District Realty Group, as Exclusive Broker, is proud to present a unique opportunity to lease BAY+MATEO, two rare freestanding industrial buildings in the booming Arts District of Downtown LA. The properties are currently being used as a commercial vehicle storage and maintenance facility. BAY+MATEO is situated along Mateo Street between Bay & Sacramento, directly across from Rolling Greens.

The subject site is also just steps away from Warner Music Group and numerous other amenities. The building offers steel finishes, high ceilings, industrial commercial vehicle infrastructure and a rare parking lot that can hold approximately 65 buses. BAY+MATEO also uniquely offers 17+/- parking spaces in front of the property along Bay Street.

The building also offers rare frontage on 3 streets, ideal for high visibility signage and exposure.
ASKING RATE
Negotiable

ZONING
M3

BUILDING SIZE
Building A: 12,000 RSF +/- || 2016 Bay
Building B: 4,800 RSF +/- || 2025 Sacramento
TOTAL BUILDING AREA: 16,800 RSF +/-

LOT SIZE
Open Land: 45,121 SF +/-
TOTAL LOT: 61,921 SF +/-

AVAILABILITY
Immediately

CURRENT USE
Commercial Vehicle Maintenance & Parking Lot

PROPOSED USES*
Commercial vehicle uses, filming and production, events, retail, gallery etc.

NEIGHBORS
Rolling Greens, Guerilla Tacos, Warner Music, ERB, Base Coat, Bestia, Silver Lake Wine, Two Bit Circus, and Many Others!

*All dimensions are approximate and independently verified. Other Proposed Uses to be verified with City and subject to permitting.
FEATURES AND HIGHLIGHTS

- Rare Freestanding Steel Frame Buildings
- Frontage On 3 Streets With Easy Freeway Access
- Massive 45,120 SF Lot
- Sprinkler System
- Partitioned Offices
- Bathrooms
- 65 Interior Bus-Size Parking Spaces +/-
- 17 Exterior Parking Spaces +/-
- Rare Commercial Vehicle Maintenance Infrastructure
- Highly Desirable Arts District Location (Walking Distance To Warner Music, Bestia, Everson Royce, Everson Royce/Silver Lake Wine)
- Ideal For Commercial Vehicle Uses, Creative Office, Retail, Gallery, and Other Creative Industrial Uses
- Located In An Opportunity Zone
- Central to Numerous Amenities, Restaurants, Entertainment, Retail, and much more.
FOR LEASE
PRIME ARTS DISTRICT STEEL FLEX SPACE

2025 SACRAMENTO & 2016 BAY STREET
FOR LEASE
PRIME ARTS DISTRICT STEEL FLEX SPACE

2025 SACRAMENTO & 2016 BAY STREET

BUILDING B: 4,800 SF
BUILDING A: 12,000 SF
OPEN LOT & PARKING AREA: 45,121 RSF
“The area's resurgence largely began with Warner Music Group, which signed a lease three years ago to move from Burbank to 257,000 square feet at the former Ford building at 777 S. Santa Fe Ave. That lease was the largest office lease in Los Angeles in several years when it was signed in 2016, according to CoStar Market Analytics. After that, Spotify signed a 10-year lease to move into 110,000 square feet in the At Mateo development nearby. Other companies that have moved or announced plans to open offices in the Arts District in recent months are helping to attract even more businesses to the area. [Recently, Warner Music Group went ahead to purchase the Ford building and an adjacent property at a well above market price per square foot].

Recently, Honey announced plans to take up all 130,000 square feet of the refurbished Fourth and Traction building, at 963 E. Fourth St., which was originally built by the Coca-Cola company. The company is scheduled to begin its move in June of this year. TubeScience, which creates video ads for use on social media platforms, is significantly expanding into 103,796 square feet at 655 S. Santa Fe Ave., a two-story flex facility on a 2.3-acre lot owned by the Park family of backpack and bag company Everest Trading Corp”. -Costar Group
UNDER CONSTRUCTION

6TH STREET VIADUCT
Developer: City of Los Angeles

The iconic Sixth Street Viaduct is being demolished and replaced. The new bridge’s community features will enhance the vital connection between the growing Arts District on the west side of the Los Angeles River and historic Boyle Heights on the east side. Completion is scheduled for 2019.

