

FOR LEASE – THE FAIRFAX BUILDING NEW CONSTRUCTION: RETAIL, OFFICE & LIVE/WORK 920 N. FAIRFAX AVE., WEST HOLLYWOOD



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW



BUILDING SIZE

Retail:

SF

669 SF

Office:

4,932 SF

Live/Work:

4,417 SF

RATE

\$6.50/SF NNN

\$5.50/SF NNN

\$5.50/SF NNN

TOTAL BUILDING SIZE:

10,018 RSF

PARKING:

22 spaces in gated two level garage

KEY HIGHLIGHTS:

- **New Construction:** Never occupied with immaculate modern architecture
- **Unlimited functionality:** Possibilities for amazing retailers, creative office, design showroom, medical, live/work, residential etc...
- **Location:** Close to great restaurants, retailers and nightlife

WELCOME TO THE FAIRFAX

Encompassing a total of 10,018 rentable square feet, THE FAIRFAX boasts an array of enticing and unique features. These include 22 reserved spaces, with subterranean level parking conveniently accessed via a car elevator. The street level contains grade level parking plus 669 square feet of street-level storefront retail. The second floor showcases an expansive 4,932 square feet of open floor, creative office space, designed with a modern touch and abundant natural light throughout. The third floor offers a captivating 4,417 square feet penthouse with a large outdoor deck with views of the Hollywood Hills. Both the 2nd & 3rd Floors are zoned for Live/Work.

