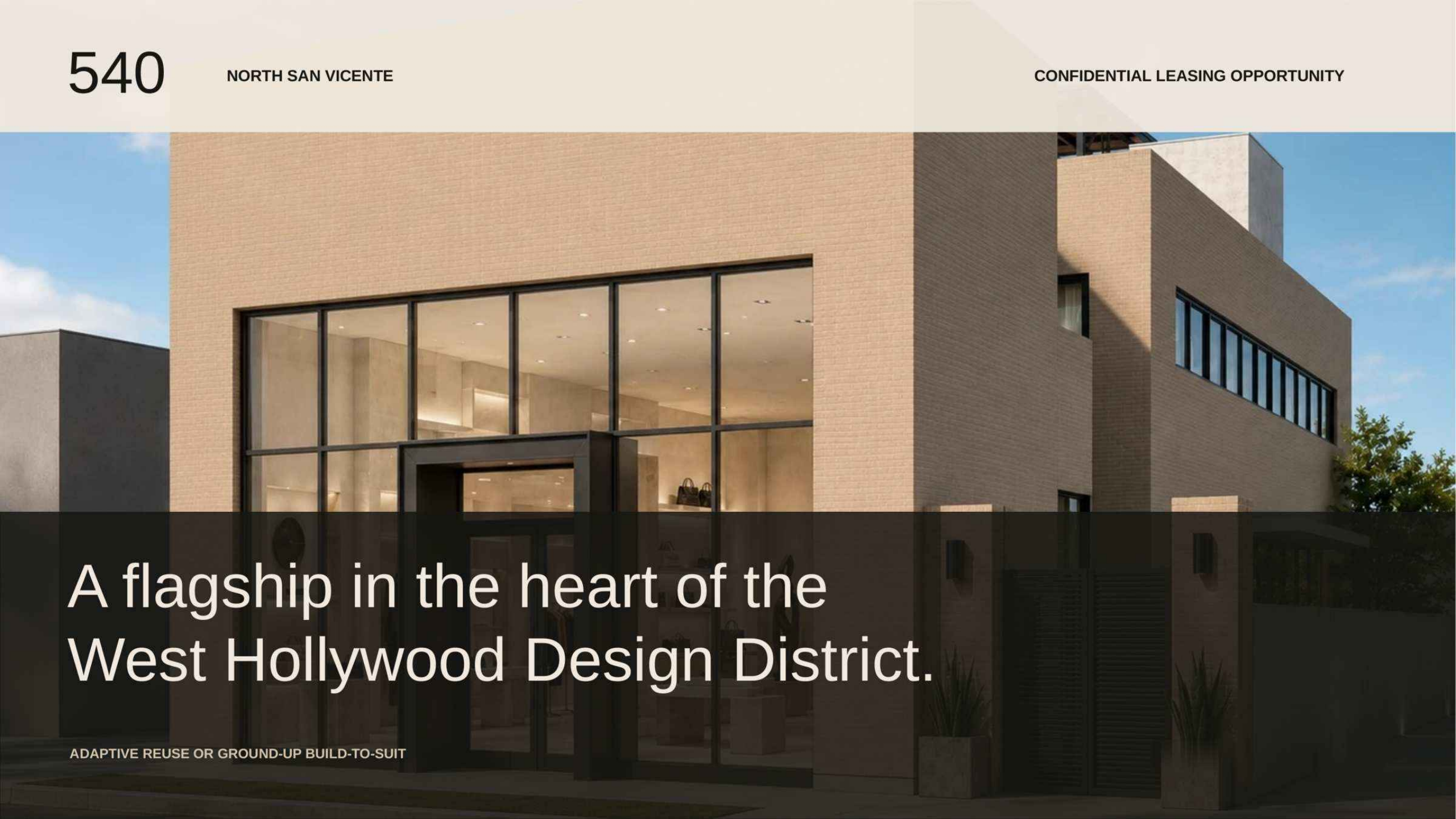


540

NORTH SAN VICENTE

CONFIDENTIAL LEASING OPPORTUNITY



A flagship in the heart of the
West Hollywood Design District.

ADAPTIVE REUSE OR GROUND-UP BUILD-TO-SUIT

Two paths. One address.

A future tenant can reimagine the existing property or pursue the larger, build-to-suit concept. Both paths preserve the address, courtyard arrival, and rare Design District setting.

