

*private beachfront creative office compound*



**CBRE**

17575 PACIFIC COAST HIGHWAY, PACIFIC PALISADES, CA 90272

**Vibe**<sup>®</sup>

# A TIMELESS AND ICONIC LOS ANGELES LANDMARK.


This stunning property, nestled at the base of the Santa Monica mountains and steps from the beach, is a timeless and iconic Los Angeles landmark. Built in 1928, by iconic developer Alfonso Bell Sr., the similarities with some of Bell's other works (Bel Air, the Bel Air Country Club and the Hotel Bel Air) are quite striking.

More famously, this is the storied location of 1920's – 1930's era Hollywood star Thelma Todd's Inn and seaside cafe. In more recent history, this was the Paulist Productions headquarters and studios.

Vibe Office Properties acquired the property in 2014 and have completed extensive renovations designed to take full advantage of the charming elements this building has to offer. Hayman Properties has re-imagined this historic project in a more modern way including LED lighting, low voltage wiring, new HVAC, double-pane windows. This building boasts beautiful and 180° ocean and sunset views and is regarded as a symbol of this great city.




 15,999 RSF private beachfront creative office compound

 13,216 sq. ft. of unobstructed ocean views

 Famed & architecturally renowned office building

 Double pane windows, upgraded electrical and wiring, LED wiring and security system


 Stunning complete building restoration

 Semi-private direct walkable access on pedestrian bridge to Castellammare Beach and walking paths

 New, state-of-the art elevator

 Outdoor surfboard & bike storage with showers

 Full private kitchen including a red brick pizza oven

 Abundant collaborative and beautiful outdoor spaces with landscaped outdoor meeting areas

 Ample parking



*stunning complete building restoration*

# OUTDOOR SPACES

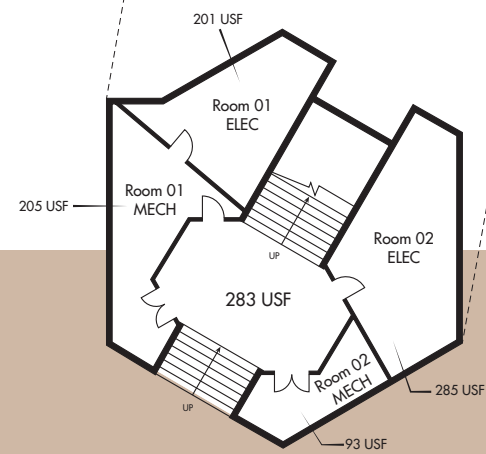
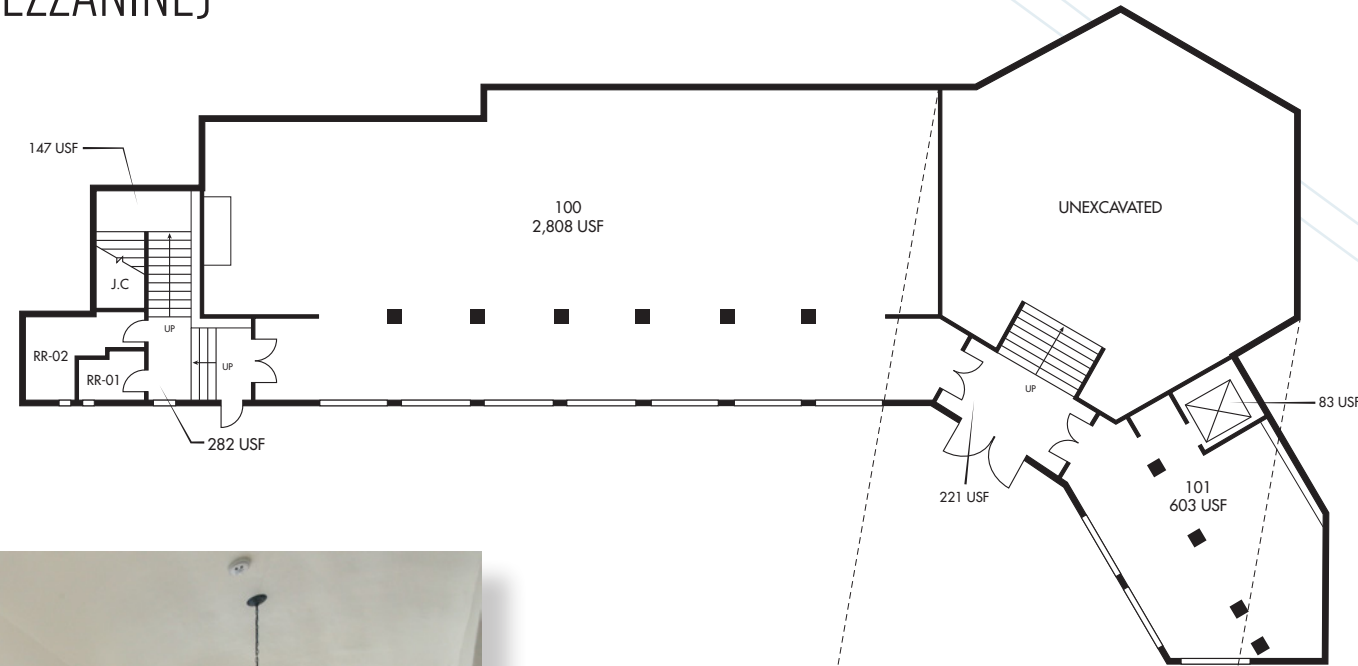
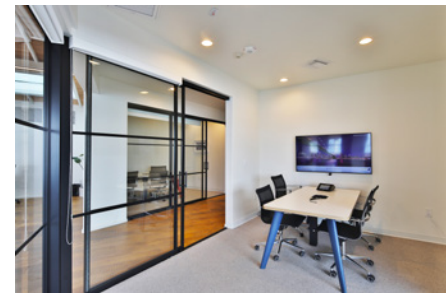


