

**Douglas  
Emmett**

**EXCEPTIONAL RESTAURANT OPPORTUNITY**  
w/ Ocean Views & Outdoor Patio Seating



**1299 OCEAN** | 1299 Ocean Avenue, Santa Monica, California 90401



1299 OCEAN AVENUE | SANTA MONICA

# SUITE #100

7,514 RSF

Exceptional ground floor suite features an expansive private patio with ocean views for coastal appeal. Currently built out as a conference center, the flexible layout offers a unique opportunity for transformation into restaurant, retail, or entertainment use.

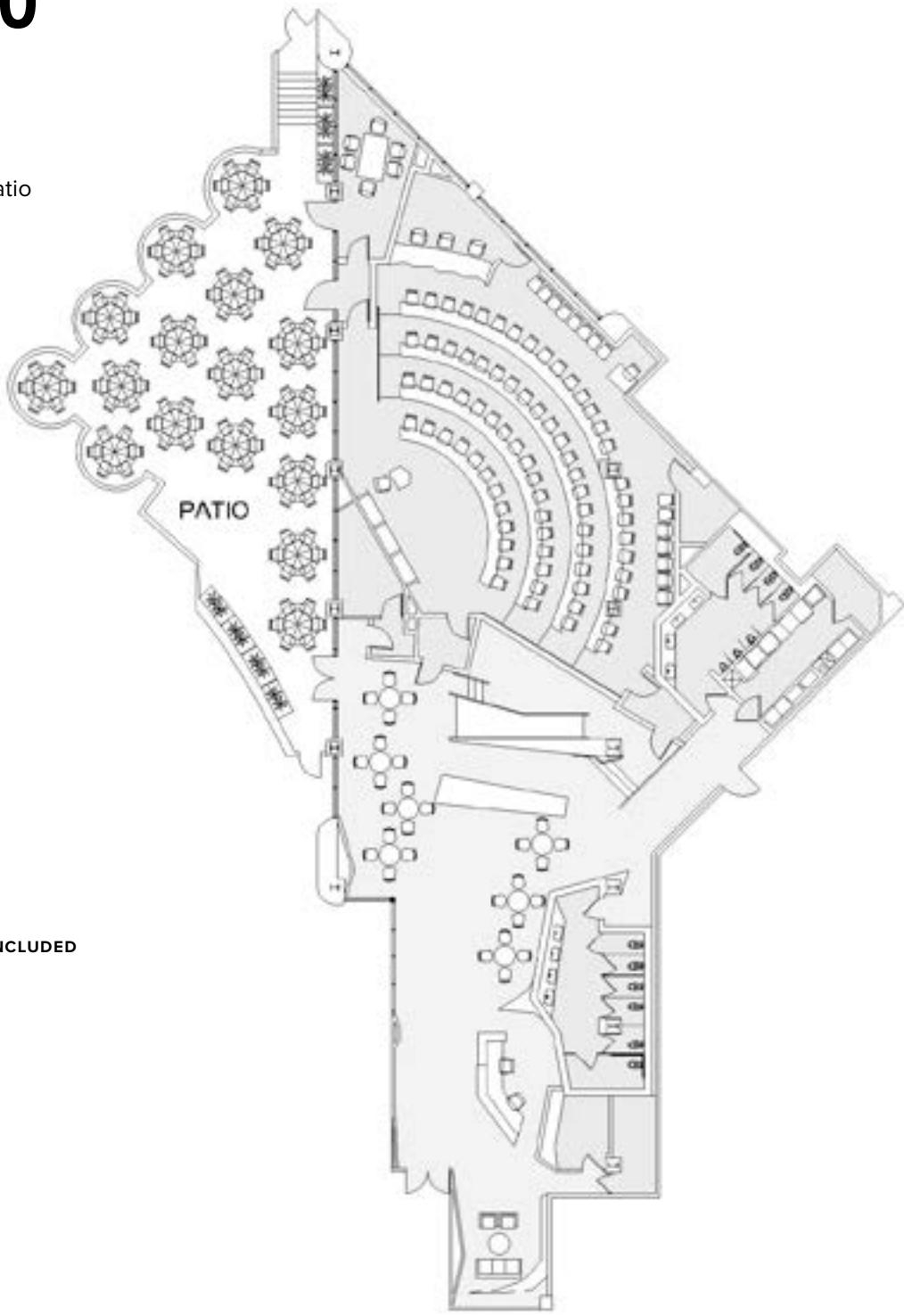
## SUITE CONFIGURATION

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CONFERENCE ROOM:	1
RECEPTION:	1
KITCHEN:	1
THEATER:	1
AV BOOTH:	1
SERVER ROOM	1
RESTROOMS	2
STORAGE ROOM	4

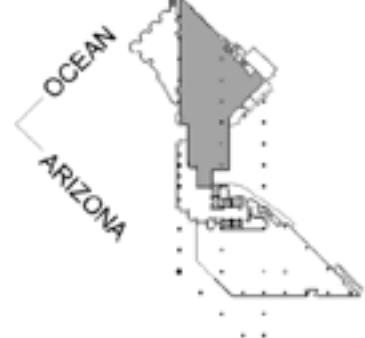
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NOT TO SCALE | FURNITURE NOT INCLUDED



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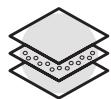




