

Penthouse FOR LEASE



SANTA MONICA
BOULEVARD
Santa Monica

LEASE DETAILS

321 SANTA MONICA BOULEVARD
SANTA MONICA, CA 90401

ONE-OF-A-KIND SPACE

Private top floor, 2-story suite, with multiple private offices, open spaces, kitchen, full bathrooms (with showers), and access to expansive and exclusive rooftop deck

AVAILABLE: Penthouse: ± 4,500 SF

RATE: \$3.95/SF MG - Year 1
\$4.25/SF MG - Year 2

TERM: Flexible

TI ALLOWANCE: Negotiable

PRIME SANTA MONICA LOCATION

Steps to the beach, the boardwalk, and pier. Incredible proximity to dining, shopping, and neighborhood amenities along 3rd Street Promenade, downtown Santa Monica, and Montana Avenue

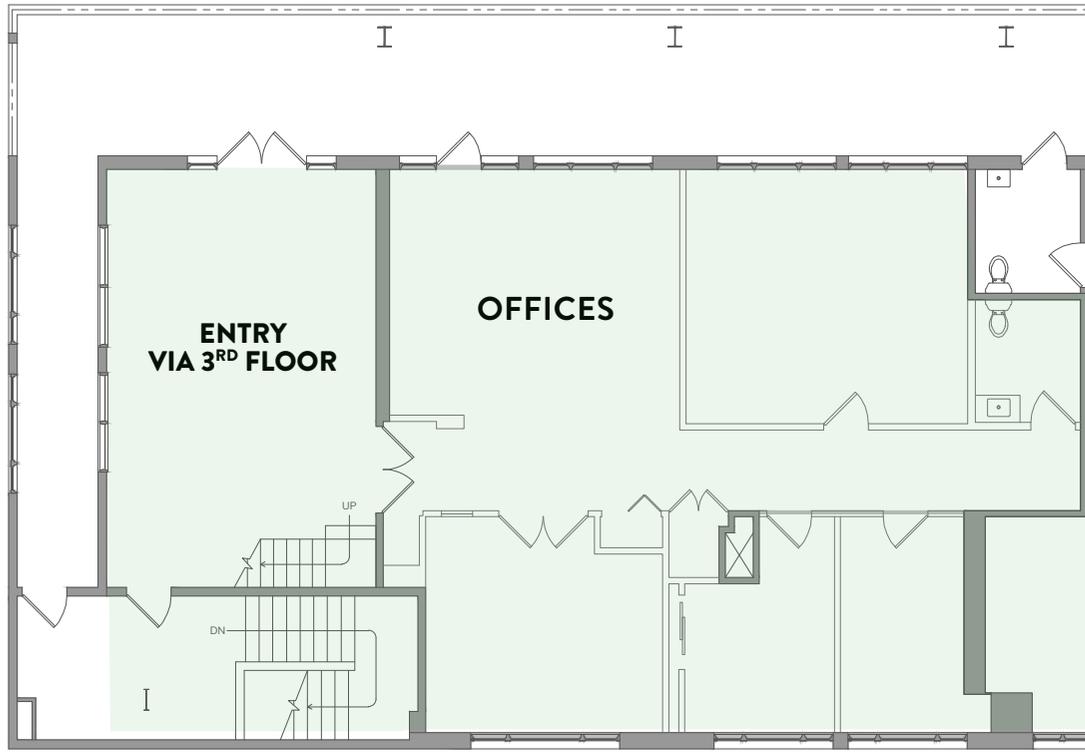


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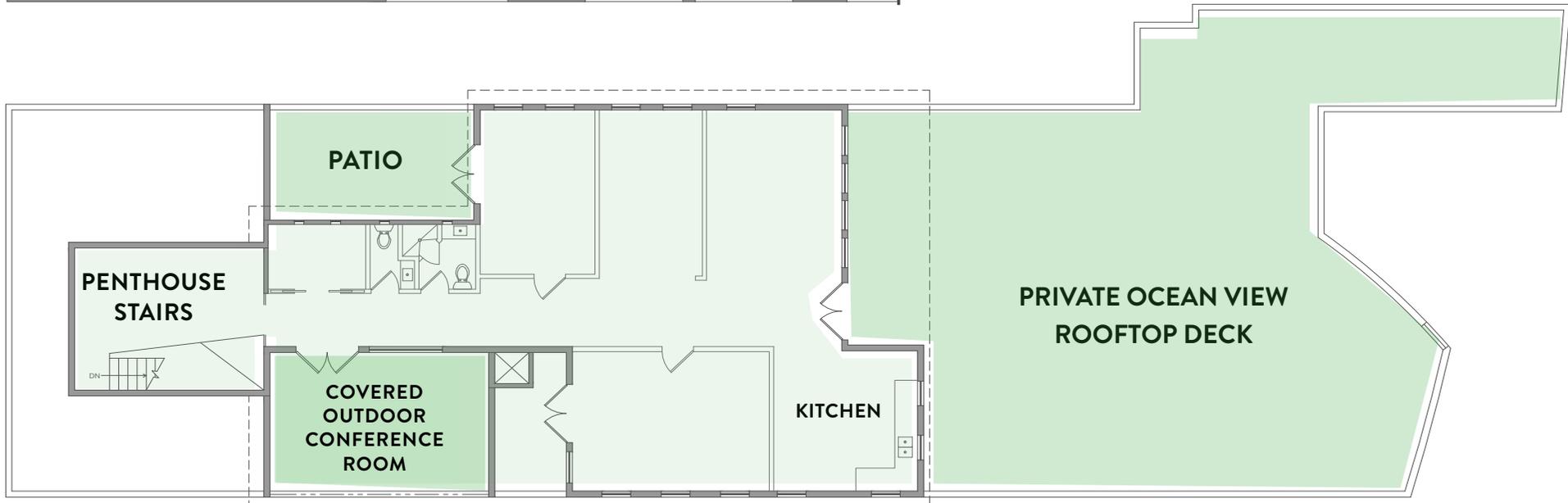
INTERIOR DETAILS

- Private and rare space with unique bi-level floor plan
- Live/work style with full kitchen, in-suite bathrooms, and dedicated entry
- Exclusive ocean view rooftop deck, ideal for entertaining and outdoor activities
- Potential for building top signage
- *Owner will renovate to tenant's desired specifications*





CURRENT FLOOR PLAN





LIGHT & BRIGHT
