

1299 OCEAN

1299 Ocean Ave / Santa Monica, CA



**Douglas
Emmett**

PROPERTY HIGHLIGHTS

SENSATIONAL OCEANFRONT VIEWS

1299 OCEAN

1299 Ocean resides in a very select group of high-rise office buildings with unobstructed, panoramic views of the Pacific Ocean, Santa Monica Bay, Catalina Island, the Santa Monica Mountains and the LA Skyline. Spacious, private ocean facing balconies on 7 floors sit above palm tree lined Ocean Avenue. An unsurpassed amenity base of over 100 restaurants and bars, first-class hotels, luxury residences and both high-end and moderately priced retail at the Third Street Promenade and Santa Monica Place is all within easy walking distance. You will appreciate the direct commute from Pacific Coast Highway, the Santa Monica freeway and Metro's Expo Line Rail station just blocks away. The building has on-site management and engineering services and a fully integrated energy management system for optimal efficiency. 1299 Ocean is one of the premier office addresses in Southern California.

■ Rentable Square Feet:	206,840
■ No. of Stories:	11
■ Parking Ratio:	3/1,000
■ Security:	24 Hour



Coming spring 2019

LANDSCAPE & LOBBY RENOVATION

BEFORE



AFTER



Coming spring 2019

LANDSCAPE & LOBBY RENOVATION

BEFORE



AFTER



THE LOCATION

SANTA MONICA

COASTAL PARADISE

Santa Monica is a great place to live, work and play, and Douglas Emmett's properties provide the perfect work environment. Santa Monica has a strong small business community and is an integral part of Silicon Beach which has emerged as the center of the technology, entertainment and digital information industries in Southern California.

Your office will be surrounded by upscale retail and entertainment amenities, beachfront luxury hotels and stretches of sandy beaches which draw residents and visitors alike. Shop and dine on Montana Avenue, along Main Street or in the Downtown District, which includes the famous Third Street Promenade and Santa Monica Place. Offering both exclusive hotels and reasonably priced short term and extended stay hotels, your clients will stay nearby and enjoy chef driven restaurants, art galleries, live music venues and the iconic Santa Monica Pier and the oceanfront boardwalk. Convenient commuting options are nearby, including the Metro Expo Line, Big Blue Bus and the Santa Monica Freeway. Take a scenic drive up Pacific Coast Highway, one of America's best driving experiences. And, of course, the Pacific Ocean beaches are at your doorstep.



AMENITIES MAP



DINING, SHOPPING & MORE



18 Water Grill



47 SoulCycle



4 Wally's Wine

CAFES/RESTAURANTS

- 1 Fig
- 2 800 Degrees
- 3 Hillstone
- 4 Wally's Wine
- 5 Panini Kabob Grill
- 6 P.F. Chang's
- 7 1212 Santa Monica
- 8 Lemonade
- 9 Locanda Del Lago
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Veranda
- 20 Thai Dishes
- 21 KazuNori
- 22 Meat on Ocean
- 23 Del Frisco's
- 24 True Food
- 25 Bruxie
- 26 BIBIBOP

SHOPPING

- 27 Banana Republic
- 28 J. Crew
- 29 Old Navy
- 30 Sephora
- 31 Max Studio
- 32 Flight 23
- 33 Victoria Secret
- 34 Sunglass Hut
- 35 Zara
- 36 Madewell
- 37 The Body Shop
- 38 Lululemon
- 39 Anthropologie
- 40 LUSH
- 41 Papyrus
- 42 Nordstrom
- 43 Santa Monica Place

ARTS & ENTERTAINMENT

- 44 Arlight Cinemas
- 45 AMC Broadway 4
- 46 AMC Santa Monica 7

HOTELS

- 47 Fairmont Miramar
- 48 The Huntly
- 49 Shore Hotel
- 50 Wyndham
- 51 Ocean View Hotel
- 52 Georgian Hotel
- 53 Hotel Carmel
- 54 Shangri-La
- 55 Loews

SPAS/BEAUTY

- 56 Exhale LA
- 57 Massage Co
- 58 Ocean Oasis
- 59 Skin Med Spa
- 60 Burke Williams
- 61 Tikkun Holistic
- 62 Lloyd's Barbershop
- 63 Glam&Go
- 64 Salon Republic
- 65 Saulino Smith
- 66 Drybar
- 67 Brambila Salon
- 68 Carlton Hair

BANKS

- 69 Bank of America
- 70 OneWest Bank
- 71 Chase Bank
- 72 Wells Fargo
- 73 U.S. Bank
- 74 Citibank
- 75 Union Bank

FITNESS

- 76 Burn Fitness
- 77 SoulCycle
- 78 Pure Barre
- 79 Pilates Platinum
- 80 Equinox
- 81 Yogaco
- 82 24 Hour Fitness
- 83 Orangetheory
- 84 Hot 8 Yoga
- 85 Cycle House

EXCELLENCE IN SERVICE

UNSURPASSED CUSTOMER SERVICE FOR QUALITY TENANTS

DID YOU KNOW?

