



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

CREATIVE OFFICES | RESTAURANT | RETAIL

321  
SANTA  
MONICA  
BOULEVARD

LEASE

# Ocean Breeze Tower

**Creative Offices with Ocean View Outdoor Terraces**  
**Ground Floor + Basement Restaurant/Bar Opportunities**  
**Modern Freestanding Building**

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LISTING TEAM

## AVAILABILITIES

### **SUITE 300/400 - PENTHOUSE W/ MASSIVE OCEAN VIEW DECK!**

**5,959 SF - \$4.50/SF** // Incredibly unique 2-Story Penthouse Space with massive ocean view outdoor deck. Potential for building top signage. Live/Work possible. Owner will renovate to Tenant's desired specifications.

### **SUITE 350 - CREATIVE SPACE WITH FRONT FACING BALCONY**

**2,677 SF - \$4.25/SF** // High ceilings, light and bright front facing suite with private balcony. Currently built out as a Salon but can easily be opened up and made into creative space.

### **2ND FLOOR - CREATIVE OFFICE/MEDICAL/SCHOOL**

**7,537 SF - \$3.95/SF** // Full floor space. Landlord will Build-to-Suit to Tenant's needs. Currently built-out for Beauty/Salon School (previously Vidal Sassoon). Ideal for School, Medical, Trade School, or conversion to Creative Office. TI Allowance available.

### **GROUND FLOOR - RESTAURANT/RETAIL**

**4,744 SF - Rate: Negotiable** // Former Hooters. High ceiling space with exposed brick walls. Kitchen infrastructure with hood in-place. Excellent ground floor visibility. Possible to expand to 7,500+ SF and include basement. TI Allowance Available.

### **BASEMENT - BAR/SPEAKEASY/EXPERIENTIAL SPACE**

**7,762 SF DIV - Rate: Negotiable** // Ideal for Bar/Hospitality uses. High ceilings and elevator accessible. Negotiable terms and TI Allowance available.



# DETAILS

## **FLEXIBLE LAYOUTS**

TI Allowances Available. All spaces can be modified to meet a Tenant's needs

## **SIGNAGE OPPORTUNITY**

Building Identity signage available

## **DYNAMIC LOCATION**

Santa Monica is known for its thriving tech industry, and creative culture. With its bustling social scene, proximity to world-class dining & shopping, + easy access to public transportation, Santa Monica offers a unique blend of work/play that can help attract & retain top talent.



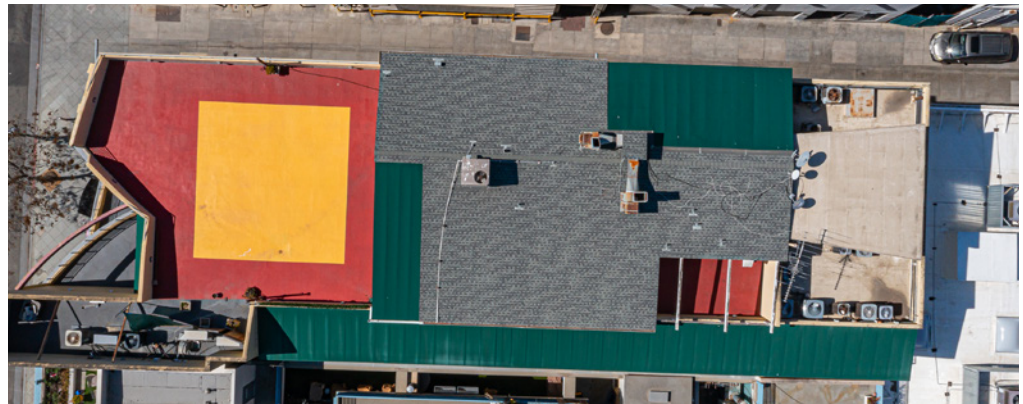
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# PENTHOUSE - SUITE 300/400

**Creative Office + Live/work**  
**5,959 SF**

321 SANTA MONICA BOULEVARD, SANTA MONICA, CA 90401

- Incredibly Rare Penthouse Space with tremendous ocean view outdoor space and multi-functional interiors.
- Potential for building top signage.
- Owner will renovate to Tenant's desired specifications.