RETAIL

SIZE

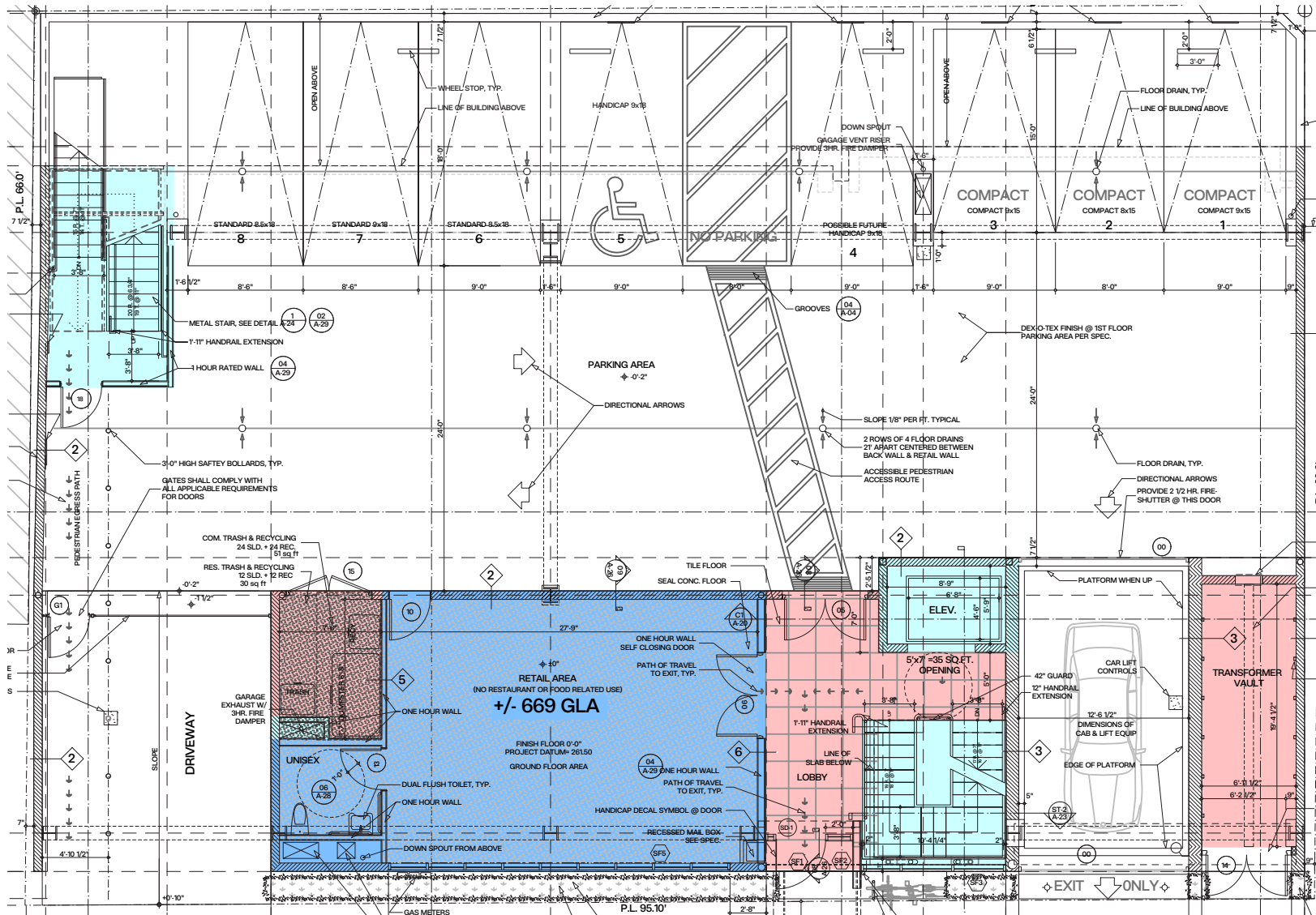
669 SF

FEATURES

- Ground floor space
- Wide open layout with retail window frontage
- Private unisex restroom



GROUND FLOOR RETAIL FLOOR PLAN



Major Vertical Penetration

Floor Service Area

Building Service Area

Occupant Storage

Office Area

Retail Area

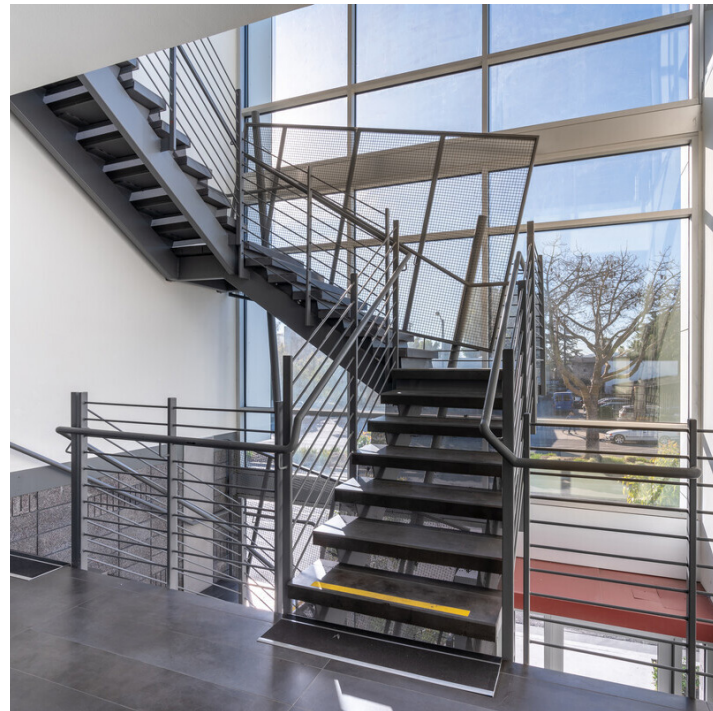
CREATIVE OFFICE - 2ND FLOOR

SIZE

4,932 RSF

FEATURES

- Tall, floor to ceiling glass windows throughout
- Exposed steel
- Large open area
- Kitchenette
- Two unisex private restrooms



