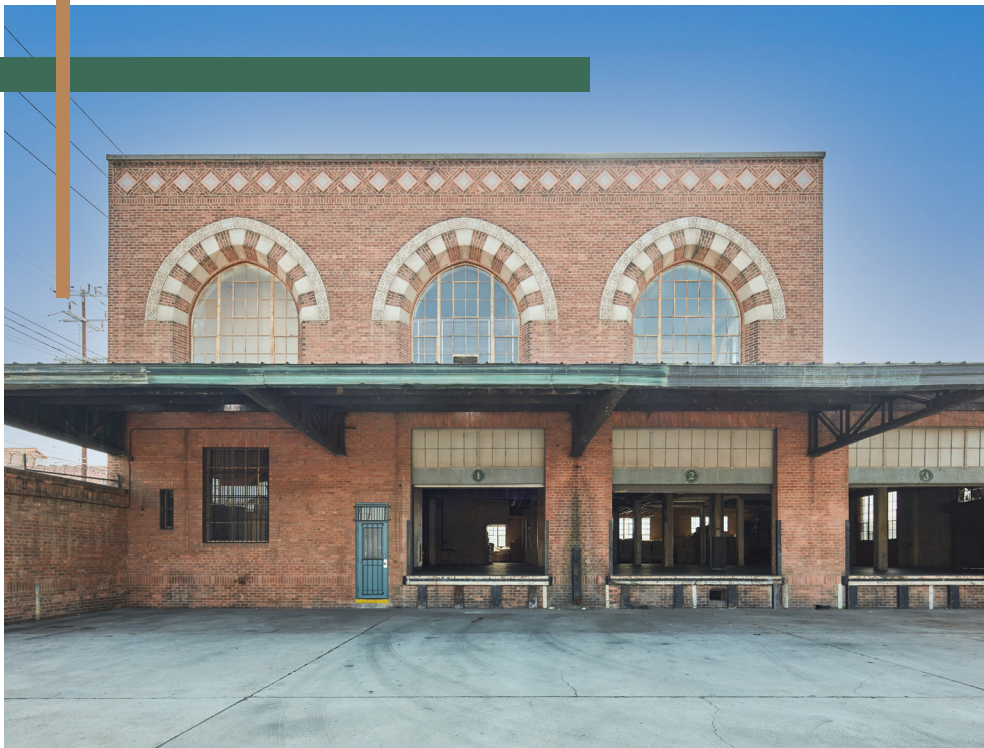
SAWTOOTH SKYLIGHTS