PENTHOUSE DECK

321  
SANTA  
MONICA  
BOULEVARD



LEASE

## SUITE 350

**Creative Space with Front Facing Balcony**  
**2,677 SF**

321 SANTA MONICA BOULEVARD, SANTA MONICA, CA 90401

- High Ceilings, light and bright front facing suite with private balcony.
- Currently built out as a salon, but can be opened up and made into creative space.



**LEASE**

**2ND FLOOR - FULL FLOOR**

**Full Floor Opportunity  
7,537 SF**

321 SANTA MONICA BOULEVARD, SANTA MONICA, CA 90401

- Landlord will Build-to-Suit to Tenant's Needs
- Currently Built-out as a Beauty/Salon School (previously Tenant was Vidal Sassoon).
- Ideal for School, Medical, Trade School, or conversion to Creative Office.
- TI Allowance Available



**LEASE**

**SUITE 100 - GROUND FLOOR**

**Restaurant / Bar Opportunity**

**4,744 SF (front facing space)**

**up to 7365 SF (total ground floor area)**

321 SANTA MONICA BOULEVARD, SANTA MONICA, CA 90401

- **Highly visible Restaurant/Bar opportunity.**
- **Kitchen infrastructure with hood in-place.**
- **Excellent ground floor visibility.**
- **High traffic Promenade adjacent location.**
- **Steps to the beach.**







SUITE 100 - GROUND FLOOR

# DYNAMIC LOCATION

321 SANTA MONICA BOULEVARD, SANTA MONICA, CA 90401

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



📍 HILLSTONE / 202 WILSHIRE BLVD



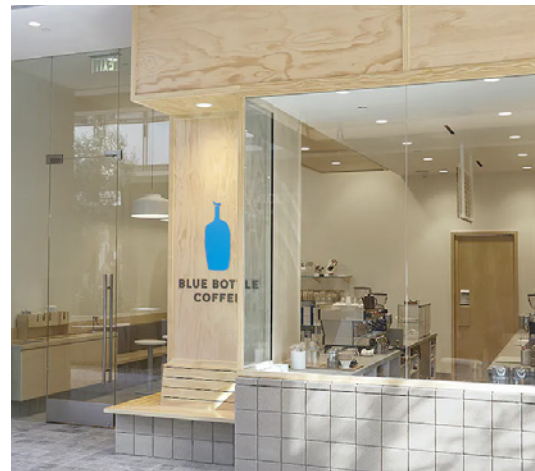
📍 SUGARFISH / 1345 2ND STREET



📍 APPLE / 1415 3RD STREET PROMENADE



📍 MISFIT / 225 SANTA MONICA BLVD



📍 BLUE BOTTLE / 415 SANTA MONICA BLVD



📍 WALLY'S / 214 WILSHIRE BLVD



WITHIN A FEW BLOCKS WALKING DISTANCE

## ENTERTAINMENT & AMENITIES



## NOTABLE RESTAURANTS

HILLSTONE



## RETAIL



TIFFANY & CO.



NORDSTROM



# 321 SANTA MONICA BOULEVARD

Foot Locker

VICTORIA'S  
SECRET

SILVERLAKE  
RAMEN

COFFEE BEANS  
TEA HOUSE

ATHLETA

adidas

patagonia

MARKET  
66  
STRAWBERRY

ZARA

sunglass hut

AK  
OAKLEY

Starbucks

3RD STREET PROMENADE

Z

ANTHROPOLOGIE

aloyoga

BIBIBOP

Wetzel's  
Pretzels

Yogurtland

BRITANNIA PUB

MIXT

BLUE BOTTLE  
COFFEE



TIFFANY & Co.

HUGO BOSS



SANTA MONICA PIER

TESLA



DOWNTOWN SANTA MONICA LIGHT RAIL STATION



Metro

NORDSTROM

URBAN OUTFITTERS

alo yoga

PALISADES PARK

321 SANTA MONICA BOULEVARD

H&M

ANTHROPOLOGIE



Levi's

BAKLEY

ZARA

ATHLETA

patagonia

sunglass hut

adidas



AMC TREATRES

foot Locker

CHAMPS SPORTS

SEPHORA

OLD NAVY

RII

J.Crew

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