

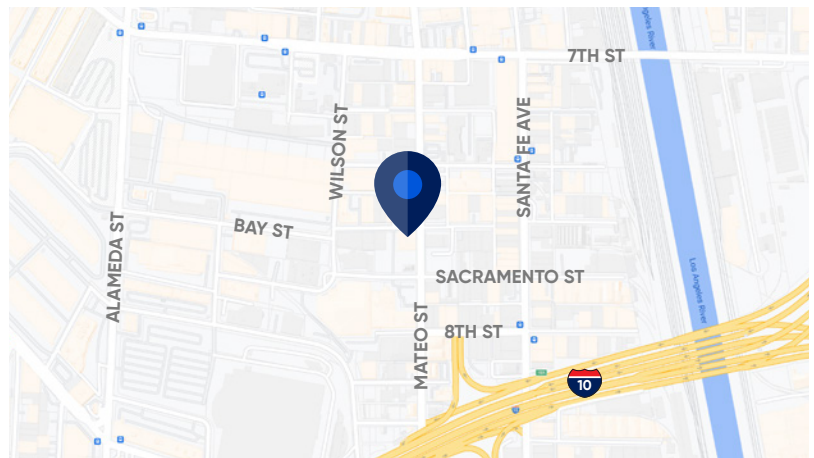
Sublease

Arts District Flex Space Available

1005 South Mateo Street
Los Angeles, CA 90021

Space Profile:

Size	33,236 SF
Rental Rate	\$4.25 MG
Term	Through 2/28/2031 (shorter term available)
Availability	Immediate
Land Area	1.95 AC
GL Doors	6 doors



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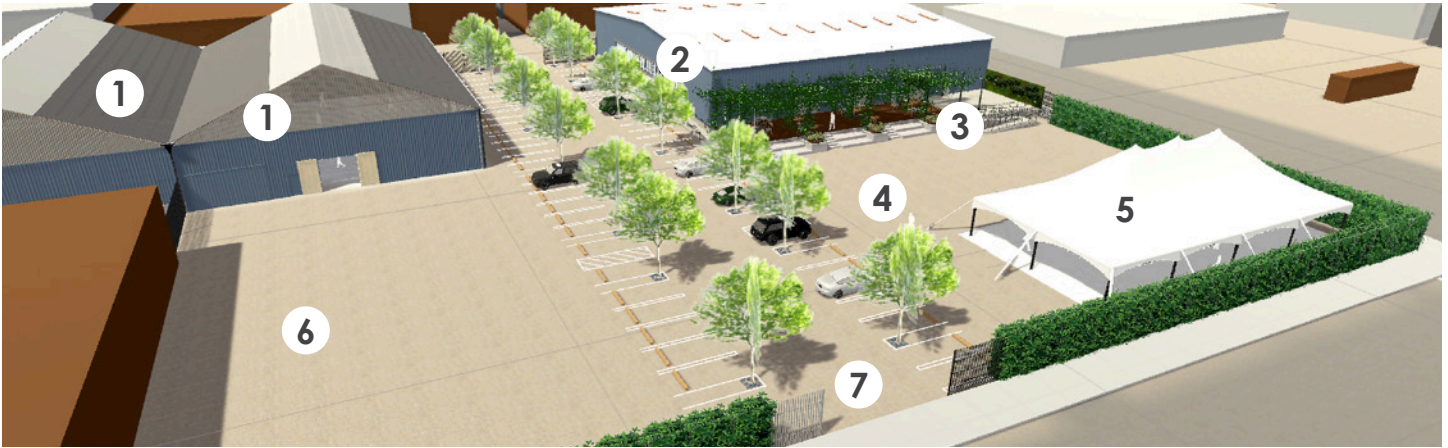
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Arts District

DOWNTOWN LOS ANGELES

1005 South Mateo Street

Site Plan



1. GREENHOUSE (19,236 SF)

- Concrete surface
- Two levels: The lower platform is 8,200 SF and the upper platform is 7,000 SF with 4 access points
- Two restrooms with 2 stalls each
- BOH staging/partial kitchen area
- Direct access to Bay St. for load in/out
- Green Room
- Completely buildable
- Potential uses include: product launch, after party, festival, TV/movie premiere, auto launch, concert, wedding ceremony or reception
- Some fixtured lighting included, supplemental lighting may be required

2. SHOWROOM (14,000 SF)

- Industrial building with concrete flooring
- 8,500 SF of open space with a 2,000 SF bar area
- 2 restrooms with 2 stalls in women's bathroom and 1 stall + urinal in men's bathroom
- Large bar, 4 breakout rooms, and storage available
- Potential uses include: corporate event, product launch, after party, festival, TV/movie premiere, auto launch, concert, wedding ceremony and reception, and bar/bat mitzvahs
- Fixed lighting included, some events may require additional

3. DECK (2,200 SF)

- Wooden deck surface featuring outdoor kitchen with wood burning pizza oven and grill
- Includes bistro light and tables/chairs that seat 65
- Potential uses include: VIP section, outdoor party, baby shower, wedding shower, cocktail reception