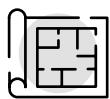
# 1299 OCEAN

## OVERVIEW

Nestled at the corner of Ocean and Arizona Avenues, 1299 Ocean presents a captivating blend of coastal living and metropolitan sophistication. Enjoy unobstructed ocean views and the convenience of being within walking distance of over 100 Santa Monica eateries, five-star hotels, luxury residences, and upscale retail establishments. Embrace a unique work environment where unparalleled ocean vistas complement city life's vibrancy, creating an exceptional fusion that perfectly captures the essence of Santa Monica's coastal lifestyle.



11 Floors



206,840  
RSF



Multi-  
Million \$  
Reno



Close to 10  
Freeways  
& PCH



Close to  
Shops &  
Restaurants



Web-  
Based  
Mgmt.  
System



Ocean,  
Mountain,  
City Views

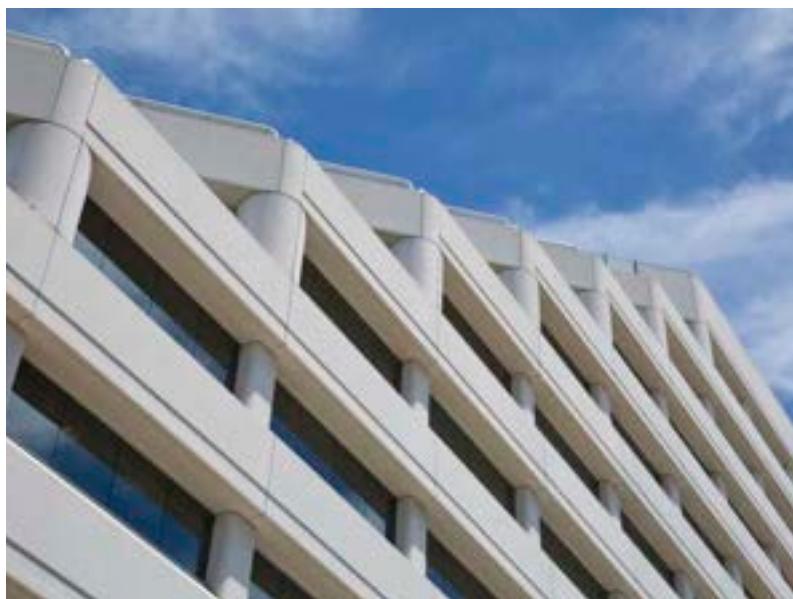
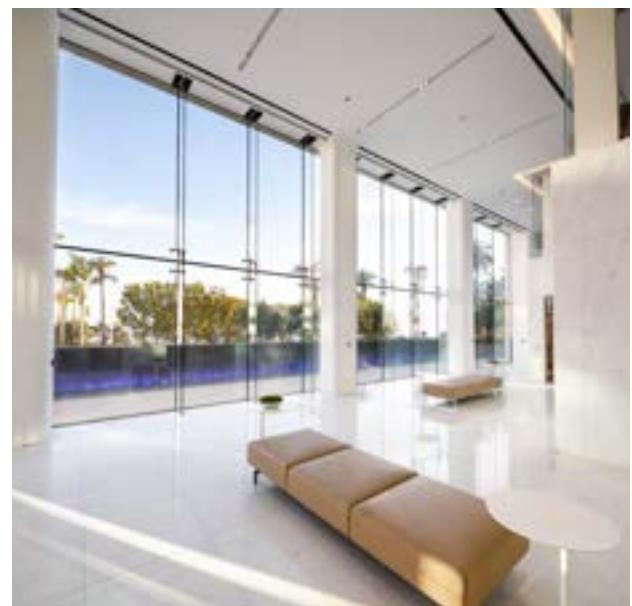