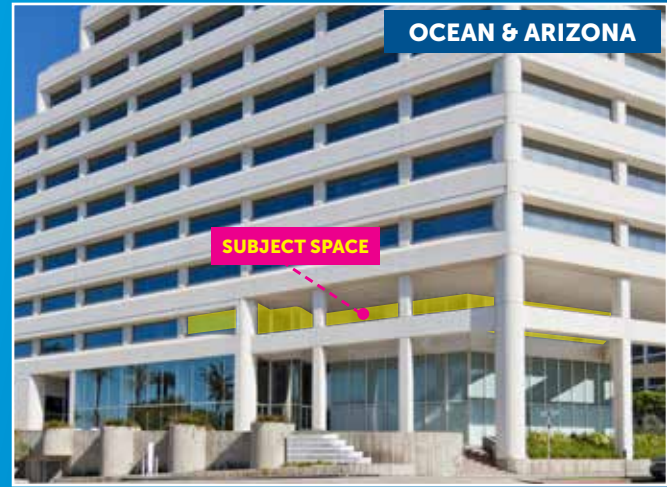
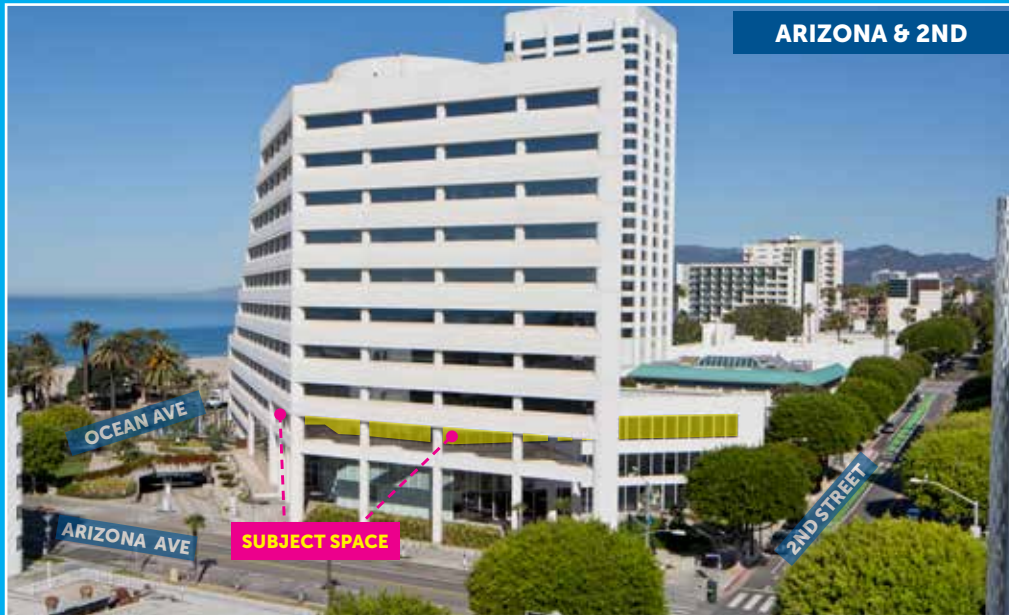
Douglas Emmett prides itself on customer service. From our on-site security providing a welcoming smile to our helpful and friendly property management staff, we are ready to provide unsurpassed service to our quality customers.

