



ROCKHOUSE

a private beach club

EXCLUSIVE LEASE OFFERING



ROCKHOUSE @ ROCKWELL

Introducing an all-inclusive private beach club and fitness retreat located at 17351 West Sunset Blvd in Pacific Palisades just above Pacific Coast Highway. This one-of-a-kind commercially zoned condominium comprises over 4,150 sq. ft. of indoor & covered outdoor flex space that gives new meaning to the term Mixed-Use. Rockhouse is offered turn-key and available for immediate occupancy. Both short and long-term leases considered.

OWNER/BROKER | ANDREW LEVANT

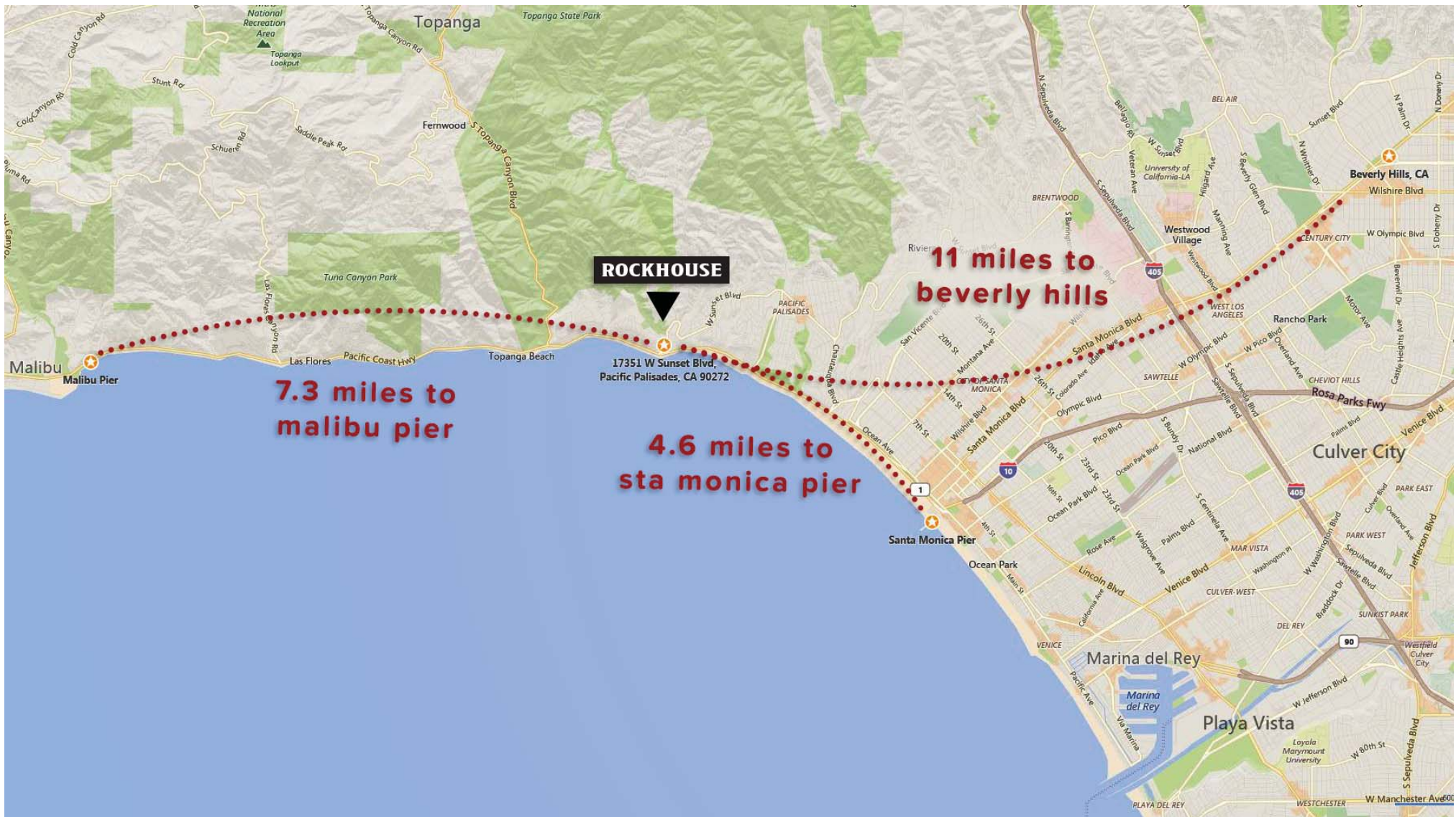
310-559-1000

alevant@rockhouseproperties.com

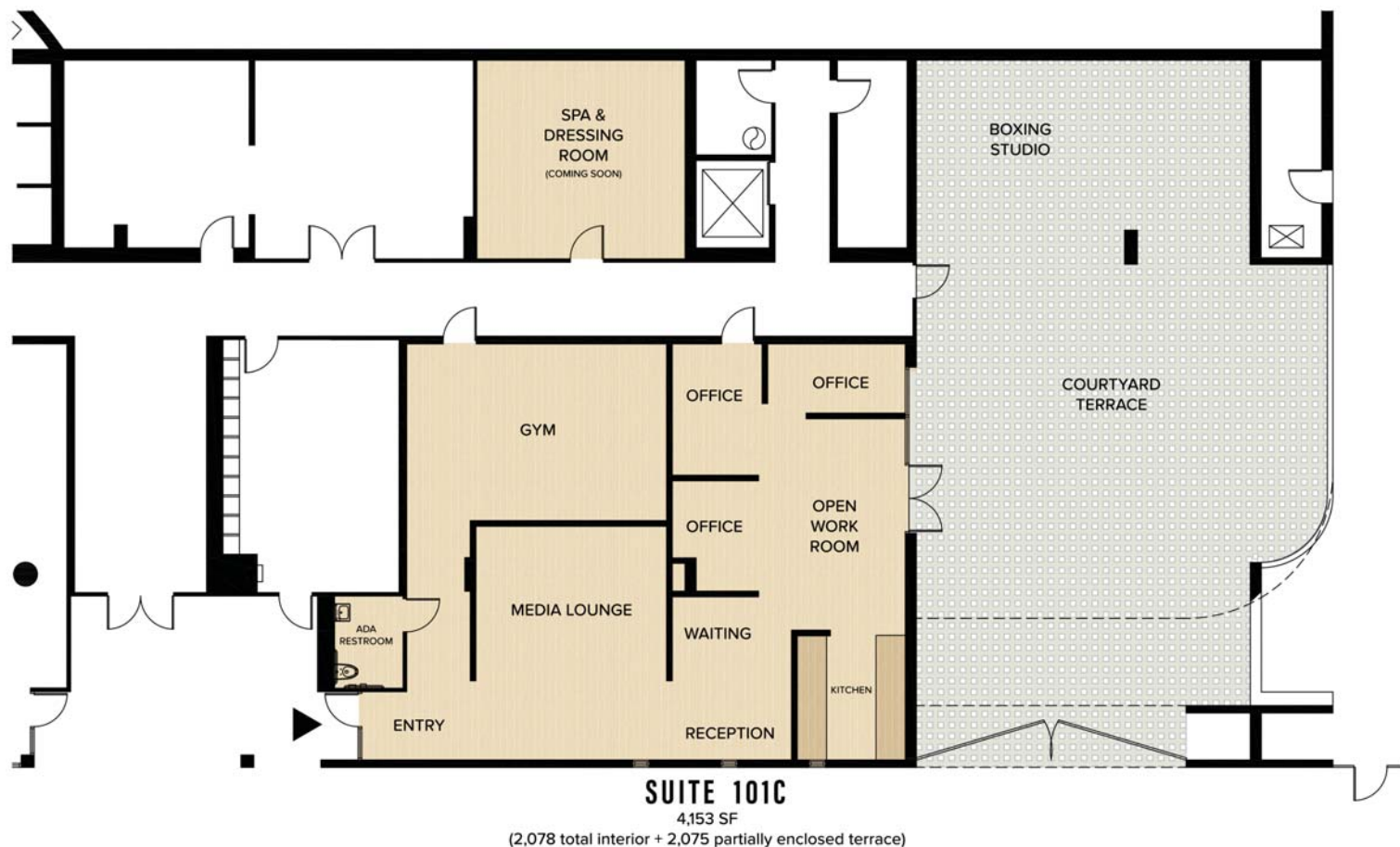


ROCKHOUSE PROPERTIES

KENNEDY WILSON



Centrally located on the coast between Malibu and Santa Monica; just a short drive to downtown Beverly Hills and minutes away from Caruso's soon-to-open "Palisades Village".



