

8899 BEVERLY

8899 Beverly Blvd, West Hollywood CA 90048
424.273.8899 8899BeverlyBlvd.com

8899 Beverly is the result of a nearly decade long commitment to transform an iconic mid-century modern building into architecturally significant, handcrafted homes in West Hollywood's Arts & Design District. Remastered by Olson Kundig Architects, the residences elevate indoor-outdoor living to new heights that live up to their superior location and expansive views.

Building Fundamentals:

Forty (40) one- to four-bedroom residences ranging from 1,119 to 7,151 Square feet, rising 10 stories

Typical units with up to 11' - 0" ceiling heights

Panoramic views of Beverly Hills, Hollywood Hills, San Gabriel Mountains, Century City, and the famous LA jetliner view

Architecture and interiors by award-winning Seattle-based firm, Olson Kundig Architects

Expansive openings averaging 54 linear feet of operable glazing, blending indoor and outdoor spaces

Swiss made, museum-quality operable glazing system by Vitrocsa, which features structural glass and minimalist frames of 3/4" wide

Triple-glazed, ultra-clear low iron glass from Germany for the Vitrocsa glazing and the same ultra-clear low iron glass from Spain for the large curtain wall glazing

Curtain wall with flush floor, frames and mullions

Every unit has outdoor spaces, averaging over 350 square feet or over 70 feet long

Black obsidian and champagne composite metal panels wrapping slap edges, exterior columns and soffits

Uncaptured ultra-clear Starfire glass rail at terrace edges with no metal cap

Large lower floor terraces with built-in obsidian black metal clad planters with extensive landscaping

High-end VRF mechanical/HVAC system that eliminates the need for noisy and maintenance-prone heat condensers within units

LEED Silver (USGBC)

The Tower Residences:

All residential outdoor spaces have Italian Silver Travertine on a raised pedestal paver system allowing for exterior terraces to be level with the interior flooring for a seamless transition between interior and exterior spaces

8' - 5/8" wide-plank French White Oak flooring, 6mm wear layer, hard oil hand-waxed with a fumed finish

11' - 0" ceilings with indirect cove lighting at intersecting wood soffits

Floor-to-ceiling glass throughout with flush frames and mullions at curtain walls

Walnut entry doors with bronze surround

Custom Tom Kundig-designed solid bronze and leather wrapped and stitched door handle

Extensive warm, dimmable LED lights (2800 kelvin to 3200 kelvin) throughout all units, including bedrooms, bathrooms, corridors, living rooms, dining rooms and kitchens

Smart home features with Lutron Radio RA lighting with wireless remote control throughout window shade operation and thermostat control

Washer and vented dryers

Integrated pockets for roll-down sheer shades at entertaining areas and both sheer and blackout curtains at bedrooms

Team:

Architecture & Interiors	Olson Kundig
Architect of Record	Large Architects
General Contractor	Pankow Builders
Lighting Designer	Sean O'Connor
Development	Beverly Blvd Associates, L.P.
Sales & Marketing	Douglas Elliman
Creative	And Partners

Specialty Vendors:

Operable Window System	Vitrocsa
Specialty Metal Fabrications	12th Avenue Iron
Oversized Pivot Door	Redhorse
Custom Vanities	Dogpaw

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The Penthouse:

A bespoke single-family estate perched above the 8899 Beverly tower

The largest single floor penthouse in the world with commanding and protected 360-degree views

16,000 square feet steel and glass enclosure on an almost 20,000 square feet, 17" thick concrete floor plate

Features seven (7) bedrooms, Nine (9) bathrooms, double fireplaces, summer and winter kitchens, and a screening theater

500 linear feet of Swiss Vitrocsa glazing with 65 total operable panels blending the indoor and outdoor spaces

13'-9" ceilings

Private elevator

Vestibule for personal security, drivers and staff and a separate back of house entrance for staff, laundry and catering kitchen

Four private garages with space to accommodate up to ten cars

Nearly 4,000 square feet of wraparound Italian Silver Travertine Stone terrace with depths up to 12 feet

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Services:

Building Services:

8899 Beverly combines amenities curated to match the sensibilities of its residents with attentive and discreet service reflecting the standards of hotel living, while still maintaining the personal touch of being at home

Valet Services:

24-hour valet, staffed on Beverly outside the lobby and in the residences exclusive Car Stable. Residents will have access to a mobile application that allows for residents to easily arrange for valet service from their mobile device.

Concierge and Personalized Service Phone Line:

24/7 customer service providing additional support to the General Manager. They are able to assist by answering homeowner questions regarding billing statements and their personal accounts, how to access and use their Resident Portal and other account information. In an emergency situation where the General Manager could not be reached, Community Care also serves as a 24/7 back up to contact a required vendor or emergency service to handle the situation.

Reservation Management & Resident Portal:

Residents will have access to an application that allows owners to view calendars and process online reservations for various association amenities. Residents will have access to preventative maintenance tracking, homeowner and board portals, access to view and update account information, even submitting and viewing the status of work orders.

Lobby & Front Desk Management:

24-hour attended lobby, with a full-time doorman and bellhop. Streamlined processes for receiving and distributing packages, complete with bar code scanning and digital signature technology. The Front Desk Concierge will monitor and manage guest traffic, grant access to approved vendors, look up resident contact information, and much more.

Security Arrangements:

Services include but not limited to patrolling inside and outside both the building and homes, protecting the complete privacy of the residents, responding to Resident concerns of non-compliance's, helping to take packages to units (if other lobby staff are unavailable), ensuring rules/regulations are being adhered to by both Residents/Guests consistently.

Amenities:

Building Entry & Lobby:

18-foot-tall custom-made Walnut pivot entry door opens to a double-height lobby

23-foot-tall glass panels imported from Europe

Custom chain maille window treatments provide privacy screening from the street

Italian Travertine exterior stone, stairs and lobby flooring in large format tiles

Layered white oak wood ceilings and wood wall paneling with extensive cove lighting

Custom furniture and integrated Olson Kundig designed light fixtures

Custom Olson Kundig designed concierge desk made of wood and metal

Auto Stable:

16 showroom quality private garages available in addition to the 100+ car parking garage

Custom gunmetal herringbone brick flooring

Custom designed operable wood sliding private garage doors, black metal clad columns, white oak wood wall paneling

Extensive cove lighting, up-lighting and private garage showroom lighting

2 parking spaces per residence (except one-bedroom homes); More available on request

Car Stables: Quality private garages available for purchase with direct access to lobby and your home

Common Areas:

11-meter outdoor pool with large sunning area and separate hot tub

Extensive fitness area (2,300 square feet) with private training/yoga studio space

12,000+ square feet of outdoor common area including extensive gardens and landscaping to provide privacy, outdoor fireplace with two seating areas, dog park, bar-b-que area and alfresco dining

Outdoor fireplace and cooking area with grill, refrigeration and storage

Madeo's Ristorante:

Reopening in 2020 at 8899 Beverly