



The Grove

7077 Orangewood Ave, Garden Grove, CA 92841



KOTT & CO.
REAL ESTATE

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 ®:	61 (Somewhat Walkable)
Transit Score ®:	36 (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 125

3

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

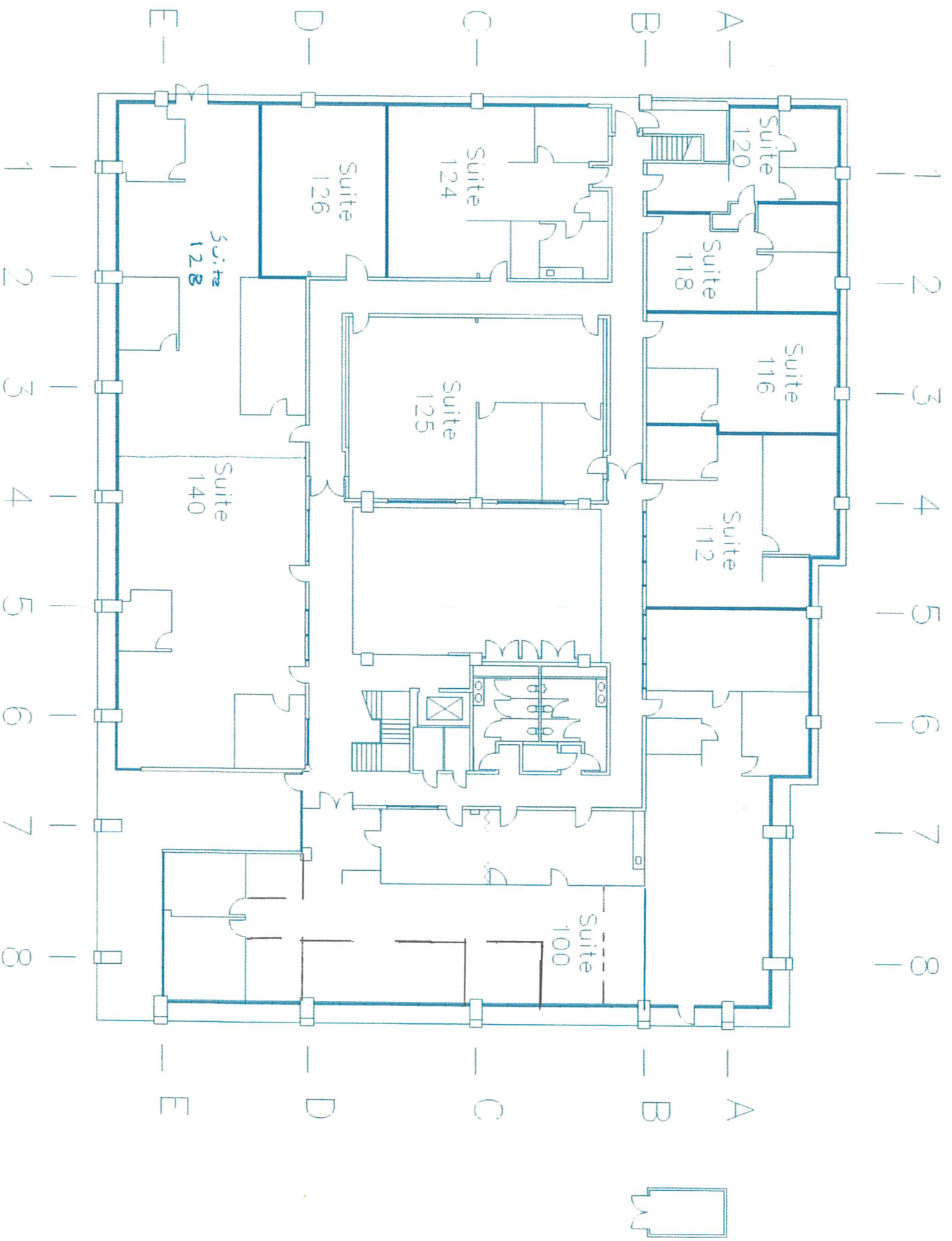
Great opportunity for a office tenant.