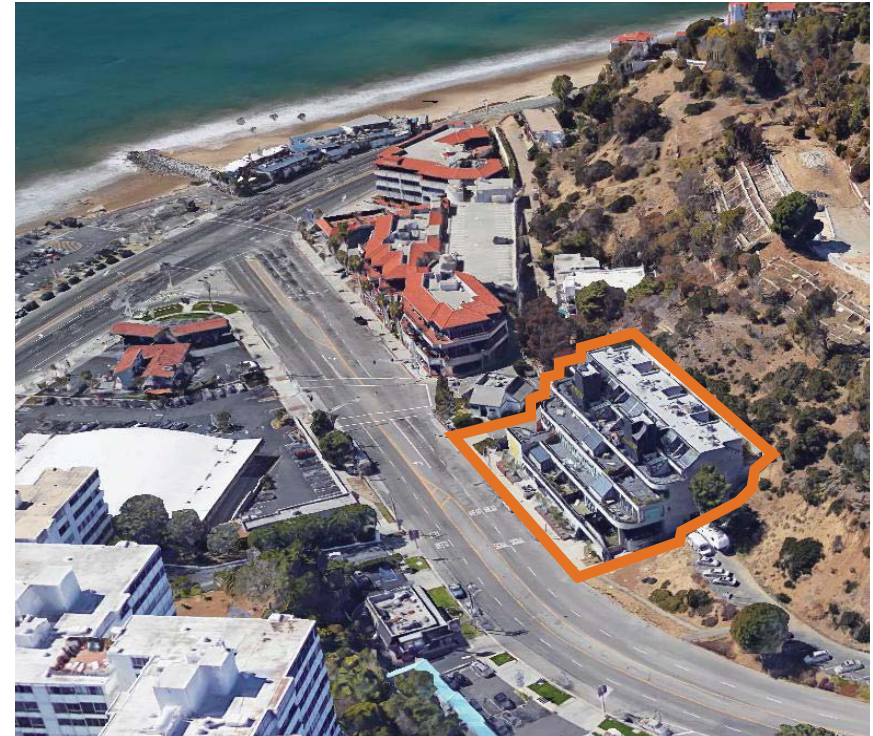
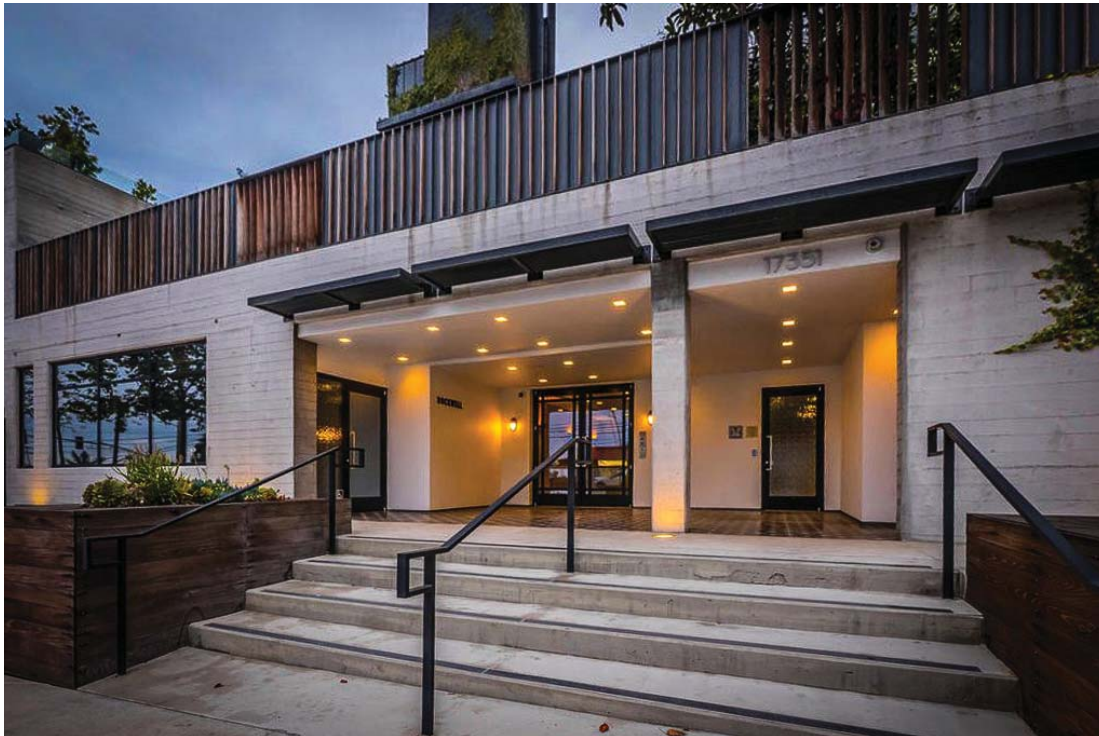
PROPERTY HIGHLIGHTS

