

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: ± 3,568 SF

RATE: \$3.50/SF MG

TERM: Flexible

TI ALLOWANCE: Negotiable

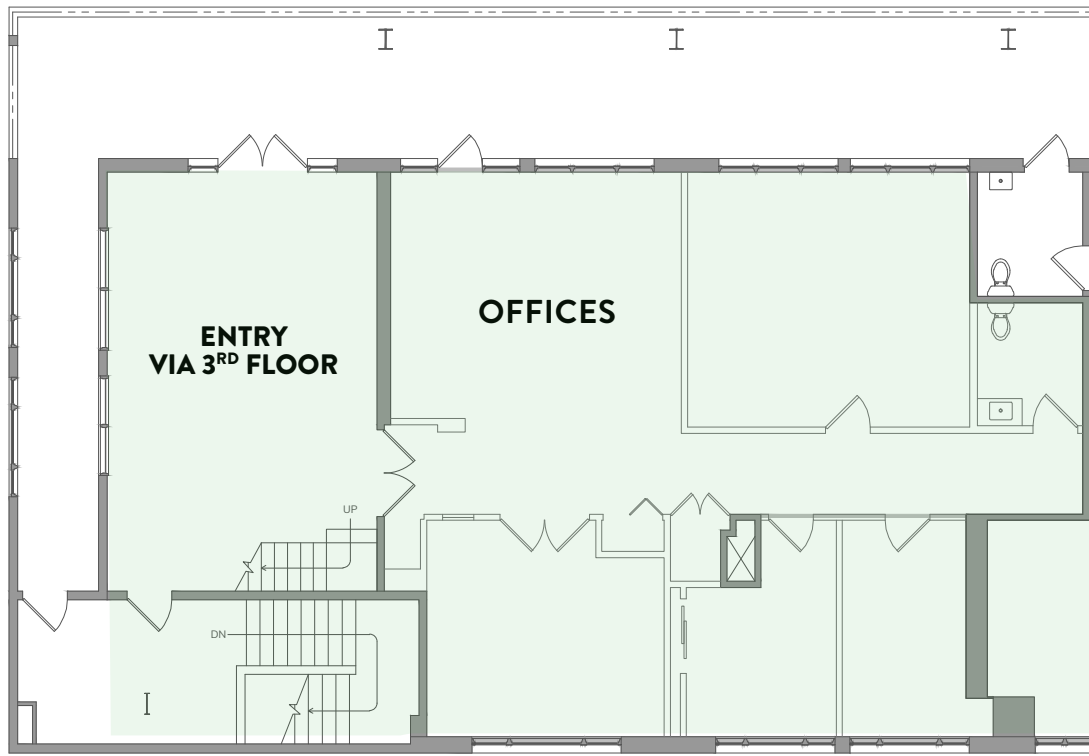
PRIME SANTA MONICA LOCATION

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

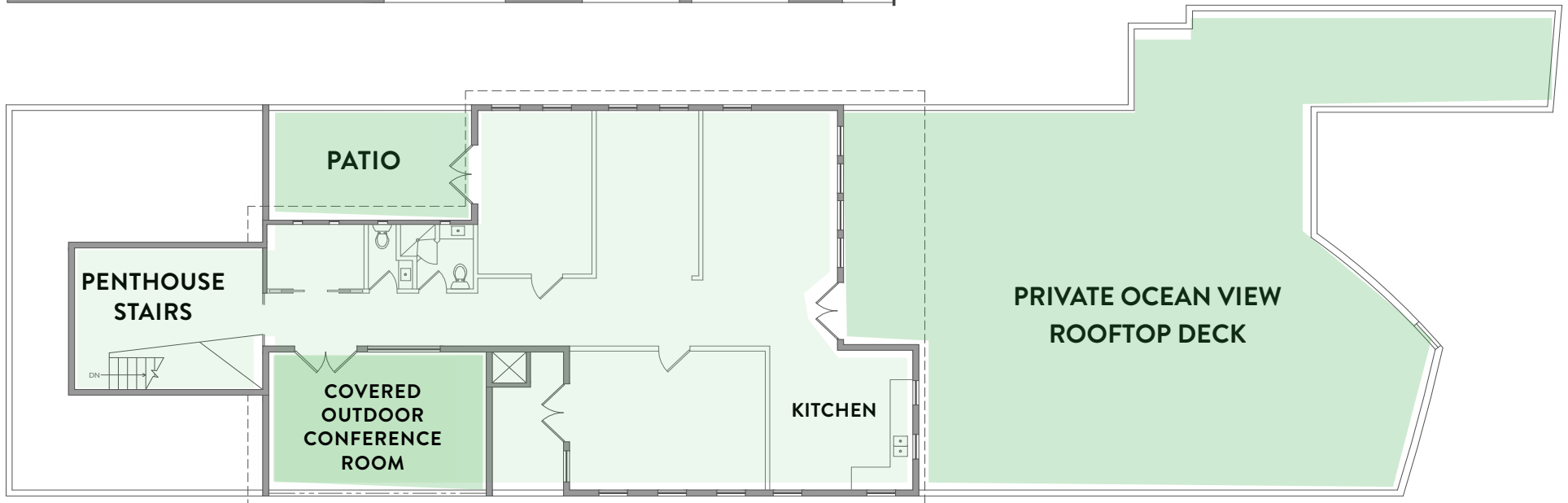


INTERIOR DETAILS

- 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. 1911
"GEORGIAN"
1911-1913

SANTA MONICA PIER

TESLA



NORDSTROM

*San Vicente
Bungalows*

PALISADES PARK

DOWNTOWN SANTA MONICA
LIGHT RAIL STATION



URBAN OUTFITTERS

alo yoga

SplatterStudio

ANTHROPOLOGIE



Wilson



BAKLEY

patagonia

ZARA

sunglass hut



AMC
TREATRES

adidas