- In-house leasing
- Proactive asset and property management
- Internal design and construction services
- On-site security and maintenance
- Online tenant services
- Move-in and annual customer satisfaction surveys

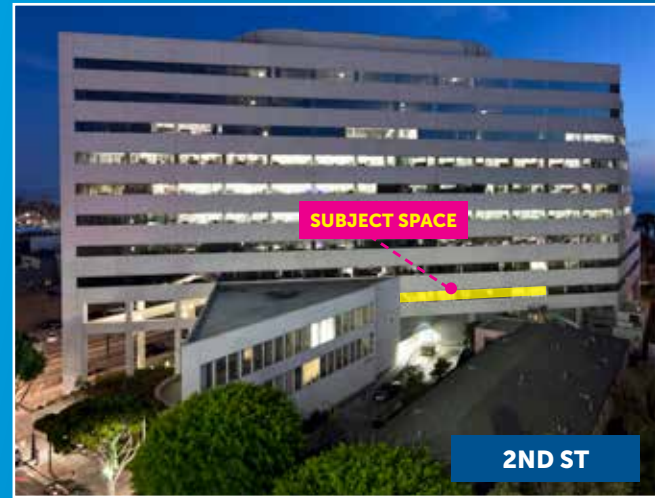
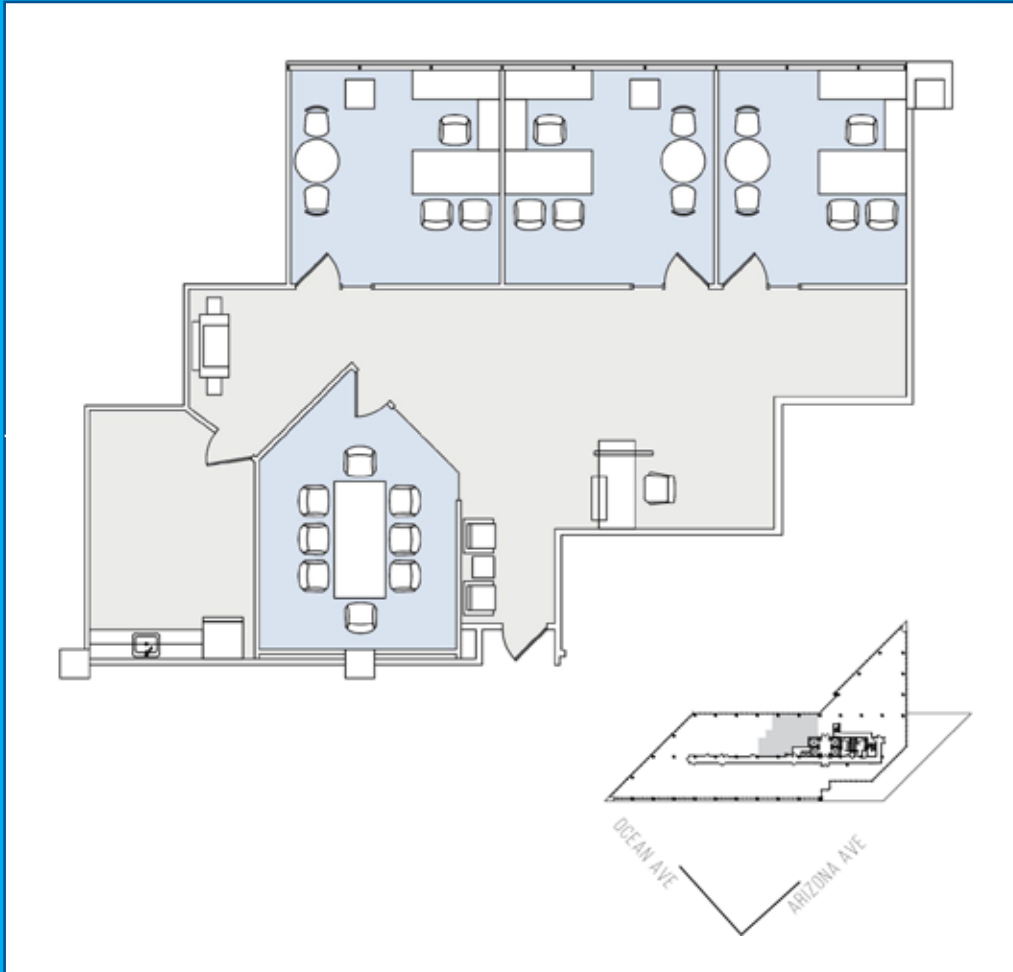




SUITE 320-350 | 8,815 RSF



SUITE 310 | 2,134 RSF



2ND ST



AERIAL VIEW



NEW MAIN LOBBY



Douglas Emmett

PROFESSIONALLY MANAGED BY:

Douglas Emmett

Property Management Office:

100 Wilshire Blvd., Suite 290

Santa Monica, CA 90401

T: 310.319.0100

Douglas Emmett

Corporate Office:

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