- Unit 101C at Rockwell at PCH, commercially zoned for office/gym/retail
- 4,153 sq. ft. of highly improved PRIVATE indoor & covered outdoor space
- +/- 40,000 feet of cubic air space in enclosed, lighted Courtyard; 22' high walls and ceiling; Textured Glass Gates that open directly onto Sunset Blvd with curb cut
- Fully furnished work space, state of the art gym, media lounge and spa
- Two private bathrooms; 2 semi private bathrooms; dressing rooms; & kitchenette
- Over \$250,000 of recent tenant improvements and FF&E (see list at back).
- 10 Reserved parking spaces; up to 20 spaces after works hours (more with valet); bicycle, surf and paddleboard storage
- Available for use 24/7. Inspired work space, health & wellness, think tank, all types of fitness training on land and sea
- Easily accommodates groups of 5 to 50 or more
- Future expansion possibilities in next year up to a total of 11,000 sq. ft. with 20+ parking;
- One of a kind, irreplaceable property just steps to beach, surfing, hiking trails, cycling, and lots of healthy dining options.
- Potential "Turn Key Business Opportunity": Designed to meet today's demand for melding of work and play, corporate retreats, off site conferences, film/photo shoots and a myriad of private catered events.



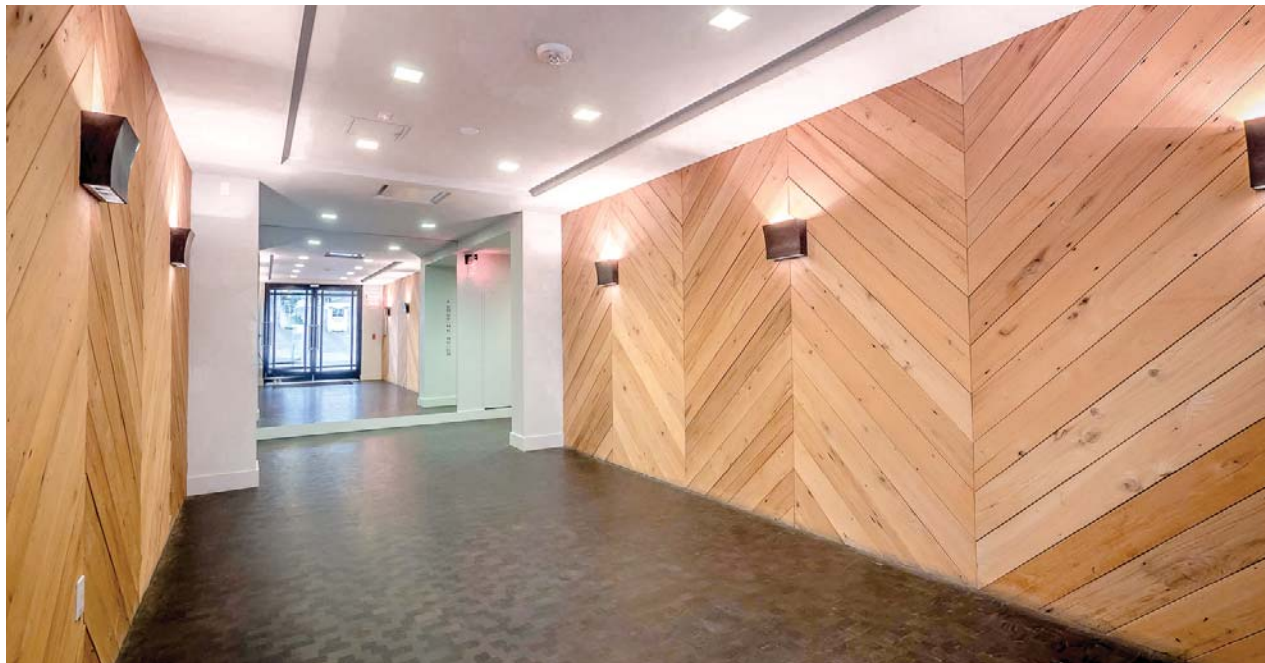
PROPOSED LEASE TERMS

- \$20,000 per month short term;
\$15,000 per month long term.
- CAM expense TBD (\$0.00 to \$1,000 per month depending on length of lease). Tenant pays its own utilities on leases greater than 30 days. HOA Maintains all common areas.
- First Option on Unit 102C (2,800 sq. ft. + additional parking). Applies only to long term lease.





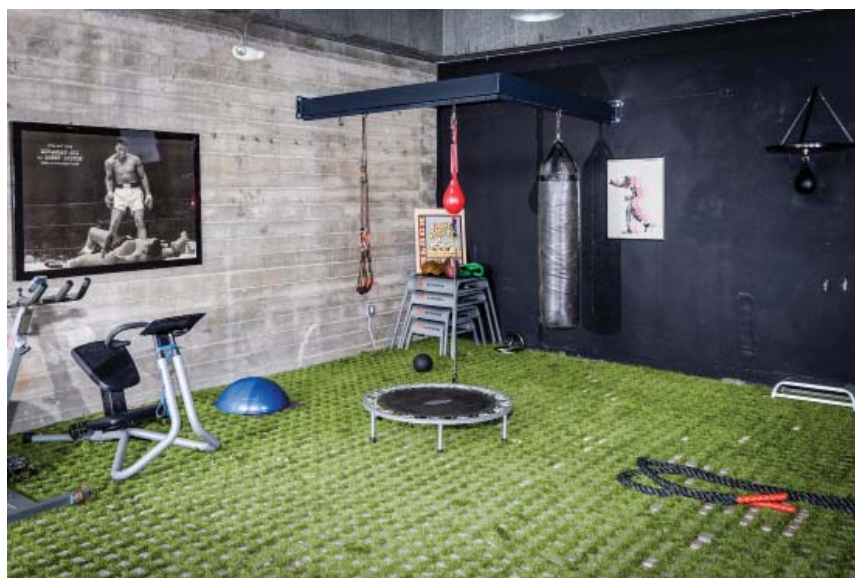
Carefully curated Office Furnishings/"Plug and Play"