4. GARDEN (8,000 SF)

- Decomposed granite surface
- Outdoor multi-use space landscaped with outdoor plants
- No lighting included
- Potential uses include: wedding ceremony, wedding reception, pop-up area for brands, outdoor dance floor, food hall

5. TENT (3,200 SF)

- Concrete surface
- Bistro lights included
- Potential uses include: wedding ceremony, wedding reception, pop-up area for brands, outdoor dance floor, food hall, gaming arcade activation, seated dinner reception, BOH/Catering
- 240 amp power

6. PAD (12,000 SF)

- Concrete space that's completely buildable
- No lighting included
- Potential uses include: wedding ceremony, wedding reception, pop-up area for brands, outdoor dance floor, food hall, gaming arcade activation, seated dinner/reception, BOH/catering

7. DRIVEWAY + PARKING

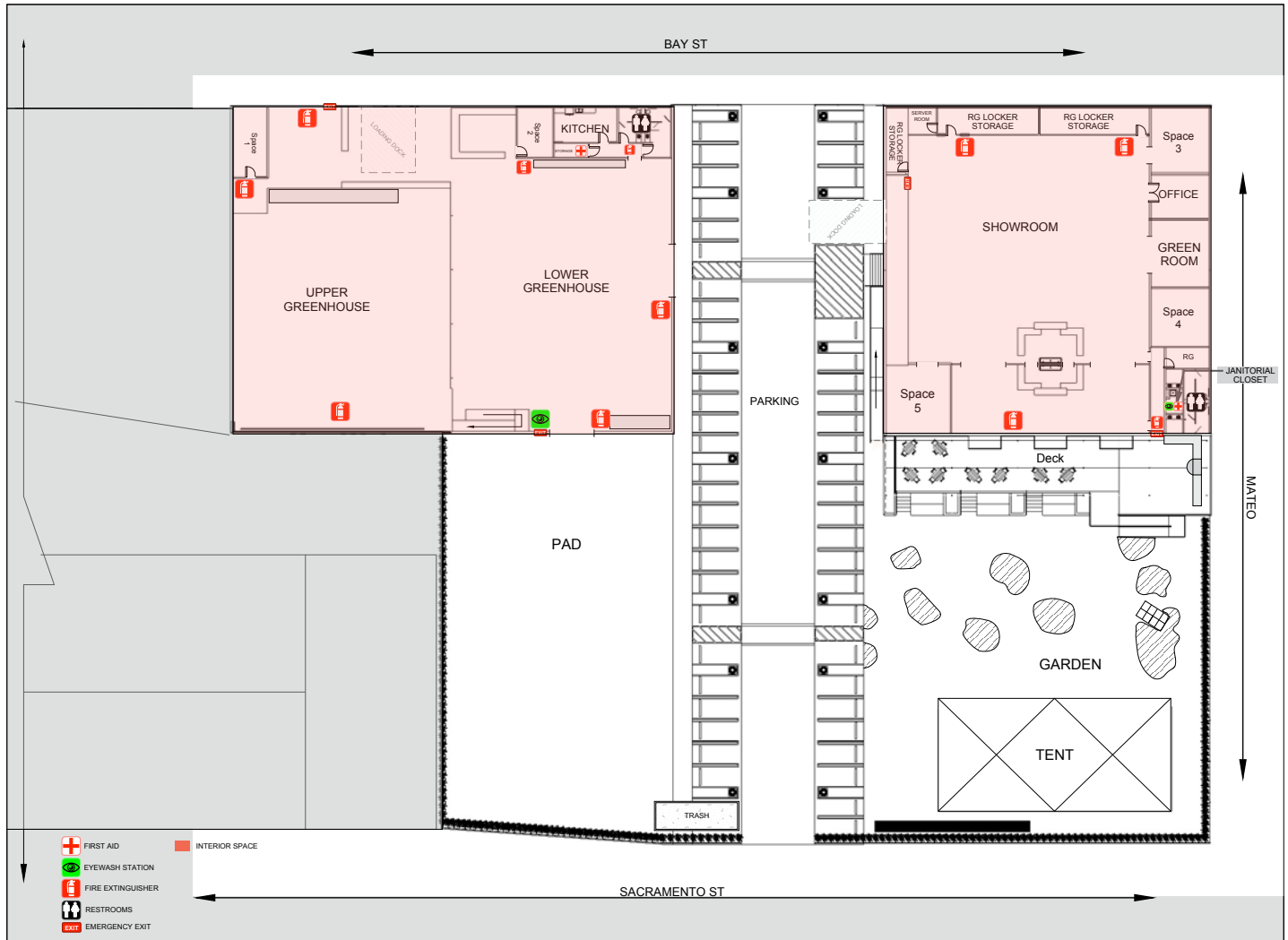
- 2 gated points of entry, one on Sacramento St. and the other on Bay St.
- Direct load in and out
- 25 parking spaces (28 additional spaces available March 2023)
- No lighting included
- Potential uses include: buildable space, parking, dual entrances for guest and staff, valet, registration/check in

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