01

Adaptive reuse

Remodel the existing one-story front building and two-story rear building around a new tenant program, using the brick-paved drive and courtyard as part of the arrival experience.

02

Ground-up build-to-suit

Advance the proposed two-level-plus-basement concept with a high-visibility storefront, private side access, upper-level indoor/outdoor space, and a substantial lower level.

The building can be tailored to your brand, operations, and customer experience—including its layout, architecture, and exterior finishes.

Area and organization

4,243 SF

BASEMENT BUILDING AREA

Open planning for private client experience, studio, back-of-house, or specialized brand programming.

≈3,300 SF

GROUND LEVEL

Prominent San Vicente frontage with direct retail presence and connections to the side courtyard.

2,970 SF

INDOOR + OUTDOOR UPPER LEVEL

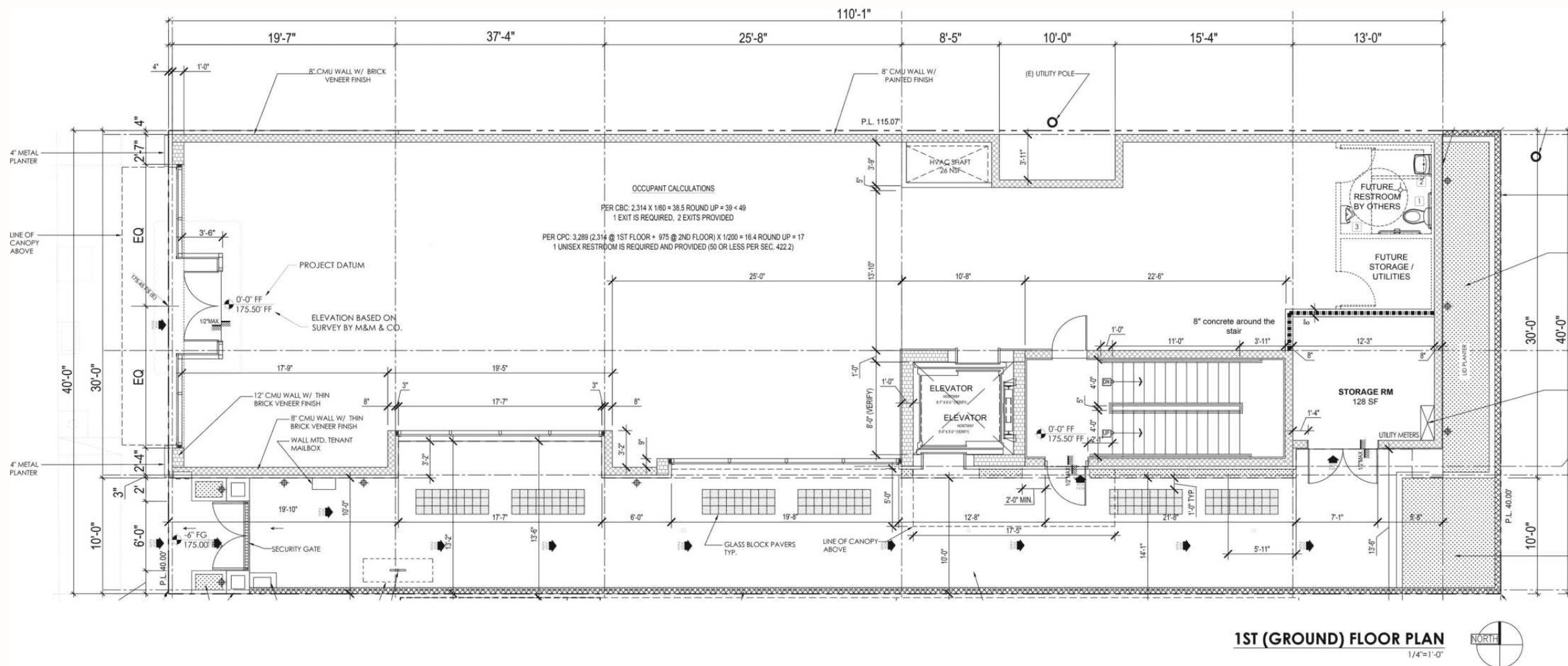
Enclosed workspace and hospitality space paired with an open-air rooftop patio.

