



The Grove

7077 Orangewood Ave, Garden Grove, CA 92841



Paul Kott Realtors, Inc.
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • INVESTMENT



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The Grove

\$22.20 /SF/YR

Attractive atrium design with courtyard with many retail amenities nearby. The Grove offers building monument signage and suite expansion flexibility....

- Ample Surface Parking.
- Easy Access to 22 & 405 Freeways.
- Professionally Managed.



Rental Rate:	\$22.20 /SF/YR
Min. Divisible:	808 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	39,294 SF
Year Built:	1981
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)
Rental Rate Mo:	\$1.85 /SF/MO

1st Floor Ste 100

1

Space Available	3,477 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 116

2

Space Available	890 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 124

3

Space Available	1,517 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Great opportunity for an office tenant.

1st Floor Ste 125

4

Space Available	1,988 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Great opportunity for a office tenant.

1st Floor Ste 126

5

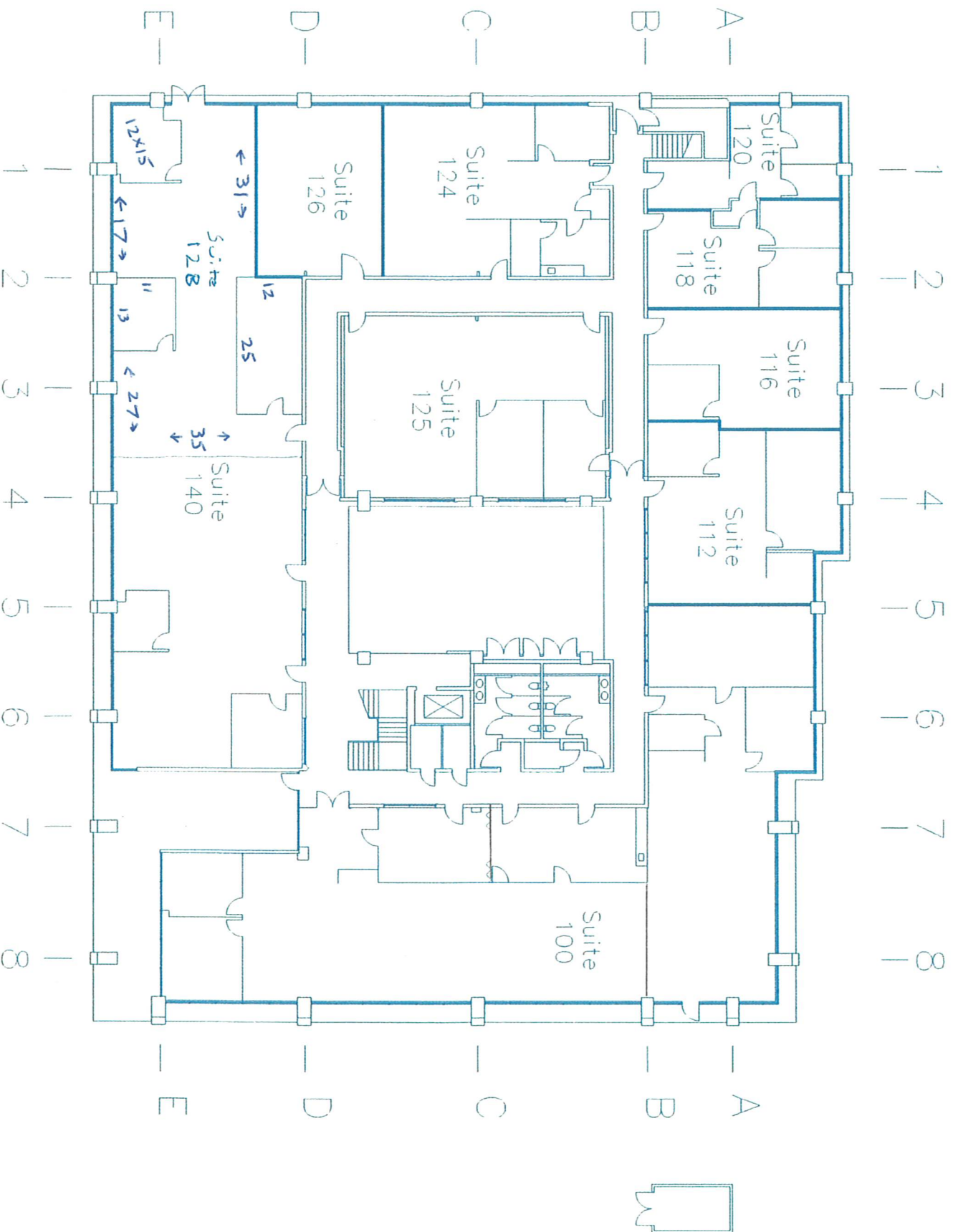
Space Available	872 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor

6

Space Available	808 - 20,903 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Great opportunity for an office tenant.

