



1108-1112¹₂
TAMARIND AVE

Private 8,756 SF Office/Production Campus For Lease

CBRE



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1108-1121
TAMARIND AVE

Executive Summary



CBRE is pleased to present the opportunity to lease 1108-1112½ Tamarind Avenue, a 8,756 SF private office & production campus in the Hollywood Media District.

The 13,068 SF site includes 4 individual buildings separated by an expandable parking area and landscaped patios & walkways. The structures include a mix of traditional offices, high-ceiling production space, editing rooms and residential quality kitchens & restrooms

Basics



Available SF
±8,756 SF



Occupancy: Immediate



Asking Rate
\$3.50 MG



Private Outdoor Patio



Parking

8-10 Spaces

On-Site + Additional
Parking in Adjacent Lot

History

The property served as both home and workspace for artist and visionary June Claire Wayne (1918-2011) and holds significant cultural importance as the original location of the Tamarind Lithography Workshop. Established in 1960 with Ford Foundation support, the studio was instrumental in breathing new life into American lithography and launching a new era in collaborative printmaking. Its enduring influence persists today through the work of the Tamarind Institute in New Mexico.



LOS ANGELES HERALD: SUNDAY MORNING, DECEMBER 25, 1905

Hollywood Opening Day **Hollywood**
Monday, Dec. 25

Grider and Hamilton's

Read, Then Act! **Hollywood** Here Is Your Opportunity

Free Excursions Every Day Including Sunday
Don't Wait for the Opening; You Might Be Too Late. It Has Happened That Way. Go Out Today. Make Your Selections in Advance of the Sale. Then You'll Be Safe.

Hollywood Tract
IS a splendid property that has for years been held vacant by the Gower estate. Fine homes have been built up all around it. Colegrove could not expand because of it. Home builders and investors have waited anxiously in vain until the present time.

But Now!
We have purchased the entire holdings of the Gower estate, comprising 340 choice 50 foot lots. The tract is bounded on the west by Gower estate, on the east by Hartford st., on the south by Santa Monica Boulevard and on the north by Sunset Boulevard.

Improvements
The improvements will fit the choice locality, there will be three principal cross streets—Cedar, Gordon and Pine. Cement walks and curbs will be laid on Gower, Cedar, Pine and Gordon streets and on Hartford ave. ALL streets will be graded and oiled and supplied with shade and ornamental trees. Water, of course.

REMEMBER this tract is a part of Hollywood. The little city of great beauty, the city of orange and lemon orchards, of beautiful flowers and magnificent views, of superb streets and elegant homes.

Cut Out This Advertisement
YOU'LL need it for reference. No need to tell you about Hollywood—it speaks for itself. Come to our office; get free transportation. We'll take you out there and let the tract do the talking.

Don't Wait for the Opening Day
You might get left. Hundreds who wanted lots in our Highland Park Place were disappointed because the tract was sold out a week in advance of the opening.

Help Yourself—Own Your Own Home
Don't pay rent. Buy a lot for investment; it will help you to save money. Our terms fit just such cases.

An Earthly Paradise
You cannot do better than to invest in Hollywood Tract, where frost does not come, where fruits are always ripening, and where flowers are always in bloom. Who would live in a flat or in a crowded city, when they can own their own home amid such beautiful surroundings?
Rapid transit, fine schools, good neighbors. No saloons, no shanties.
Who Wouldn't Live in Hollywood!

This Tract will be Sold Out Quickly. We Give You Fair Warning. Act at Once
Lots from \$400 to \$800 One-Fourth Cash Balance in Payments

Opening Day Monday, December 25th
But Don't Wait for It. Go Sunday. Go Any Day. Any Hour

We have arranged for a special car service, in addition to the regular service.

GRIDER AND HAMILTON
REAL ESTATE INVESTMENTS
225 W. Second St. Los Angeles Cal.

Take any Colegrove car north on Spring street. Get Off at Overer street. Our office, 225 West Second street, will be open all day Sunday to issue free tickets. Our agents will be on the ground every day to make reservations.

Hollywood ARCHITECTURE OF THE NEW ERA **Hollywood**

The surrounding 160 acre plot was originally farmed by the Gower family, who moved to Hollywood from Hawaii in 1869. Grider & Hamilton then developed the land and sold off individual parcels in 1905/1906.

Site Plan

1112 TAMARIND

± 2,400 SF single-story standalone building with communal space, a kitchenette, a variety of conference rooms & offices, and two restrooms.

1112 1/2 TAMARIND

± 1,000 SF single-story standalone structure with polished concrete floors, exposed ceilings, open workspace, kitchenette and restroom.

PATIO POTENTIAL

Buyers have the ability to activate this large outdoor area over the garage.