≈10,500 SF

TOTAL AREA

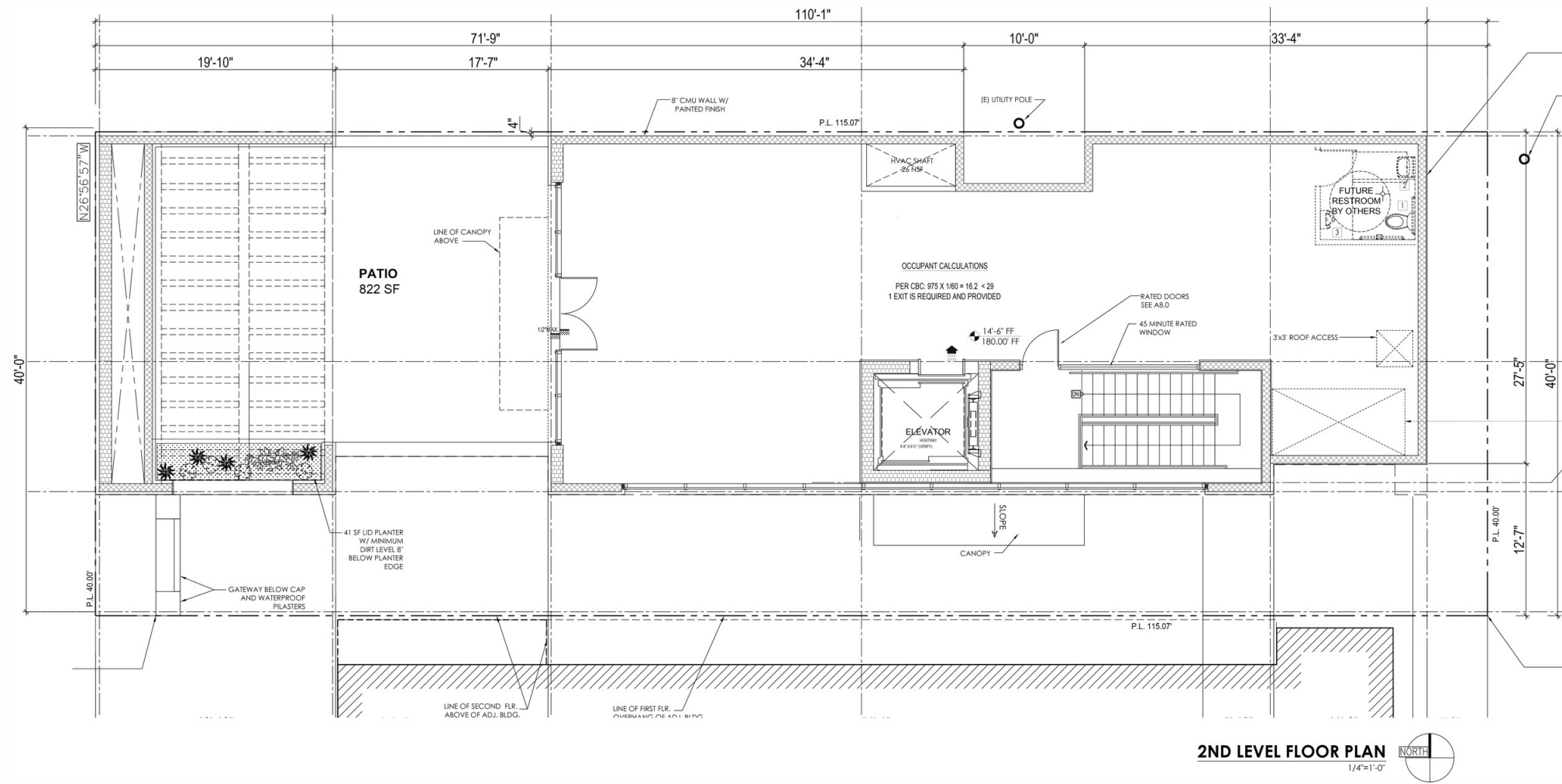
Areas are approximate gross floor areas measured to outside face, derived from the current concept plans. The total includes the 822 SF open-air rooftop patio. Plans are illustrative and the building may be reconfigured to a tenant's program; final areas and rentable area subject to BOMA measurement and verification.