Windows on all sides

ONE OF A KIND ROOF DECK

Private to tenant



FULL KITCHEN
Stainless Appliances





FLEXIBLE USE
Indoor Outdoor Flow

321

SANTA MONICA BOULEVARD
Santa Monica

TIFFANY & CO.

HUGO BOSS

Shutters
ON THE BEACH

EST. 1933
"GEORGIAN"
SANTA MONICA

SANTA MONICA PIER

TESLA

DOWNTOWN SANTA MONICA
LIGHT RAIL STATION
M Metro



NORDSTROM

*San Vicente
Bungalows*

PALISADES PARK

URBAN OUTFITTERS

alo yoga

SplatterStudio

ANTHROPOLOGIE



Wilson

OAKLEY

Cassetta

patagonia

ZARA

sunglass hut



AMC THEATRES

adidas

Foot Locker

CHAMPS SPORTS

SEPHORA

OLD NAVY

RH

J.Crew

WITHIN A FEW BLOCKS WALKING DISTANCE

ENTERTAINMENT & AMENITIES



NOTABLE RESTAURANTS

HILLSTONE



RETAIL



TIFFANY & CO.



NORDSTROM



AMENITY RICH LOCATION

STEPS TO THE ICONIC 3RD STREET PROMENADE & BEST RESTAURANTS + AMENITIES IN SANTA MONICA



 HILLSTONE / 202 WILSHIRE BLVD



 SUGARFISH / 1345 2ND STREET



 APPLE / 1415 3RD STREET PROMENADE



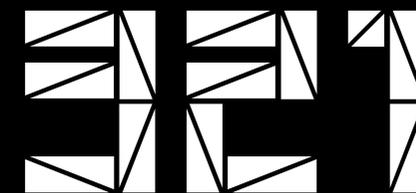
 MISFIT / 225 SANTA MONICA BLVD



 BLUE BOTTLE / 415 SANTA MONICA BLVD



 WALLY'S / 214 WILSHIRE BLVD



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