LIVE/WORK, OFFICE, OR RESIDENTIAL - PENTHOUSE FLOOR

SIZE

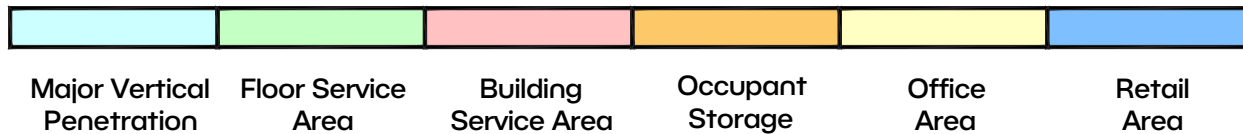
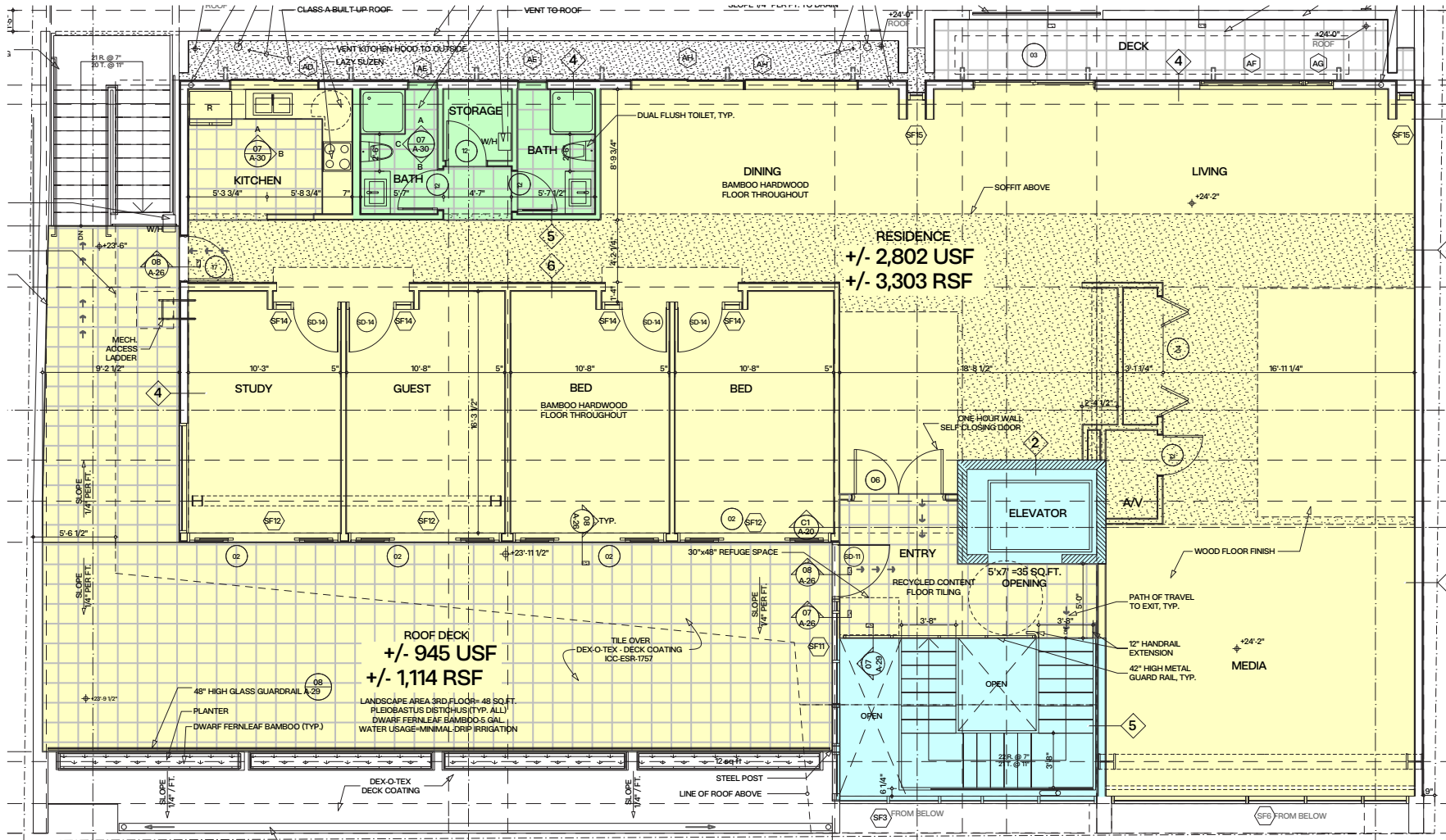
4,417 RSF