Prominent retail floor with private side access, courtyard connection, elevator, and back-of-house support.



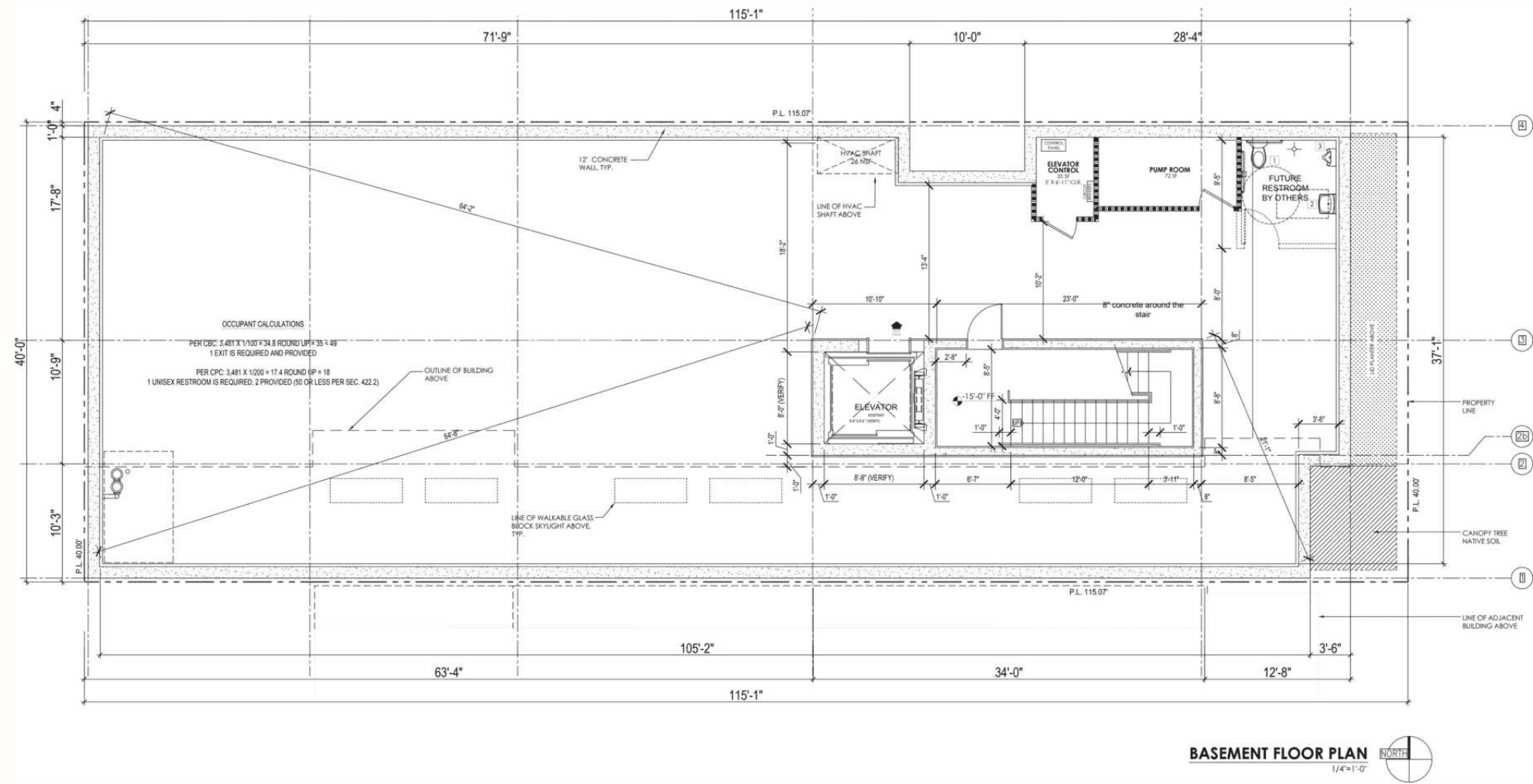
Second level

Enclosed upper-level space paired with an open-air rooftop patio and elevator access.



Basement

Substantial lower level with open planning, elevator access, stairs, service rooms, and restroom provision.





ADAPTIVE REUSE VISION

Reimagine the existing property.