foot Locker

CHAMPS
SPORTS

SEPHORA

OLD NAVY

J.Crew

IRI

WITHIN A FEW BLOCKS WALKING DISTANCE

ENTERTAINMENT & AMENITIES



NOTABLE RESTAURANTS

HILLSTONE



RETAIL



AMENITY RICH LOCATION

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



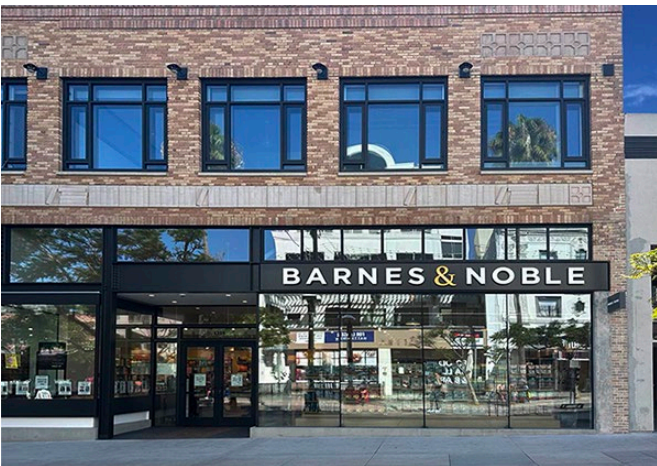
📍 HILLSTONE / 202 WILSHIRE BLVD



📍 SUGARFISH / 1345 2ND STREET



📍 APPLE / 1415 3RD STREET PROMENADE



📍 BARNES & NOBLE / 1318 3RD STREET PROMENADE



📍 BLUE BOTTLE / 415 SANTA MONICA BLVD

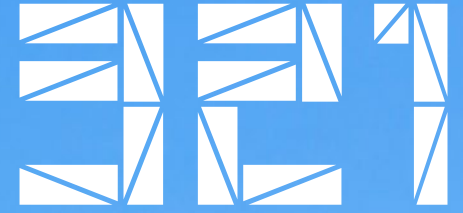


📍 WALLY'S / 214 WILSHIRE BLVD





ZACUTO GROUP
COMMERCIAL REAL ESTATE



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