3/1000  
Parking  
Ratio



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# THE LOCATION

## SANTA MONICA

Discover the ultimate coastal business destination in Santa Monica, where breathtaking ocean views, shopping, dining and entertainment combine to create an unmatched community. Whether you're looking to impress clients or elevate your brand, Santa Monica exudes a perfect blend of sophistication and relaxed style.



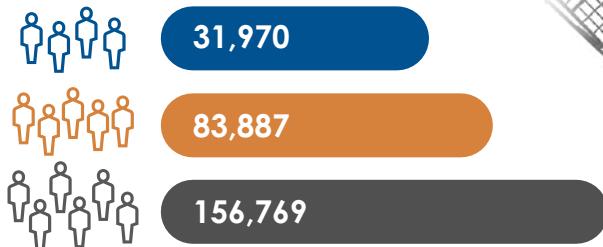
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# DEMOGRAPHICS

## SANTA MONICA

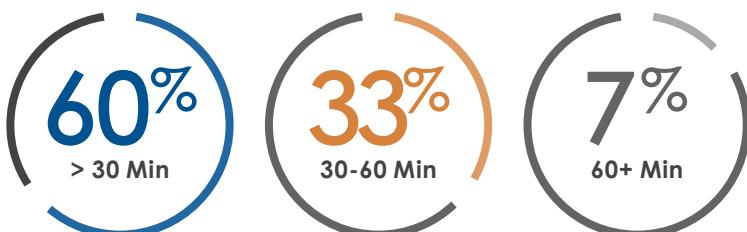
### 2024 POPULATION PER MILE RADIUS:



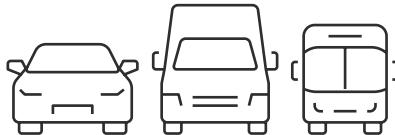
### AVERAGE HOUSEHOLD INCOME:



### AVERAGE COMMUTE TIME (2 MILE RADIUS)



 **MEDIAN AGE:**  
**44**



**AVERAGE DAILY TRAFFIC COUNT:  
ARIZONA/2ND STREET**  
**23,428**

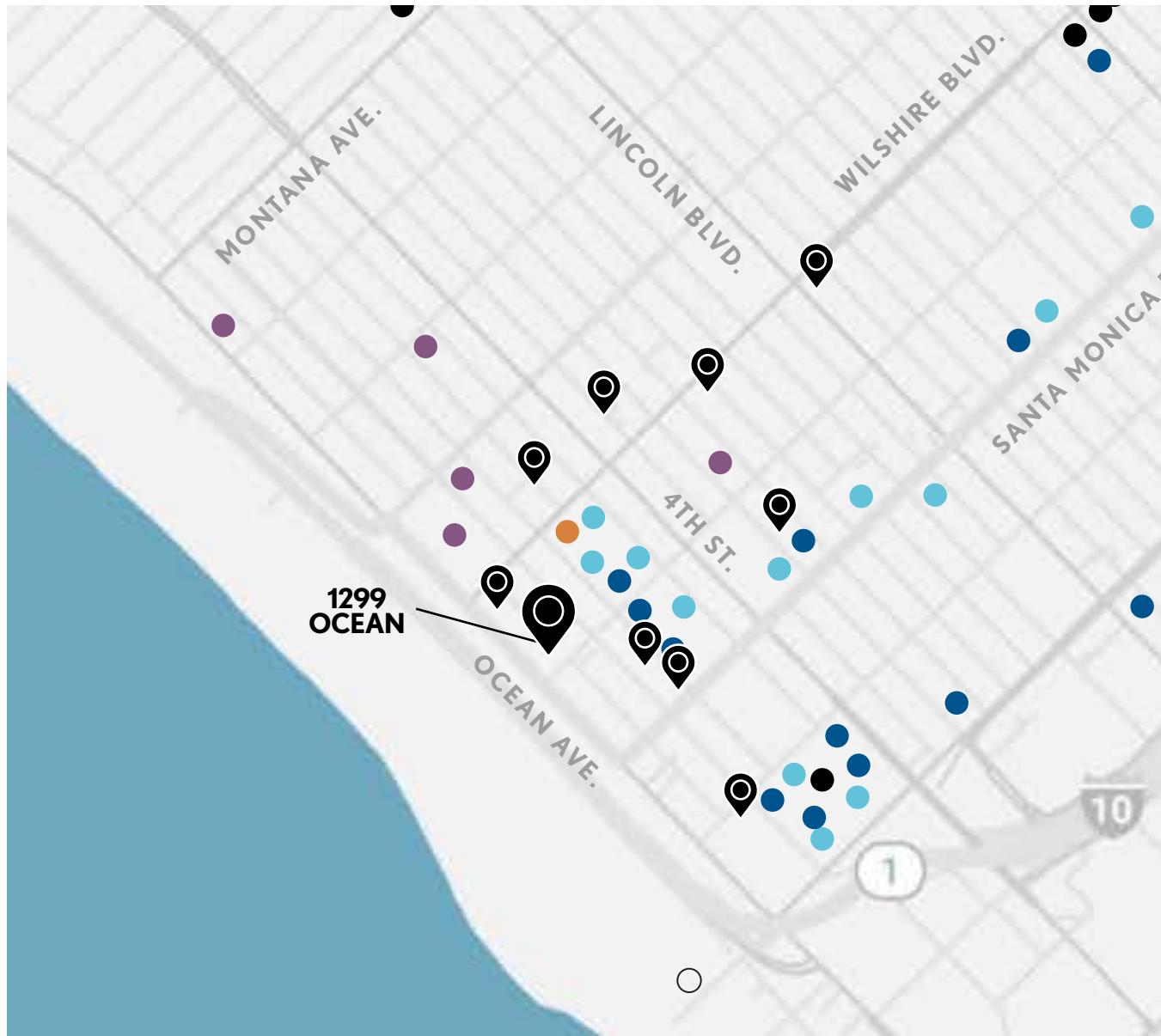
\*Demographic Information Source: Costar, Inc. 2024 Demographic Detail Report.

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# POINTS OF INTEREST

DINING, SHOPPING & MORE...



● DINING   ● SHOPPING   ● FITNESS   ● HOTEL  
● BANKING   ● PARK   ● BEAUTY   ● MEDICAL/HOSPITAL

 DOUGLAS EMMETT PROPERTIES

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TIME



INTUIT

ACTIVISION.



NETFLIX



IN GREAT COMPANY



EQUINOX

P.F. CHANG'S

GUGGENHEIM



boingo

REACHLOCAL



NKSFB  
LLC

The Cheesecake Factory

BANK OF AMERICA

RIOT  
GAMES

worthe

# WE ARE HERE FOR OUR TENANTS

THE RESULTS OF OUR ANNUAL CUSTOMER SATISFACTION SURVEY SPEAK VOLUMES ABOUT OUR COMMITMENT OF SERVICE.