# INTERIOR SPACES



# FLOOR PLAN | FLOOR 1

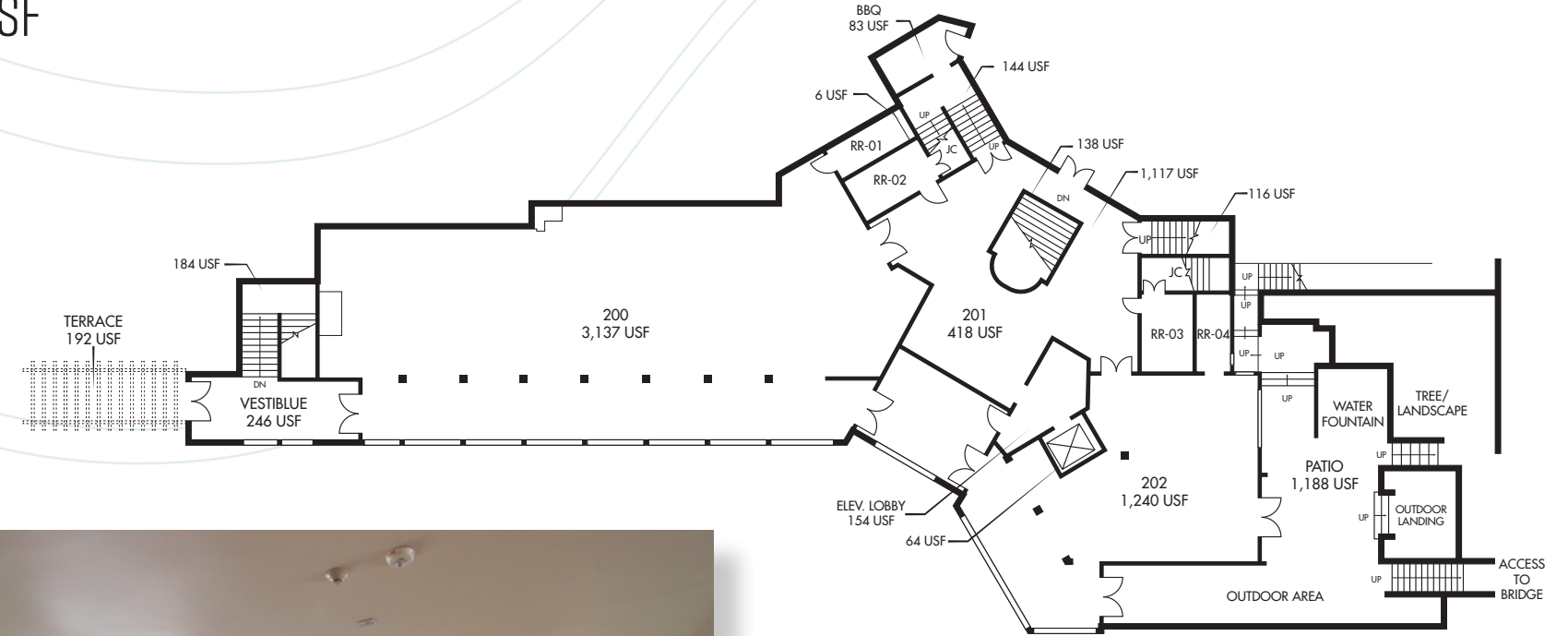
4,145 RSF + 1,067 RSF (MEZZANINE)