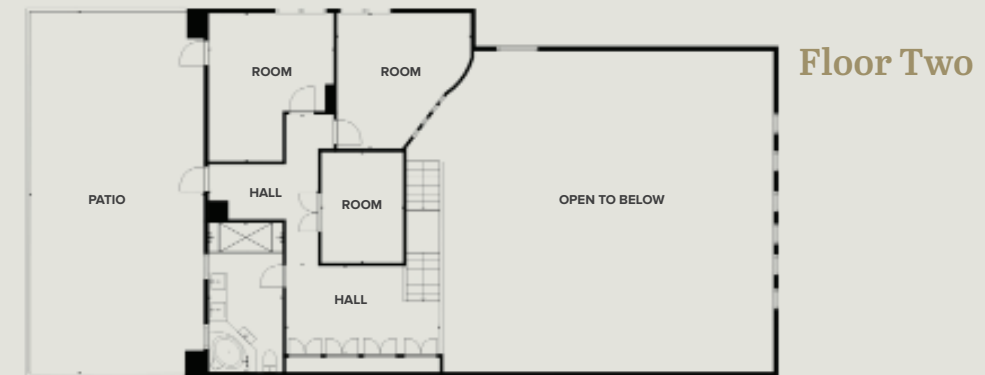
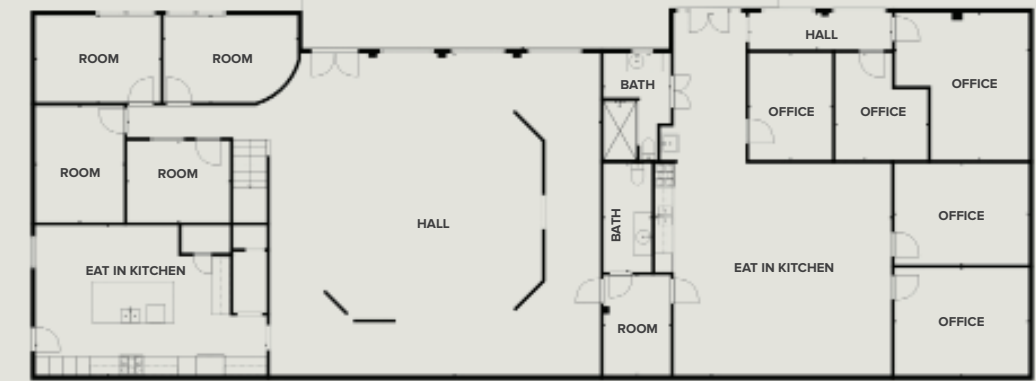
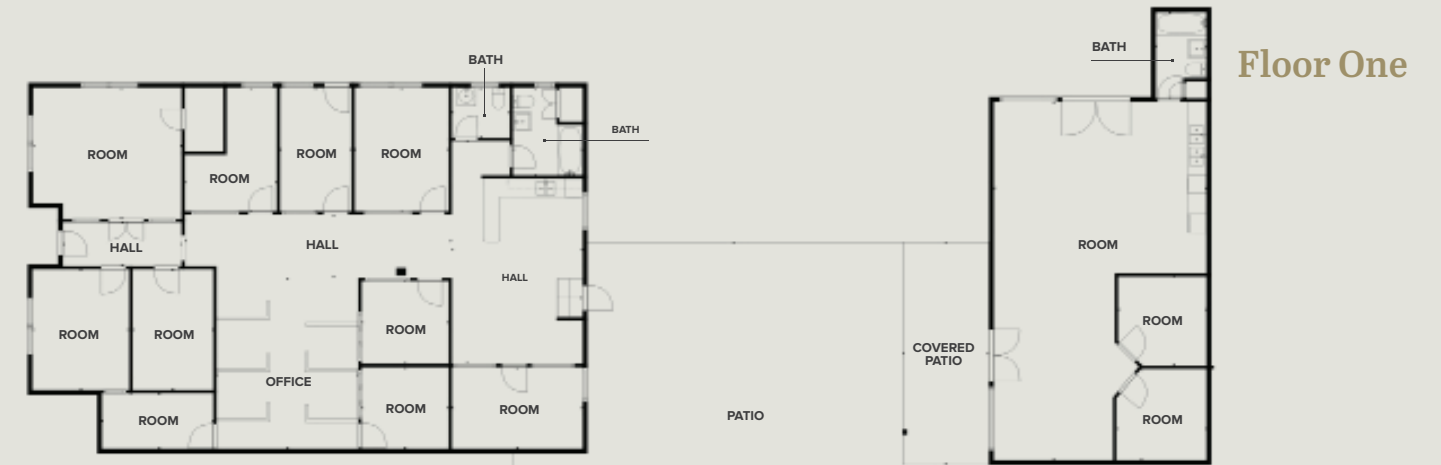
1108 TAMARIND

± 3,472 SF two-story building featuring a grand double-height main room with iron arched windows, staircase with landing, large residential kitchen with island and four car garage. Upstairs is offices, a full bath with jacuzzi tub and shower, and access to an oversized outdoor patio overlooking Tamarind Ave.