The existing structures and brick-paved courtyard provide a framework for a comprehensive tenant-driven renovation. This conceptual study illustrates one possible transformation; the final architecture, storefront, interiors, building systems, and landscape would be developed around the tenant's requirements.

40 FT

SAN VICENTE FRONTAGE

≈115 FT

SITE DEPTH

4,603 SF

SITE AREA

≈3,000 SF

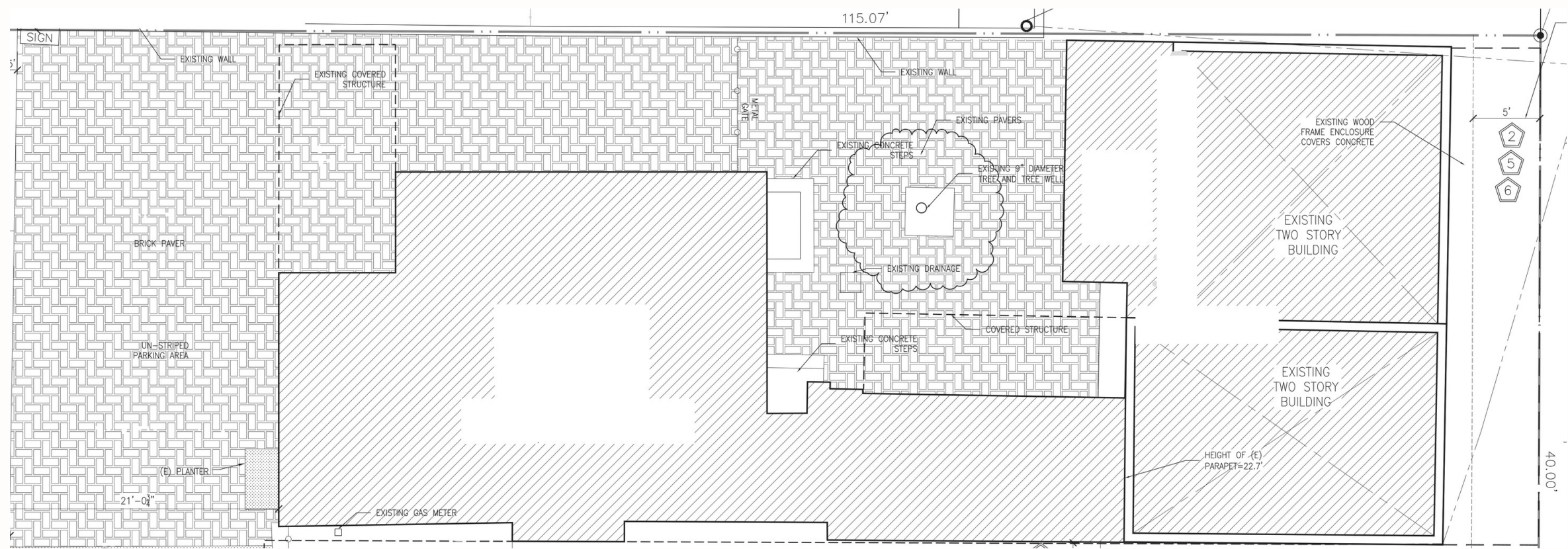
AS-IS BUILDING AREA



Conceptual adaptive-reuse vision shown for illustration. Existing conditions, dimensions, renovation feasibility, scope, and approvals require further verification.

Existing site organization

Architectural survey showing the one-story front building, two-story rear building, brick-paved drive, courtyard, and outdoor areas.



PLAN FLEXIBILITY

Plans are illustrative. The proposed build-to-suit layout can be tailored to a tenant's program and operational requirements. The existing buildings may also accommodate selective modifications, subject to structural feasibility and applicable approvals.

Visibility outside. Privacy within.

01

San Vicente frontage

A direct street presence for brand identity, window display, and a flagship arrival.

02

Private side access

A discreet courtyard entrance can route private clients to the ground, upper, or lower levels.

03

Indoor + outdoor upper level

Office, hospitality, and open-air rooftop space bring daylight, planting, and natural air into the program.

04

Substantial lower level

A flexible basement can support client experience, wellness, studio, archive, or operational functions.

The brief changes the expression.