FEATURES

- Penthouse space
- Four rooms & four bathrooms
- Private rooftop balcony with views overlooking the Hollywood Hills
- Tall, floor to ceiling windows throughout



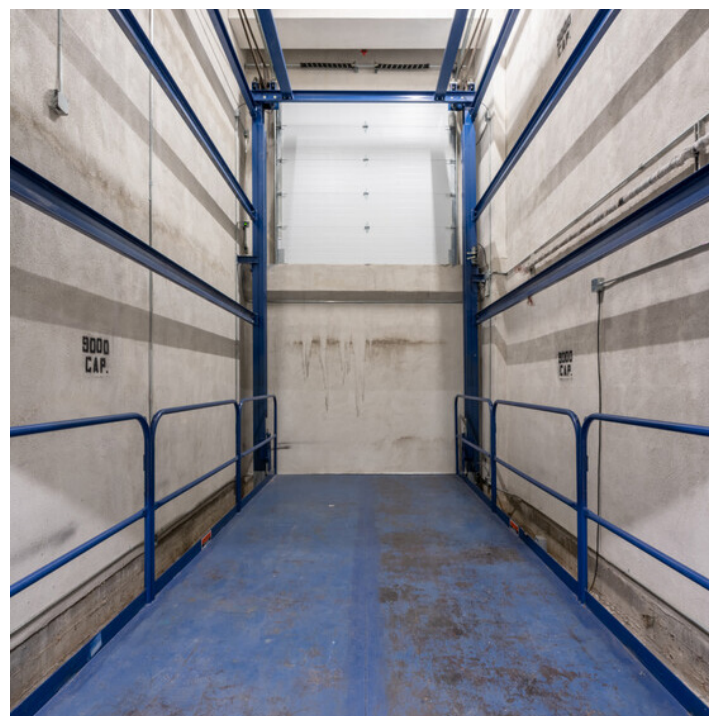
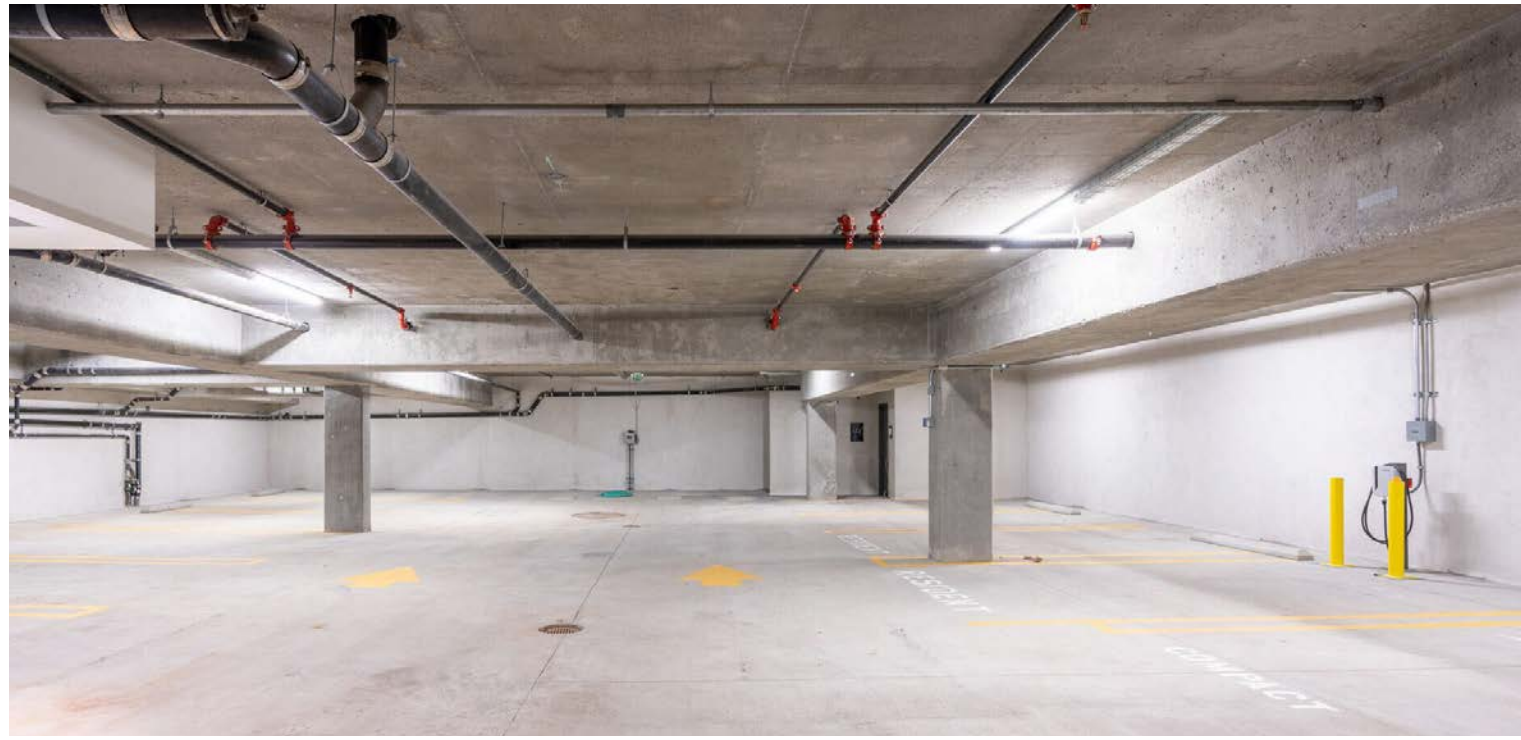
LIVE/WORK, OFFICE, OR RESIDENTIAL FLOOR PLAN