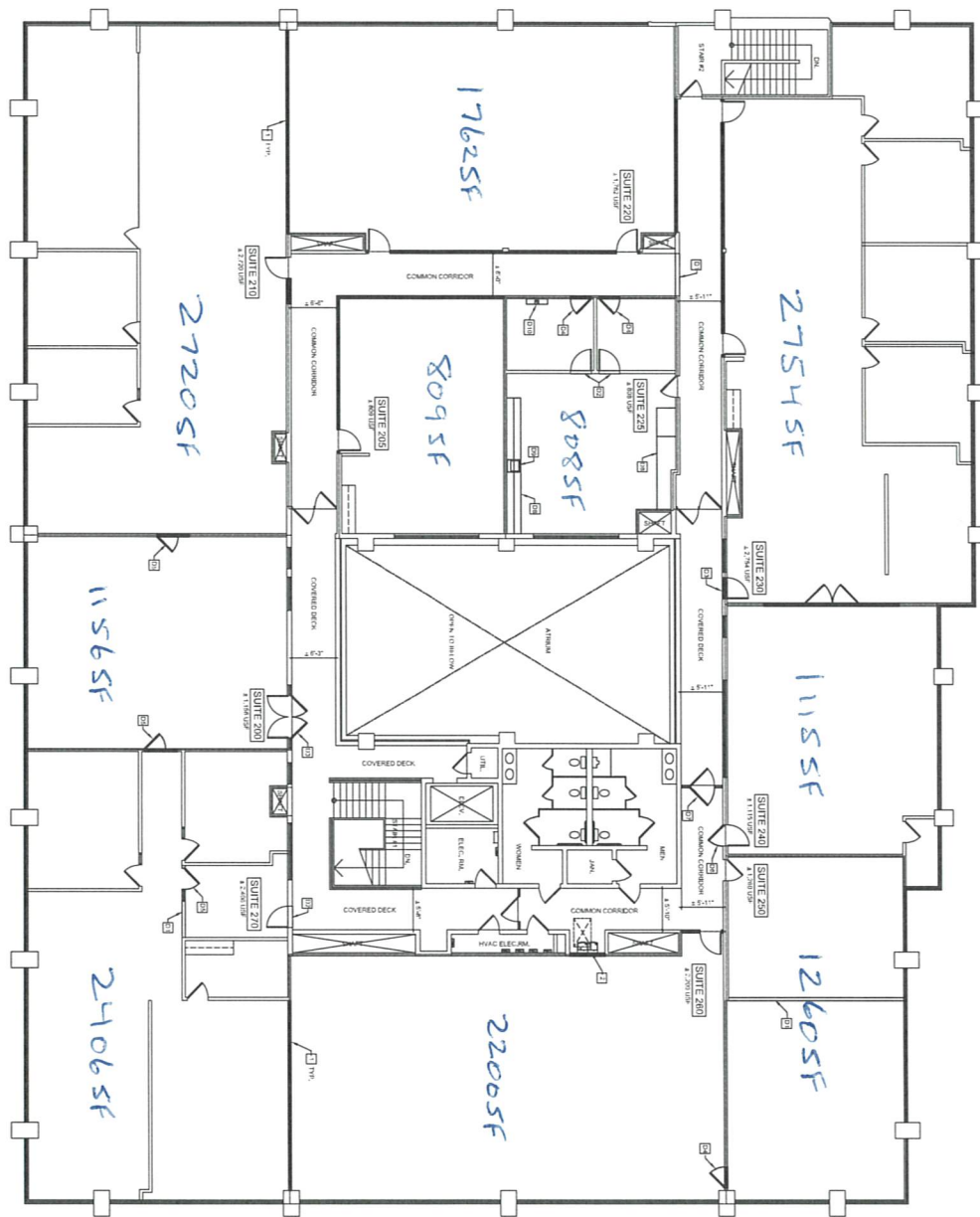


7077 Orangewood Ave. - Floor 1
7077 Orangewood Ave., Garden Grove, CA 92841

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[illegible]

SCALE: 1/8" = 1'-0"



DATE:	08/07/23
DRAWN BY:	
CHKD. BY:	
SHEET:	
A-1	
OF SHEETS	

REV.	DATE	DESCR.	REV.	DATE	DESCR.
△			△		

SHEET DESCRIPTION:

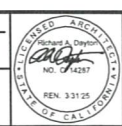
PRELIMINARY SECOND FLOOR PLAN

JOB NUMBER: DAA23115

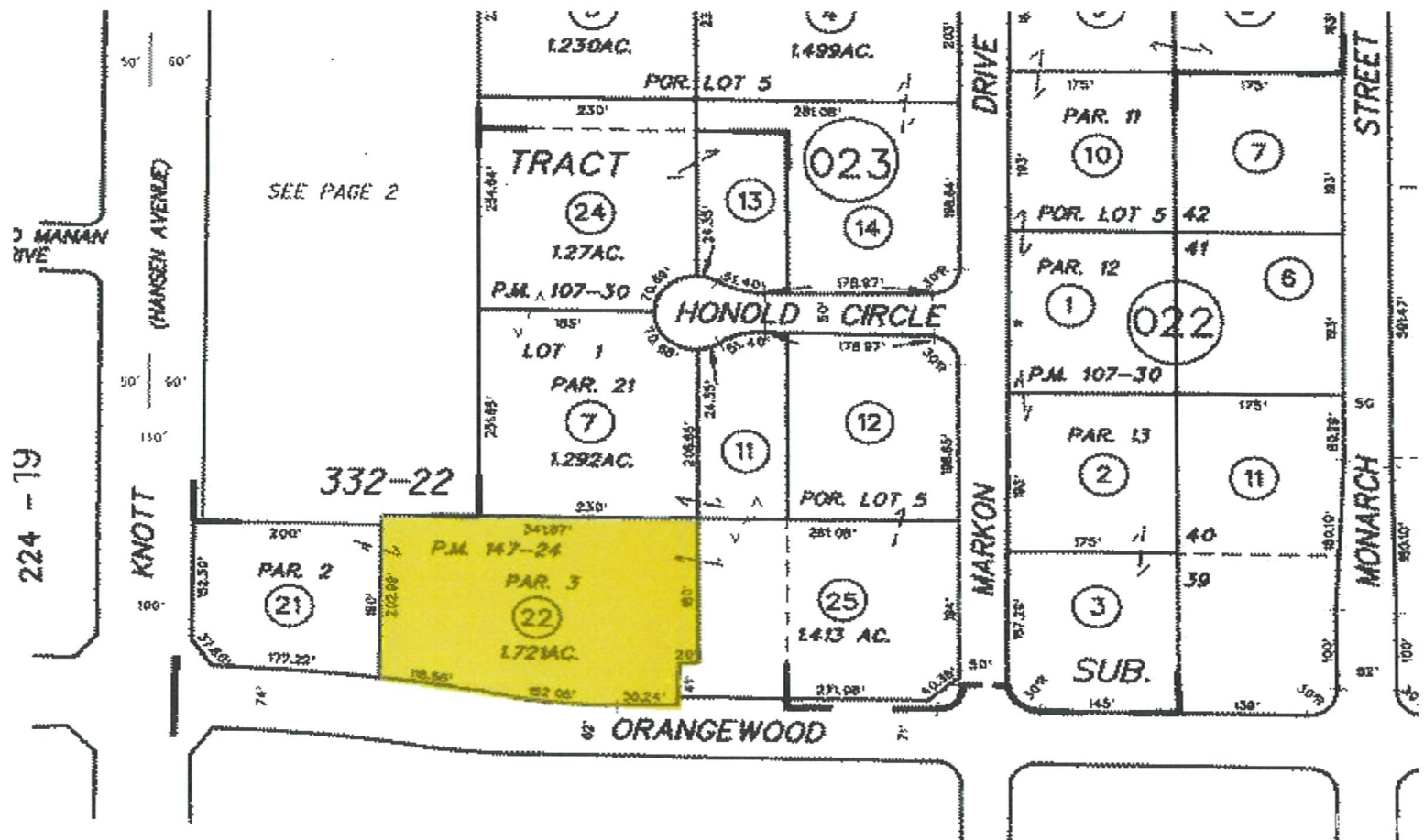
PRELIMINARY SECOND FLOOR PLAN
FOR:
MAUDE-CORONA OFFICE BUILDING
7077 ORANGEWOOD AVENUE
GARDEN GROVE, CA 92841

DAYTON ASSOCIATES
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An aerial photograph of a city block. The central focus is a large, rectangular, light-colored building footprint, likely the proposed development. It is surrounded by existing buildings of various sizes and colors (gray, white, brown). There are several parking lots with cars visible. A major road runs vertically on the left side of the image. The word "Aerial" is written in the bottom right corner.





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