CONCEPT 01



CONCEPT 02



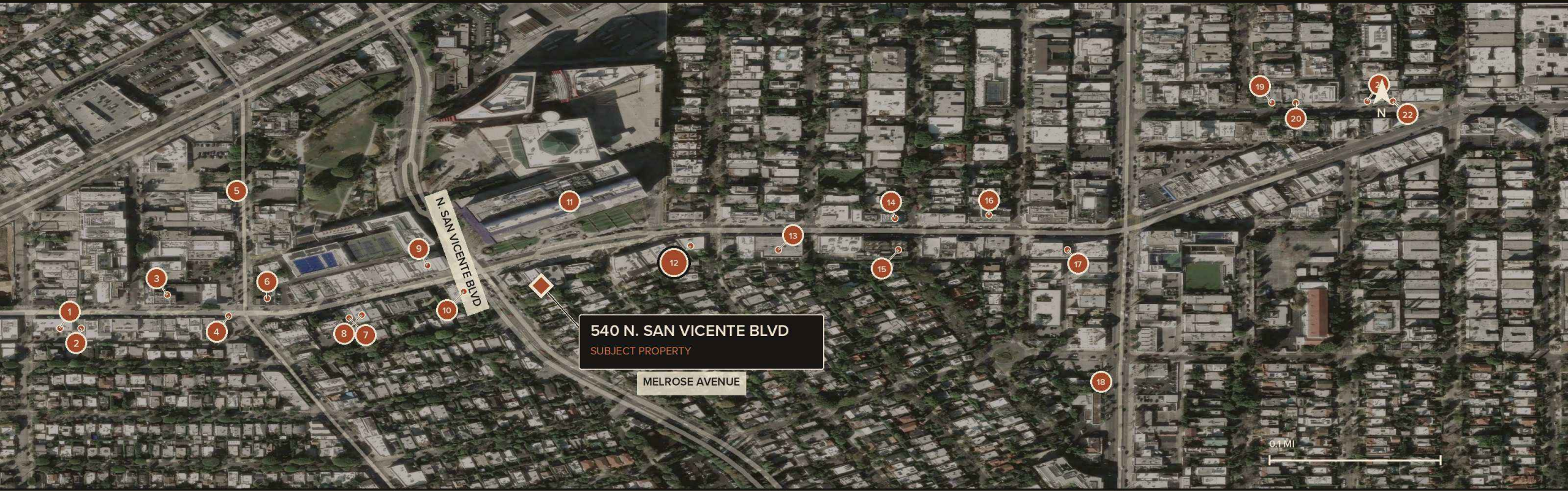
CONCEPT 03

Conceptual renderings are shown for illustration. The building's layout, materials, and finishes can be tailored to the tenant's requirements.

540 N. SAN VICENTE

WEST HOLLYWOOD DESIGN DISTRICT / AERIAL LOCATION MAP

NORTH OF BEVERLY
SOUTH OF SANTA MONICA



NEARBY DESTINATIONS

Verified retail, dining, design + hospitality

- 1

BYREDO
- 2

JAMES PERSE
- 3

CELINE / MAXFIELD
- 4

JACQUEMUS
- 5

ROBERTSON LANE — PROPOSED
- 6

CHROME HEARTS
- 7

AIMÉ LEON DORE
- 8

JOHN VARVATOS
- 9

CATCH LA
- 10

GUESS JEANS
- 11

PACIFIC DESIGN CENTER
- 12

GENTLE MONSTER — VEGGIE POP-UP
- 13

META LAB
- 14

URTH CAFFÉ
- 15

RH WEST HOLLYWOOD
- 16

RAG & BONE
- 17

THE REALREAL
- 18

DRIES VAN NOTEN
- 19

MAISON MARGIELA
- 20

BOTTEGA VENETA
- 21

BALMAIN
- 22

EDITIONS DE PARFUMS FRÉDÉRIC MALLE

INQUIRE

540 North San Vicente

West Hollywood, California 90048

ASKING RENT

Upon request

LEASE TERM + OPTIONS

Upon request

OPPORTUNITY

Adaptive reuse or ground-up build-to-suit

WEBSITE

540nsv.com

EMAIL

leasing@540nsv.com

All dimensions, areas, plans, renderings, statistics, and terms are approximate, conceptual, and subject to verification, approvals, and definitive lease documentation. This material is for discussion purposes only and does not constitute an offer or representation.