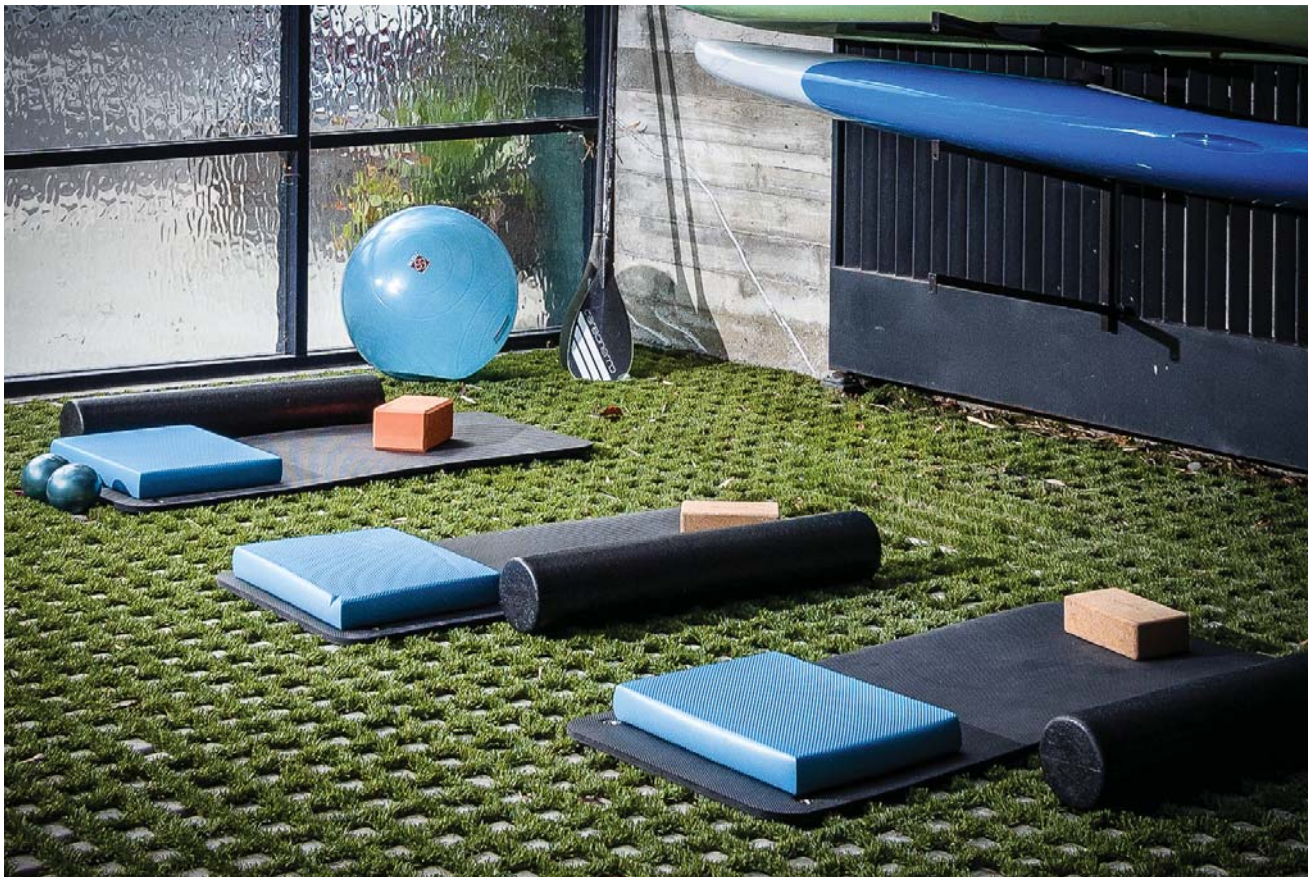
TRAIN

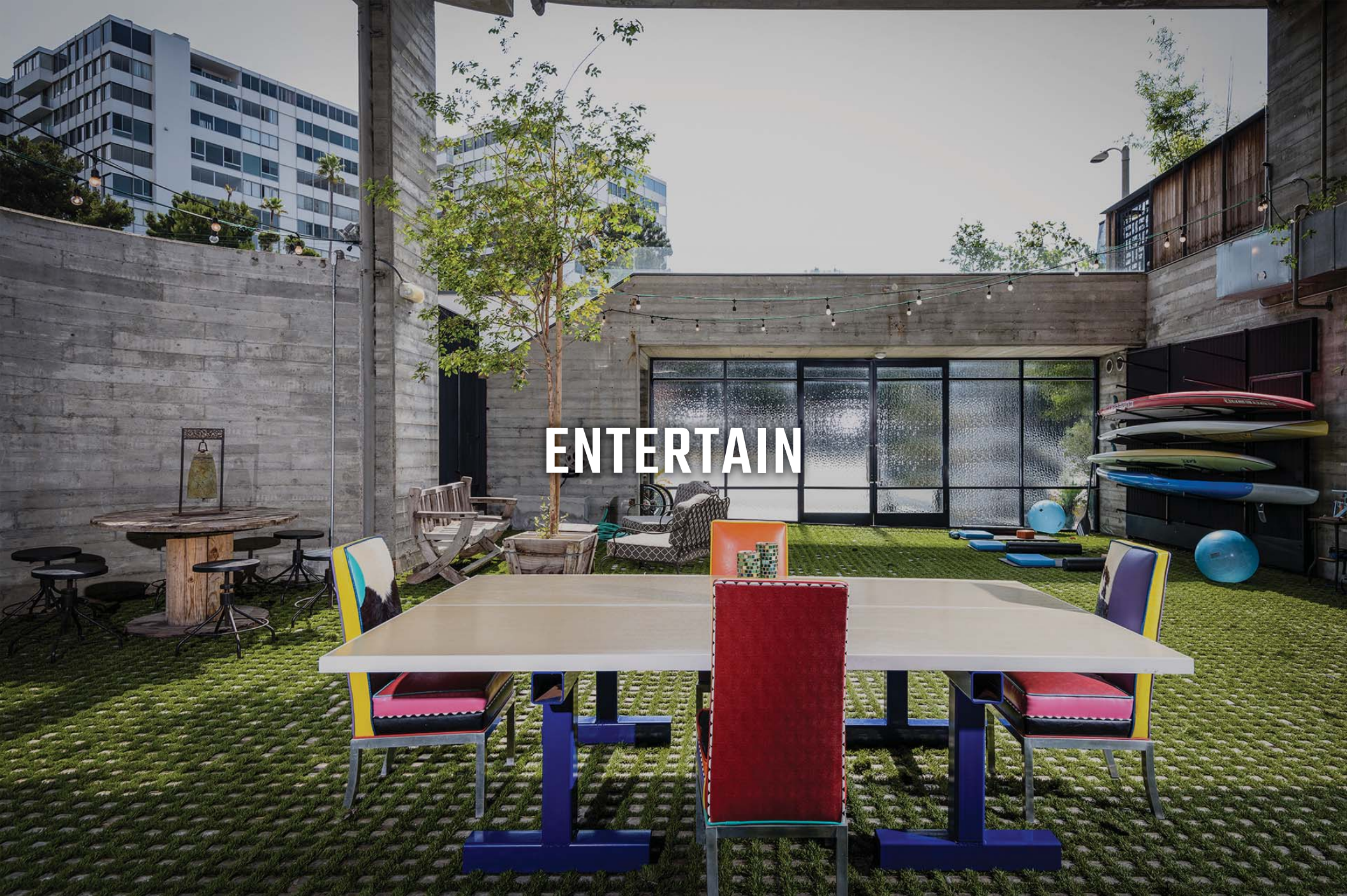
State of the Art Indoor/Outdoor Gym, Boxing, Paddleboards





