

# TEAM CONDON

alexia • amara • brittany • erica  
kylie • mike • michael • pete  
reid • scott • whitney • zoe



CUSHMAN &  
WAKEFIELD

ARTS DISTRICT DTLA

## PLUG-N-PLAY SUBLEASE

5,078 AVAILABLE

AT MATEO, 555 MATEO ST, LOS ANGELES 90013

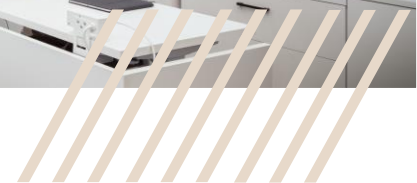
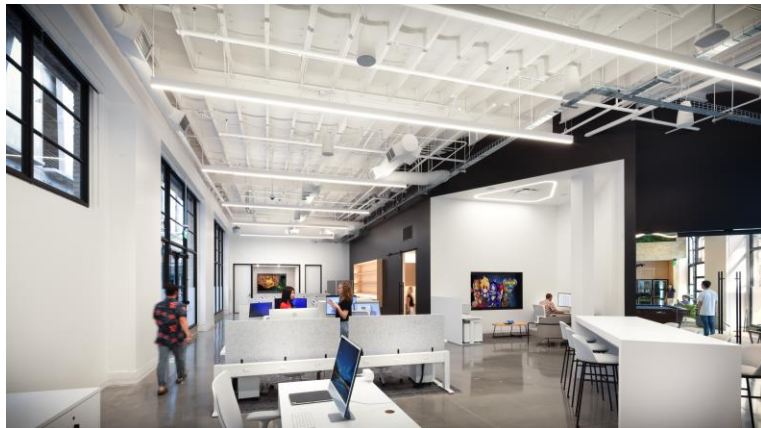
## SUBLEASE AVAILABILITY

- **Address:** At Mateo, 555 Mateo St, Los Angeles
- **Premises:** Ground Floor, Suite 305 – 5,078 RSF
- **Use:** Office or Retail
- **Occupancy:** Immediately Upon Master Landlord Consent
- **Sublease Term:** Through September 30, 2028 (longer term available direct through Landlord)
- **Parking:** 3/1,000 SF
- **Asking Rate:** Negotiable



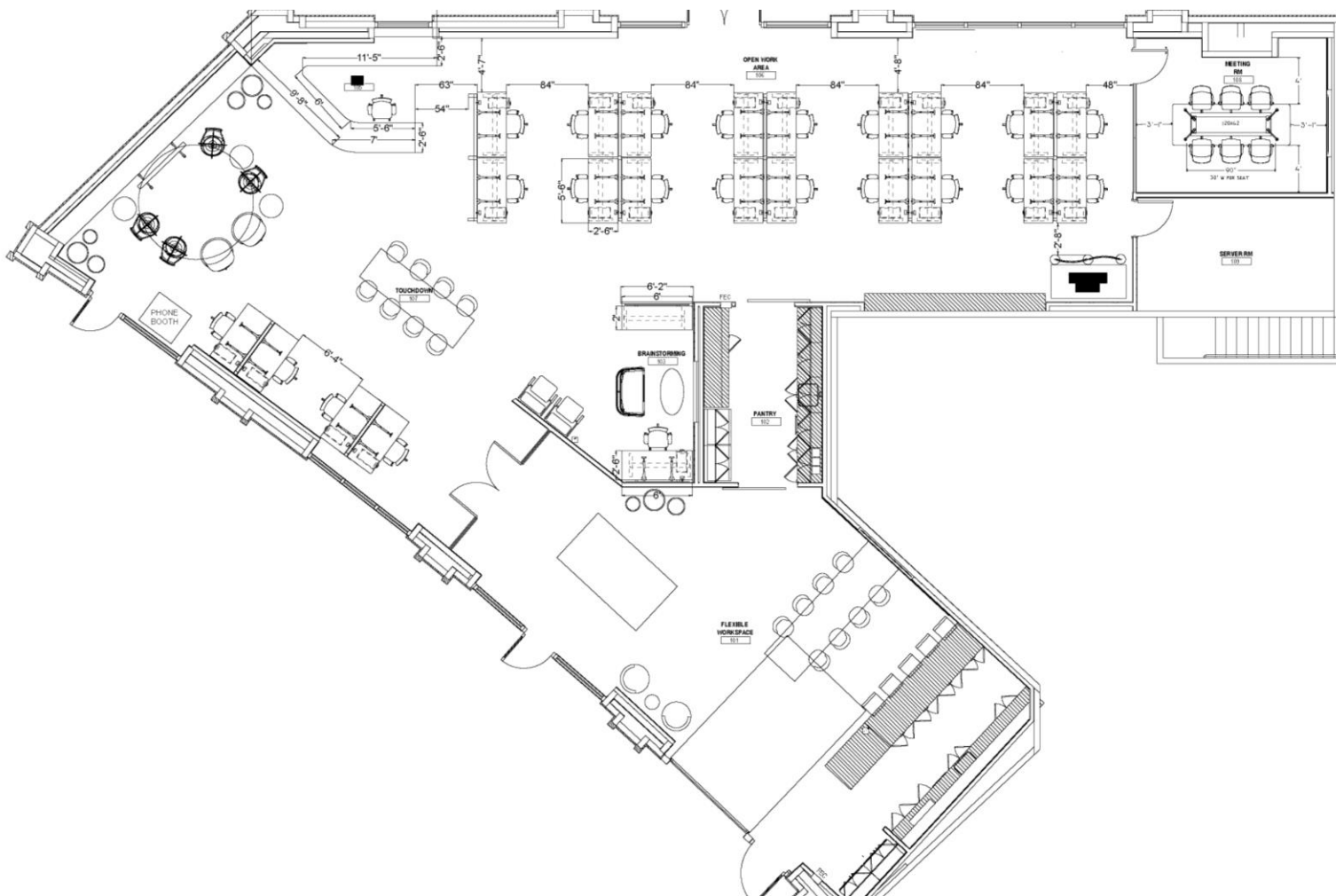
## FACTS & FEATURES

- Plug-N-Play Sublease with FF&E Available
- Newly constructed improvements
- Ground level glass rollup door
- 18'8" high exposed ceilings
- Great natural light
- Open, flexible floor plan with various touchdown spaces, one conference room, server room, lounge space and kitchenette



# FLOOR PLAN

Ground Floor, Suite 305: 5,078 RSF



## TEAM CONDON

alexa • amara • brittany • erica  
kylie • mike • michael • pete  
reid • scott • whitney • zoe

BRITTANY WINN  
brittany.winn@cushwake.com  
213.629.6514  
CA RE #01978909

WHITNEY JONES  
whitney.jones@cushwake.com  
310.922.6624  
CA RE #02289850

MIKE CONDON, JR  
CA RE #01884476

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-01.30.2026