**OVERALL SATISFACTION  
4.40 OUT OF 5 STARS**

**83%** WOULD RECOMMEND  
THEIR BUILDING TO  
OTHER COMPANIES

The management team responds to any issues, communicates effectively and are a pleasure to work with. We are a high maintenance tenant and they have been outstanding.

- INSURANCE COMPANY

All of your staff members are very friendly. It is such a pleasure to run into building staff who greet us personally and know us.

- NON-PROFIT AGENCY

I'm very happy as a Douglas Emmett tenant for the past 6 years. Management is always friendly, highly responsive and approachable. Grounds and common areas are always impeccable as per the DE standard.

- INVESTMENT BANKING FIRM

All maintenance employees are responsive and courteous. Their friendliness and cheerfulness means that every interaction is a pleasure, even if it is simply seeing a person when stepping off the elevator or taking an item to the mailbox.

- CHARITABLE FOUNDATION

Everyone on the maintenance staff is awesome! I love running into them in the hallways. They're always kind and smiling and happy to help.

- EXECUTIVE SEARCH AGENCY

The Douglas Emmett Engineering and Janitorial staff are excellent. They respond promptly to our requests and are always friendly and courteous.

- PROPERTY MANAGEMENT COMPANY

Everyone is so friendly and helpful and my requests are always taken care of very quickly!

- INVESTMENT BANK

# YOUR ONE STOP SHOP

## A FULLY-INTEGRATED VERTICAL IN-HOUSE PLATFORM

Douglas Emmett features Best-in-Class Services FOR YOUR Commercial Real Estate Needs.



### LEASING

Our leasing team has one goal in mind: to match our tenant's space needs within our vast portfolio of Class-A office properties. We offer the widest array of premier office space in the most highly desirable submarkets in Los Angeles and Honolulu.



### SPACE PLANNING

Our custom-tailored approach to space planning produces design solutions that best suit the unique needs of our tenants. Our talented team works in collaboration with our tenants through the interior design process to create innovative spaces that balance efficiency with functionality.



### CONSTRUCTION

Douglas Emmett Builders (DEB) is fully committed to building outstanding workspaces. Our talented team handles everything from facilitating permits to managing the build-out process, ensuring we deliver unparalleled quality with every construction project.



### SERVICE

Douglas Emmett prides itself on customer service. From our on-site security providing a welcoming smile to our helpful and friendly property management staff, we provide unsurpassed service to our tenants.

# WORKPLACE SUSTAINABILITY

Douglas Emmett is committed to reducing energy consumption, increasing operational efficiency and diminishing our carbon footprint through our Green Recognized Office (GRO) program.



## Did you know?



Over 89% of Douglas Emmett's office space qualifies for "ENERGY STAR Certification," which means that we are more energy efficient than 75% of the buildings measured in the United States

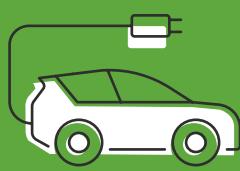


100% of Douglas Emmett properties save energy through automated energy management systems to access real-time energy usage data. We are committed to reducing our indirect consumption from non-renewable sources by at least 10% by 2029.



Since 2021, the U.S. The Department of Energy (DOE) has included Douglas Emmett in its Better Buildings Low Carbon Pilot program to explore low carbon pathways.

Douglas Emmett has implemented various programs, including low-flow water fixtures, new energy management systems, LED lighting retrofits, recycling, and EV charging stations. These implementations have reduced our electricity usage per square foot by over 38% over the past 12 years.



# WELCOME HOME

ELIMINATE LONG COMMUTES & SPEND MORE TIME DOING WHAT MATTERS TO YOU!

Did you know Douglas Emmett owns and operates numerous luxury apartment communities in West Los Angeles, Santa Monica, and Westwood?



[douglasemmettaptments.com](http://douglasemmettaptments.com)

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# Douglas Emmett

For Leasing Information Please Contact:

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