

1920

*OLYMPIC
BLVD*

Santa Monica, California

CONFIDENTIAL OFFERING MEMORANDUM

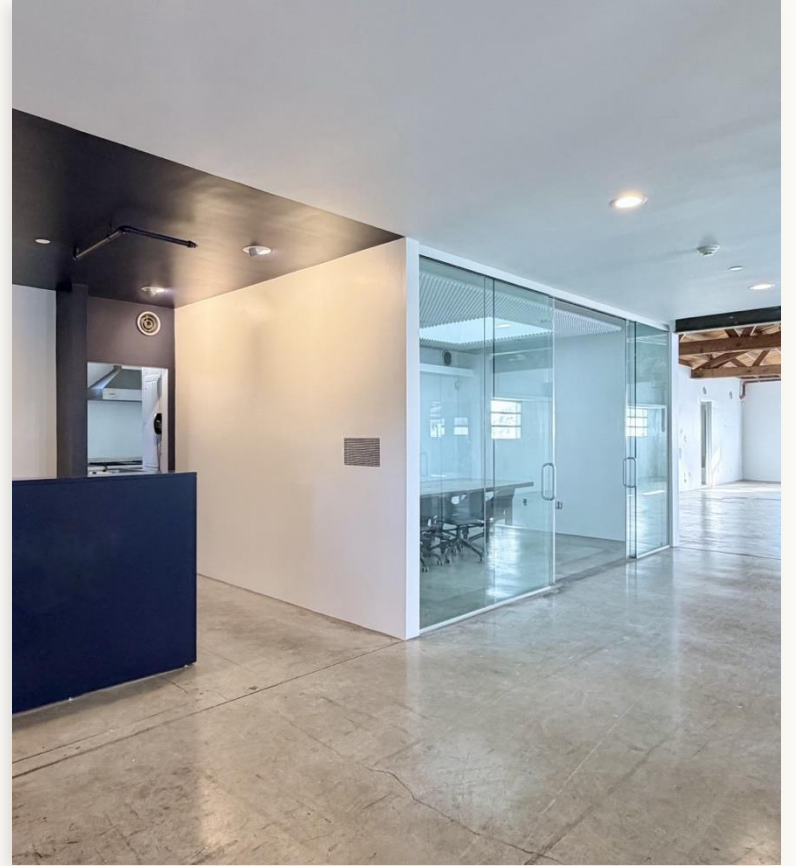


THE OPPORTUNITY

A Rare Creative Compound

1920 Olympic Boulevard is a freestanding bow-truss building in the heart of Santa Monica's creative corridor — a stretch of Olympic between 20th and Cloverfield that has quietly become one of the most compelling pockets of creative and production density on the Westside.

The building offers 3,650 square feet of open, light-filled space defined by exposed wood bow-truss ceilings with central skylights, polished concrete floors, operable windows throughout, and generous private outdoor areas.



AT A GLANCE

The Specifications

3,650 SF

BUILDING SIZE

Bow-Truss

CONSTRUCTION

8 Spaces

PRIVATE PARKING

Solar

ROOFTOP ARRAY

3 Minutes

TO THE OCEAN

- Exposed wood bow-truss ceilings with central ridge skylights
- Polished concrete floors throughout
- Operable windows — natural cross-ventilation
- Commercial-grade kitchen with professional appliances
- Multiple conference rooms & offices
- Private outdoor spaces with mature landscaping
- Covered patio structure
- Rooftop solar array
- Freestanding — no shared walls
- 24/7 building access

Three Chapters. One Address.

CHAPTER I · THE ARCHITECT

Studio of Environmental Architecture

Headquarters of David Hertz, FAIA, and his acclaimed practice. The building itself is a product of that studio — bow-truss construction, natural light strategy, material honesty.

David Hertz, FAIA

CHAPTER II · 2016–2019

Musical.ly → TikTok

The incubation ground for Musical.ly — the short-form video platform acquired by ByteDance and reborn as TikTok. One of the most consequential consumer technology pivots of the decade.

Acquired by ByteDance

CHAPTER III · 2019–2026

M13 Ventures

Headquarters of M13 — the venture capital fund behind some of its generation's biggest hits. Seven years of deal-making and portfolio construction operated from this address.