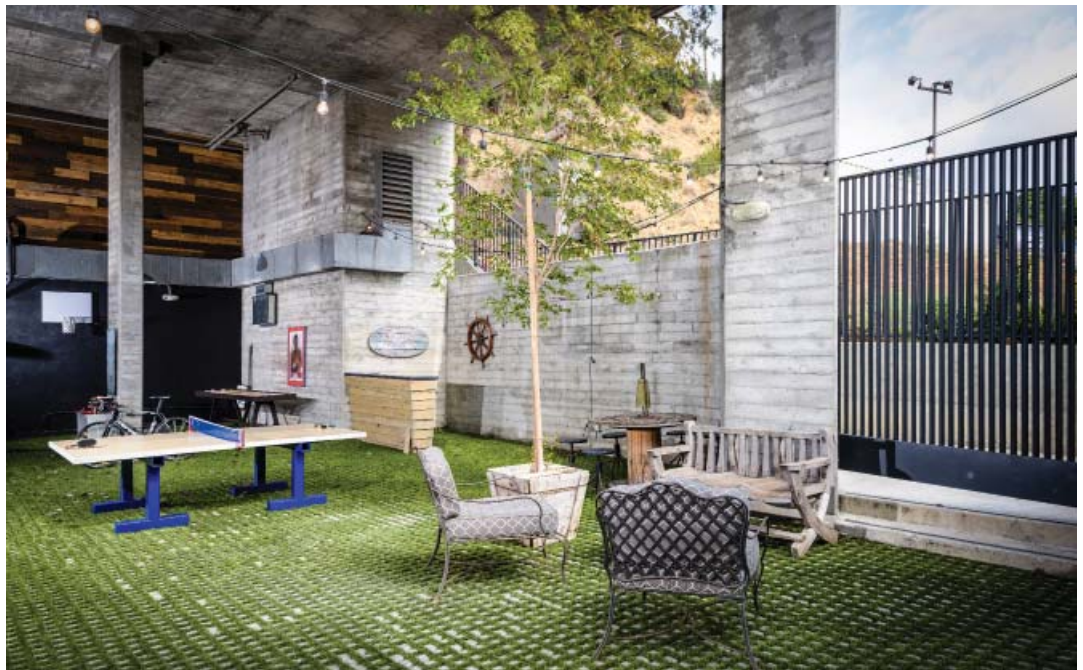
Media Lounge and build-out ready Spa





ENTERTAIN

Private Courtyard, Dramatic Night Lighting, Set your own Hours





PROMOTE

Photo/Film Location Shoot; Catered Events; Corporate Retreat; Private Parties





EXPAND

102C; Courtyard Build Out; 2A



Unit 102C



Courtyard Build-out Design Study



PROFESSIONAL GYM AND FITNESS EQUIPMENT

- Techno Gym Vario 700 Elliptical W/ Visio + Ipad+Usb
- Techno Gym Element + Dual Adj Pulley Pwrd Element + Dul Adj Pulley
- Techno Gym Run Now 700 Td Treadmills W/Visio Ipd+Usb (2)
- Two-Tier Pro Style Saddle Rack
- Techno Gym Element + Adjustable Bench (2)
- Pure Strength Olympic Half Rk
- 5 Needle Bearing Olympic Bar 20kg
- 10lb Ureth Olympic Grip Plate (2)
- 2.5lb Ureth Olympic Grip Plate (2)
- 25lb Ureth Olympic Grip Plate (4)
- 45lb Ureth Olympic Grip Plate (4)
- 5lb Ureth Olympic Grip Plate (2)
- Advantage Series Foam Roller (5)
- Kettlebell Set - 10lbs Thru 50lbs (Black Powder Coated)
- Premium Kettlebell Rack Club Series
- Bosu Rack with Bosu 4 Lb Fitness Balls (6)
- Stroops Ergo Plyo Boxes (4)
- Comfort Gym Mats (6)
- Advantage 5-50 Urethane Db Set (10pr)
- Advantage Dumbbell Sets, 85 To 100 Lbs
- Gaiam Blocks/Yogitoes Block (5)
- 35lb Ureth Olympic Grip Plate
- Bosu Ballast Balls & Bosu Balance Trainer (5 Total)
- Alrex Square Foam Mats (3)
- Jump Ropes (3); Heavy "Battle Rope"
- Custom Leather Heavy Bag by Killspencer
- Custom Leather Speed Bag by Killspencer
- Professional Double End Striking Bag
- Assortment of professional Boxing Gloves, Head Protectors and Foul Guards
- Fleet of High Tech Standup and Prone Paddleboards (12' To 14'); Mostly custom by "Joe Bark"
- Custom Basketball Hoop and Leather Net (Killspencer)