MEZZANINE

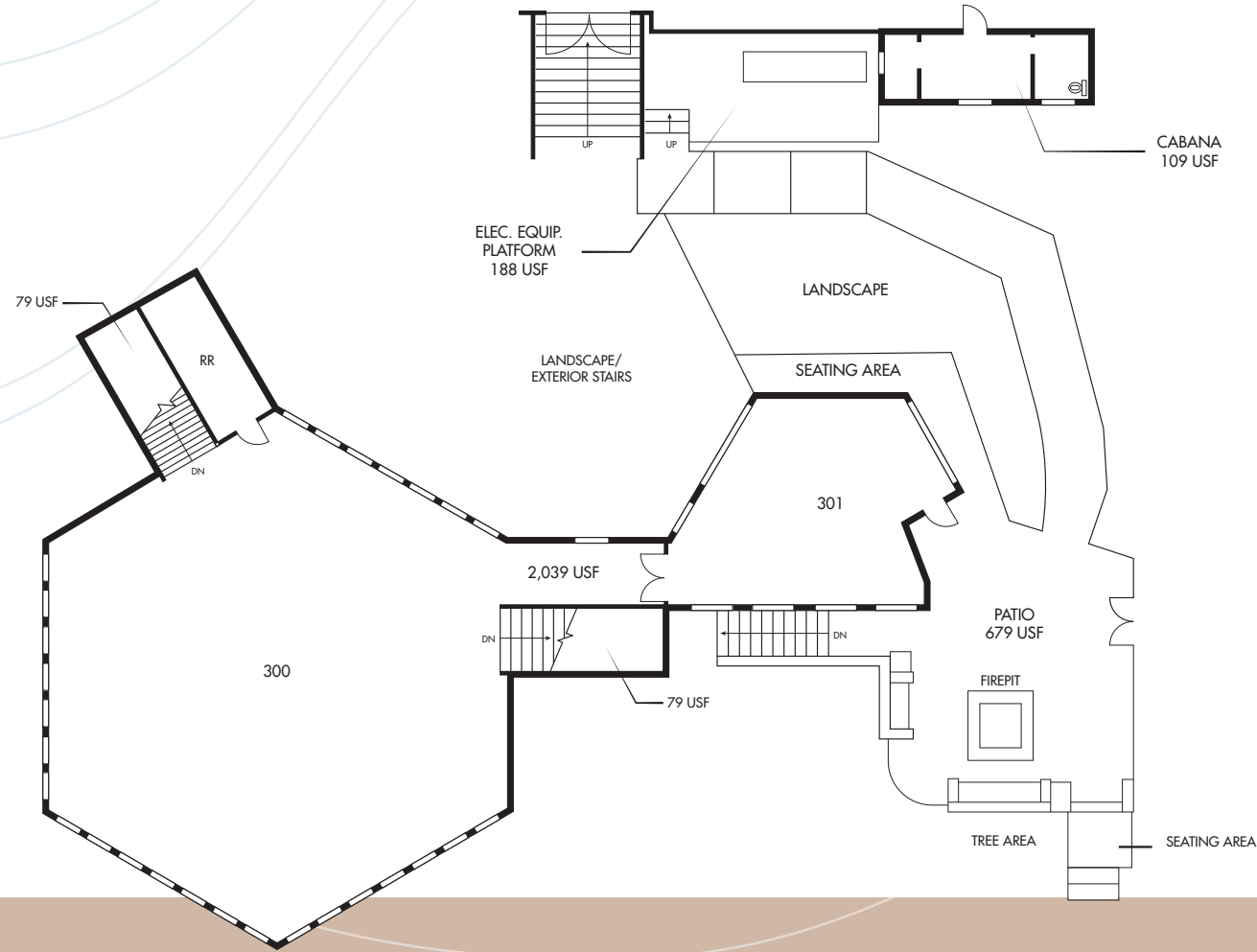
# FLOOR PLAN | FLOOR 2

7,773 RSF



# FLOOR PLAN | FLOOR 3

3,013 RSF



FOR MORE INFORMATION:

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