7 Years as HQ



THE VOLUME

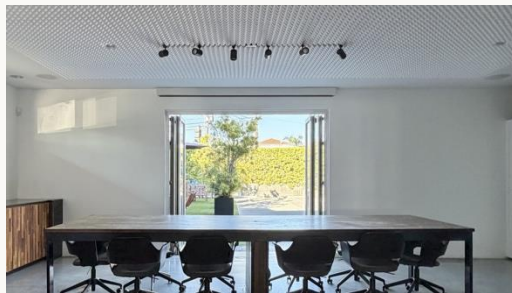
Bow-truss ceilings, central skylights, polished concrete — a building that performs at any scale.

Built for Creative Operations



Bow-Truss Architecture

Exposed wood bow-truss ceiling system with central ridge skylights flooding the main volume with natural light.



Flexible Floorplan

Open, column-free main volume with conference facilities, commercial kitchen, and private offices.



Private Outdoor Spaces

Landscaped side yards with mature bamboo screening, covered patio structures, and secure parking court.

LOCATION

The Westside's Creative Corridor

1920 Olympic sits in the heart of Santa Monica's production and post-production corridor — surrounded by some of the most respected names in entertainment, media, and creative services.

The building practically has its own on- and off-ramp to the 10 Freeway, providing immediate beach access and a clean commute corridor to Malibu, Pacific Palisades, Santa Monica, and Brentwood.

PRODUCTION

BlackBear Pictures

PRODUCTION

Bruckheimer Films

POST-PRODUCTION

FinalCut · Cabin

POST-PRODUCTION

MakeMake

EDUCATION

Crossroads School

TRANSIT

Expo Line · 17th St

FREEWAY

20th St I-10 On/Off

FREEWAY

Cloverfield I-10 EB

BEACH

Santa Monica Beach

OCEAN

3 Minutes to the Water

PREVIOUS CONFIGURATIONS

Three Eras. One Building.



David Hertz Studio — Architect's Headquarters



Lounge & Open Workspace Configuration



CO365 — LEE & ASSOCIATES



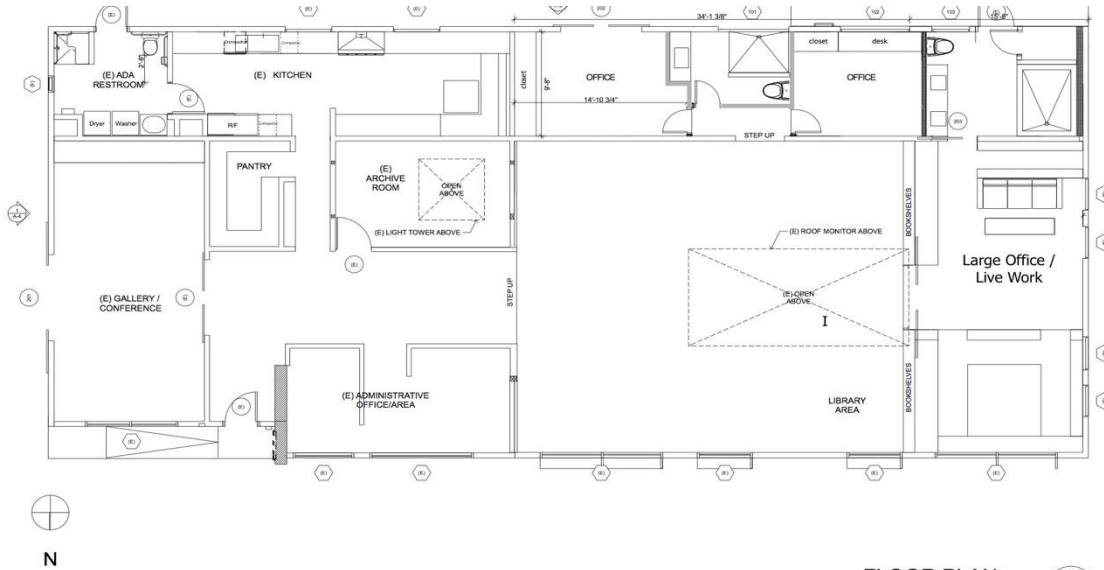
GALLERY

Inside & Out



FLOOR PLAN

3,650 SF — Single Story



FLOOR PLAN 1

EXCLUSIVE LISTING TEAM

Inquire



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