- Custom Ping Pong Table + Professional Paddles; doubles as Conference or Dining Table
- Custom Shuffleboard Table; doubles as Collaborative Work Station or Buffet Serving Table
- Precor Stretching Machine
- Keiser Stationary Bike
- Cervello Carbon Road Bike; Beach Cruisers; "Xootr" Scooters; Skateboards

FURNITURE + ACCESSORIES

- Reception Desk Solid Hardwood with Screen Accents
- Custom Bubinga Hardwood Desk With S/S Sculpted Base
- Black Leather/Pony Hide Designer Chair
- "Harry Art Furniture" Tea Cart, Mirror, Side Tables and Set of 4 Solid Aluminum Chairs
- Custom Zebra Wood Desk with Malachite Stone inlay
- 60" Round Teak Dining Table with 4 Suede Chairs (+ Poker Accessories)
- Custom Black Leather Sectional Couch/Day Beds
- Rift Cut Oak Coffee Table
- Black and Grey Lacquer Entertainment Console
- 65" Sony Ultra High Def TV
- Top of Line Pioneer Receiver
- Sonos Audiophile Speakers on Custom Stands
- Boxing and Nautical Themed Art Work
- Hand Picked Vintage Neon Sign (Modelo Especial)
- 4' X 6' Acid Etched Designer Glass Table with Four Column Patina Finish Steel Base
- Assortment of Office Chairs, Bar Stools, Storage Shelves, End Tables
- Custom Slate Bar, Vintage Sign and Ship's Wheel
- Kitchen with Refrigerator, Latte Machine, Kitchenware, Etc.
- Outdoor Patio Furniture

SPA (All items are purchased and waiting to be installed)

- Boffi Lighted Wedge Mirror, Wall Sconce and Ceiling Fixtures
- Boffi Sink/Faucet/Vanity
- Boffi Glass and S/S "Tape" Fully enclosed Shower
- Boffi Minimal Series Shower Fixtures
- Boffi Stainless Steel Outdoor Shower Fixtures
- Oak Hardwood Flooring
- Celare glass locker (30 compartments)
- Misc. Storage Shelves
- Natural Lava Stone and basalt backsplash for shower and sink area
- Commode
- Infra-Red Sauna