ON-SITE PARKING

FEATURES

- **Parking: 22 striped space in secured, and gated garage**
- **8 spaces on grade level, and 14 spaces on the lower-level**
- **Lower level parking is accessed by car elevator (no ramps) & is fully air-conditioned**
- **2 electric vehicle charging stations**



AREA OVERVIEW

West Hollywood was incorporated in 1984. As of the 2020 U.S. Census, its population was 35,757.

West Hollywood is a trendy area known for its high-energy nightlife. The fabled Sunset Strip features the Chateau Marmont, a swanky celebrity hideaway, plus comedy clubs and live music venues like the legendary Whiskey a Go Go, 1 OAK. Santa Monica Boulevard, awash in rainbow flags, is home to a number of gay bars, dance clubs and shops. WeHo also offers many of LA's most buzzworthy restaurants.

West Hollywood is home to innovative industries and a magnet for highly skilled professionals. Companies ranging from retail, tourism & nightlife, restaurants, entertainment and media, as well as arts and design are drawn to West Hollywood's creative workforce as well as its high quality of life.



WEST HOLLYWOOD DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|-----------|-----------|-----------|
| Population | 50,363 | 277,094 | 820,348 |
| Households | 31,525 | 148,722 | 378,212 |
| Avg, Household Income | \$135,815 | \$151,509 | \$136,273 |
| Businesses | 4,539 | 34,720 | 69,447 |

WEST HOLLYWOOD EMPLOYERS

| Rank | Employer | Employees |
|------|---|-----------|
| 1 | LA County Metropolitan Transportation Authority | 559 |
| 2 | Target Corp | 289 |
| 3 | City Grid Media/Inter Active Corp | 288 |
| 4 | City of West Hollywood | 247 |
| 5 | 1 OAK LA | 200 |

RETAIL MAP

-  DINING
-  SHOPPING
-  STUDIOS
-  HOTELS



CONTACT INFORMATION

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