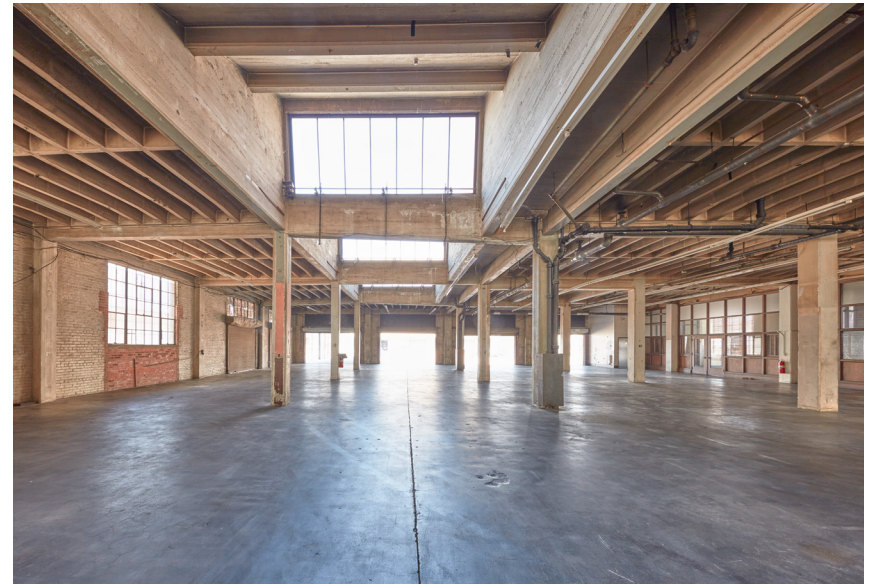
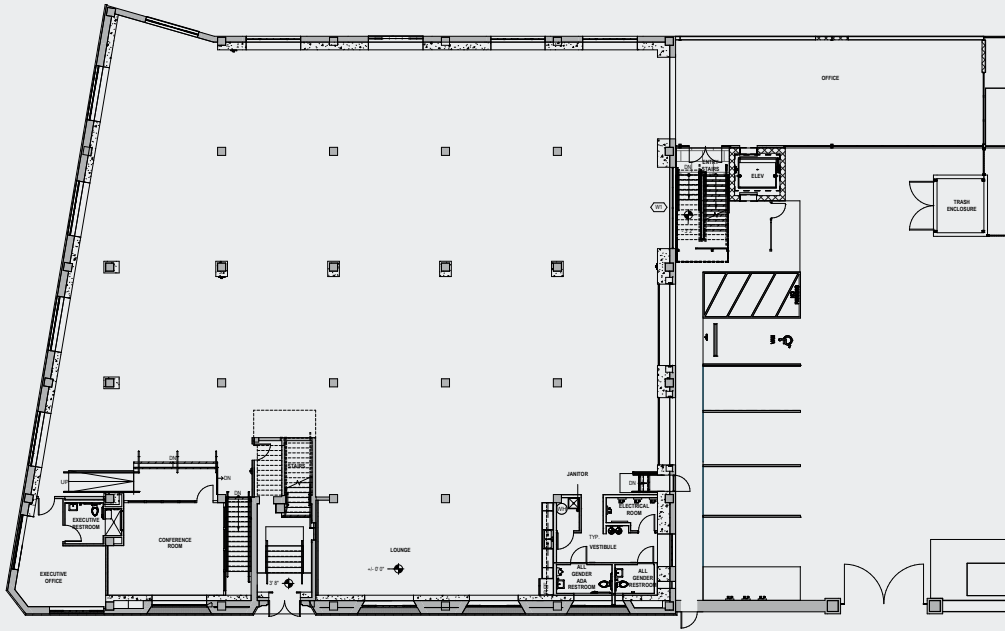