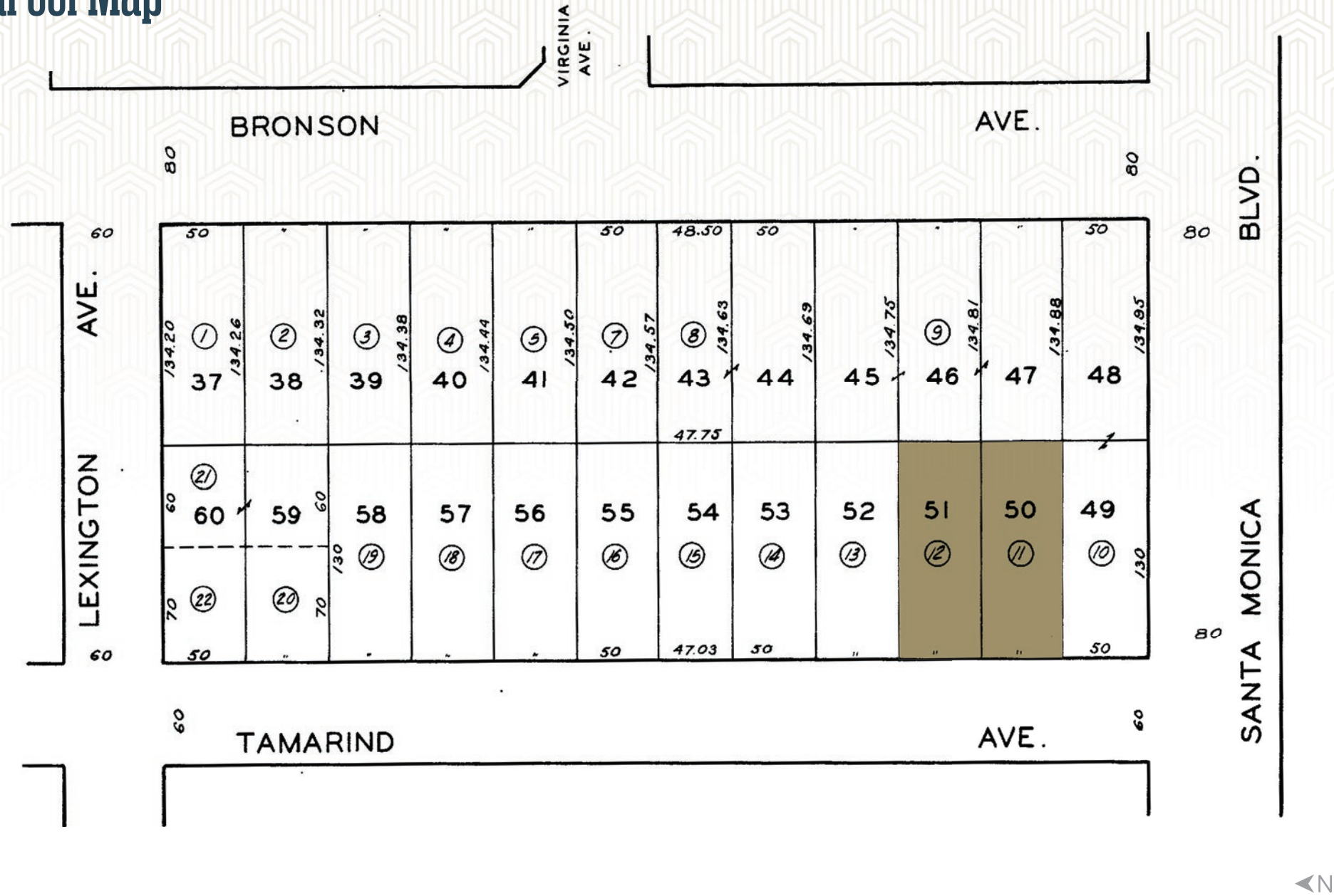
1108 1/2 TAMARIND

± 1,888 SF single-story building that includes collaboration space, a full kitchenette with stove, editing rooms and offices. Multiple skylights and directly connected to the 1108 building.

Floor Plan



Parcel Map



Parking



Space for four cars. Easily expandable to four tandem spaces with the partial removal of patio landscaping.

Plentiful overflow parking available on a daily or monthly basis at the Hollywood Forever Cemetery across Santa Monica Blvd.

Four Car Parking Garage

Open street parking immediately in-front of property.

The property benefits from Assembly Bill 2097, which as of 2023 prohibits local authorities from requiring parking minimums for projects within a half-mile radius of a major transit stop.

Exterior Photos





Interior Photos





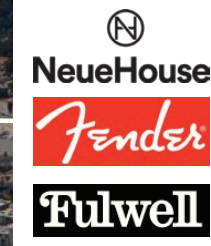
Surrounding Area



West Hollywood



Trailer Park



HOLLYWOOD BLVD



SUNSET BLVD



Echelon Studios at Television Center



SANTA MONICA BLVD



Judy Garland Pavilion

Hollywood Forever Cemetery



Paramount Studios

Echelon Studios

1108-1112¹/₂

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