UNDER CONSTRUCTION

AMP LOFTS
Developer: Bolour Associates

Across the street from Warner Music’s new headquarters in the Arts District, this project includes 320 apartments and 20,000 SF of retail.

UNDER CONSTRUCTION

ROW DTLA
Developer: Atlas Capital

Transformation of 1.5 million SF of industrial space into a creative destination is underway with the first retail and office tenants taking occupancy.
<table>
<thead>
<tr>
<th>Property Name</th>
<th>Units or Details</th>
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<tbody>
<tr>
<td>Biscuit Lofts</td>
<td>119 Units</td>
</tr>
<tr>
<td>Toy Lofts</td>
<td>119 Units</td>
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<tr>
<td>Ava Arts District</td>
<td>475 Units</td>
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<tr>
<td>INDUSTRIAL</td>
<td>360 Units</td>
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<td>Factory Place Arts Complex</td>
<td>40 Units/Mixed Use</td>
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<td>Walnut Growers</td>
<td>57 Units</td>
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<td>1800 E 7th</td>
<td>122 Units</td>
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<td>Woolf + Wondershow</td>
<td>2 Units</td>
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<td>Warner Music Group</td>
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<td>Firehouse Hotel</td>
<td>22 Units</td>
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<td>Amp</td>
<td>320 Units</td>
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<td>Spotify</td>
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<td>Bestia Bistro</td>
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<td>Maru</td>
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<td>Soho House</td>
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</table>
BARS + BREWERIES + DISTILLERIES
1. GREEN DISTILLERY
2. OUR/LOS ANGELES VODKA
3. TONY'S SALOON
4. SILVER LAKE WINE
5. EVERSON ROYCE BAR
6. POUR HAUS WINE BAR
7. IRON TRIANGLE BREWERY
8. FLASK AND FIELD
9. THE SPIRIT GUILD

RESTAURANTS + CAFES
1. THE PORTER JUNCTION CAFE
2. STEVEN'S DELI
3. MARU COFFEE
4. STUMPTOWN COFFEE ROASTERS
5. COSME LA
6. BESTIA
7. BREADLOUNGE
8. GUERILLA TACOS
9. PIZZANISTA
10. CHURCH & STATE
11. DAILY DOSE
12. LITTLE BEAR
13. URBAN RADISH
14. BLUE BOTTLE COFFEE
15. SIXTH+MILL
16. OFFICINE BRERA
17. FACTORY KITCHEN
18. TARTINE MANUFACTORY
19. PARAMOUNT COFFEE PROJECT

RETAIL + MUSEUMS
1. ROLLING GREENS
2. UPTOWN PUP
3. BASE COAT NAIL SALON
4. ARCH THE
5. COMMONWEALTH
6. THE HOUSE OF MACHINES
7. WEPLAY LIVE
8. TWO BIT CIRCUS
9. DOVER STREET MARKET
10. ICA LA
11. BODEGA
12. MISSION WORKSHOP
2018 DOWNTOWN LA SURVEY

LIVE

- 65,000 Residents
- $98,900 Median Income
- 38 Median Age
- 86% Regularly Visit FIGAT7TH
- 66% Are Passionate About DTLA
- 60% Have Lived in DTLA for Less Than 5 Years
- 47% Married/Partnered
- 59% Female, 41% Male
- 80% Completed 4 Years of College or Higher

WORK

- 500,000 Weekday Population
- $97,800 Median Income
- 39 Median Age
- 68% Regularly Visit Grand Central Market
- 54% Are at Top, Senior, or Professional Staff Levels
- 36% Would Consider Living in DTLA in the Future
- 52% Married/Partnered
- 65% Female, 35% Male
- 76% Completed 4 Years of College or Higher
- 64% Want More Supermarkets
- 52% Want More Clothing/Apparel

VISIT

- 19 Million Visitors
- $71,300 Median Income
- 40 Median Age
- 89% Have Visited Grand Central Market
- 86% Have Visited LA Live
- 83% Have Visited Staples Center
- 44% Married/Partnered
- 70% Female, 30% Male
- 65% Completed 4 Years of College or Higher
- 62% Think Downtown LA is Moving in the Right Direction
BAY + MATEO

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