**ARCHED WINDOWS
AND EXPOSED BRICK**

PRIVATE ROOF DECK



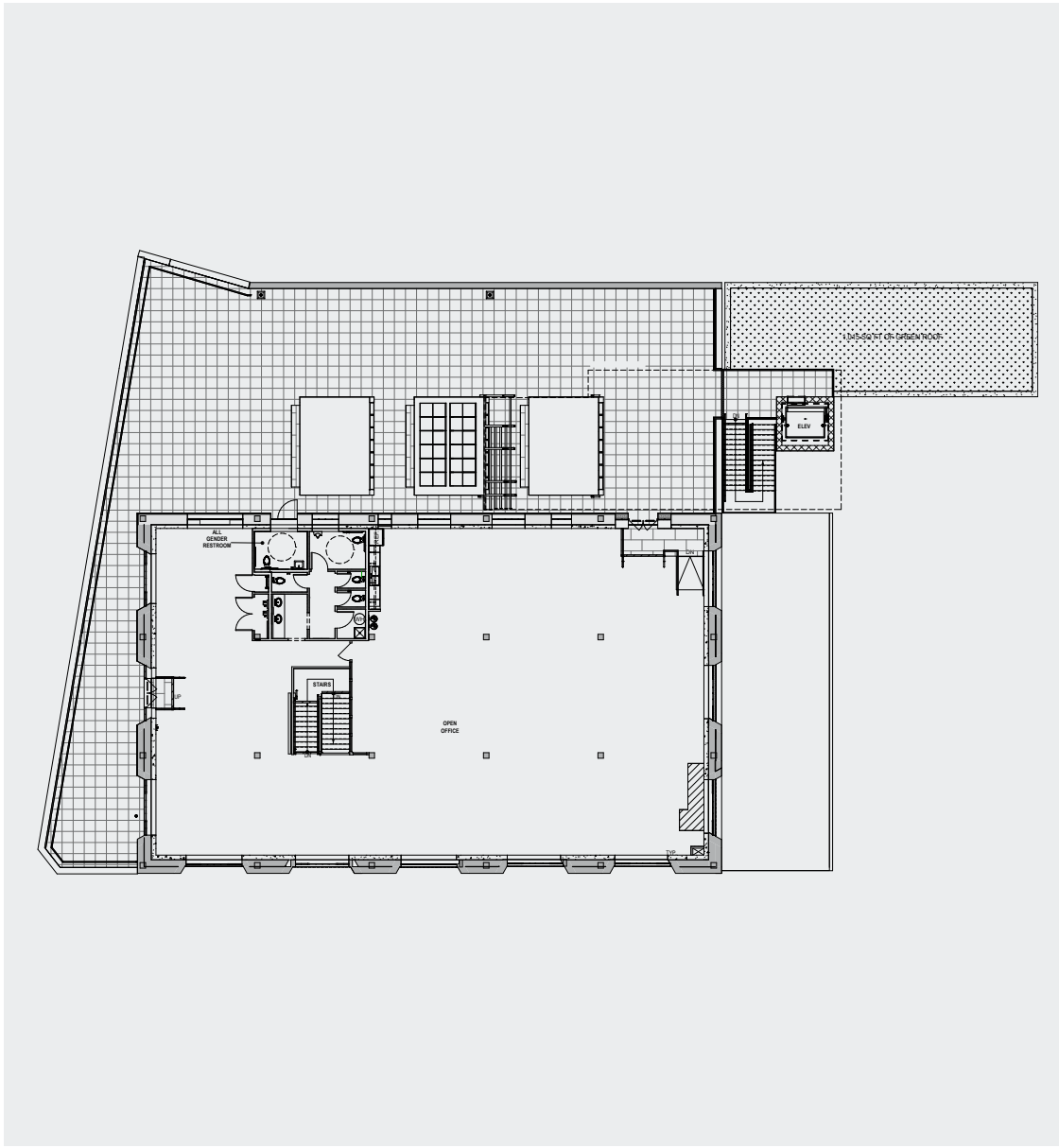




1ST FLOOR

Suite 100 | 14,053 RSF
(including 536 RSF basement)





2ND FLOOR

Suite 200 | 11,799 RSF



AREA AMENITIES

635 MATEO

- 1 ROW DTLA**
Pikunico
Go Get Em Tiger
Cafe Dulce
APL
Poketo
Shopify
Bodega
Yolk
Zappos.com
J Brand
ADIDAS
- 2 At Mateo**
Girl and The Goat
Spotify
Soylent
- 3 One Santa Fe**
Hennessey & Ingalls
Grow the Produce Shop
Café Gratitude
- 4 Hauser & Wirth/Manuela**
- 5 Bestia**
- 6 Angel City Brewery**
- 7 Bavel**
- 8 Wurstkuche**
- 9 Salt & Straw**
- 10 Urth Café**
- 11 Zinc**
- 12 Blue Bottle Coffee**
- 13 Urban Radish**
- 14 Verve Coffee**
- 15 Bread Lounge**
- 16 Stumptown**
- 17 Everson Royce Bar**
- 18 Kiska**
- 19 Lucky Brand**
- 20 Little Bear**
- 21 Factory Kitchen**
- 22 Yxta**
- 23 Arts District Brewing Co.**
- 24 Pour Haus Wine Bar**
- 25 Warner Music**
- 26 Honey**
- 27 Virgin Hyperloop One**

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ARTS DISTRICT

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