2nd Floor

4

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

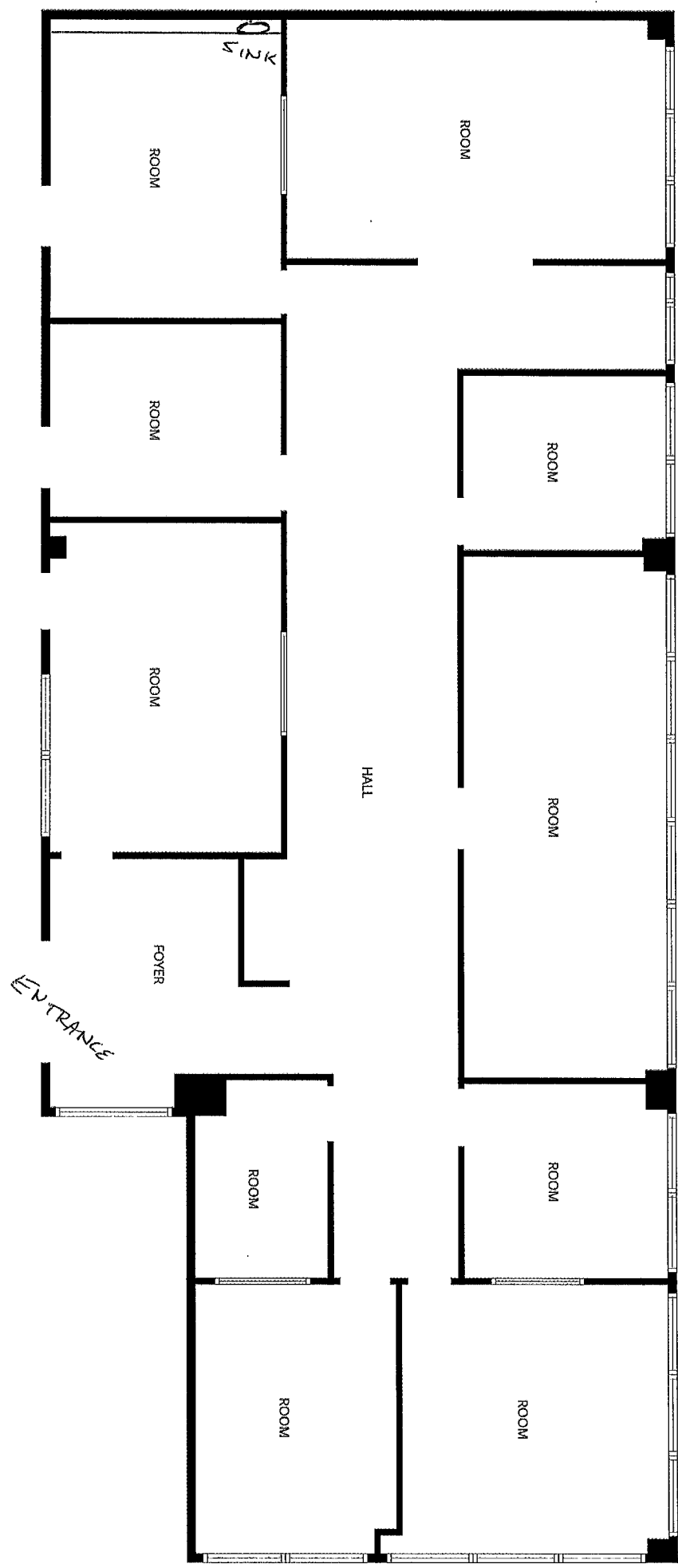
Great opportunity for an office tenant.



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

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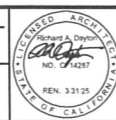
Architectural drawing of a floor plan for a building. The plan shows a central hall with rooms on either side. The entrance is at the bottom, leading into a foyer. The rooms are labeled "ROOM" and the hall is labeled "HALL". A sink is indicated in one of the rooms on the left. The drawing is oriented vertically on the page.

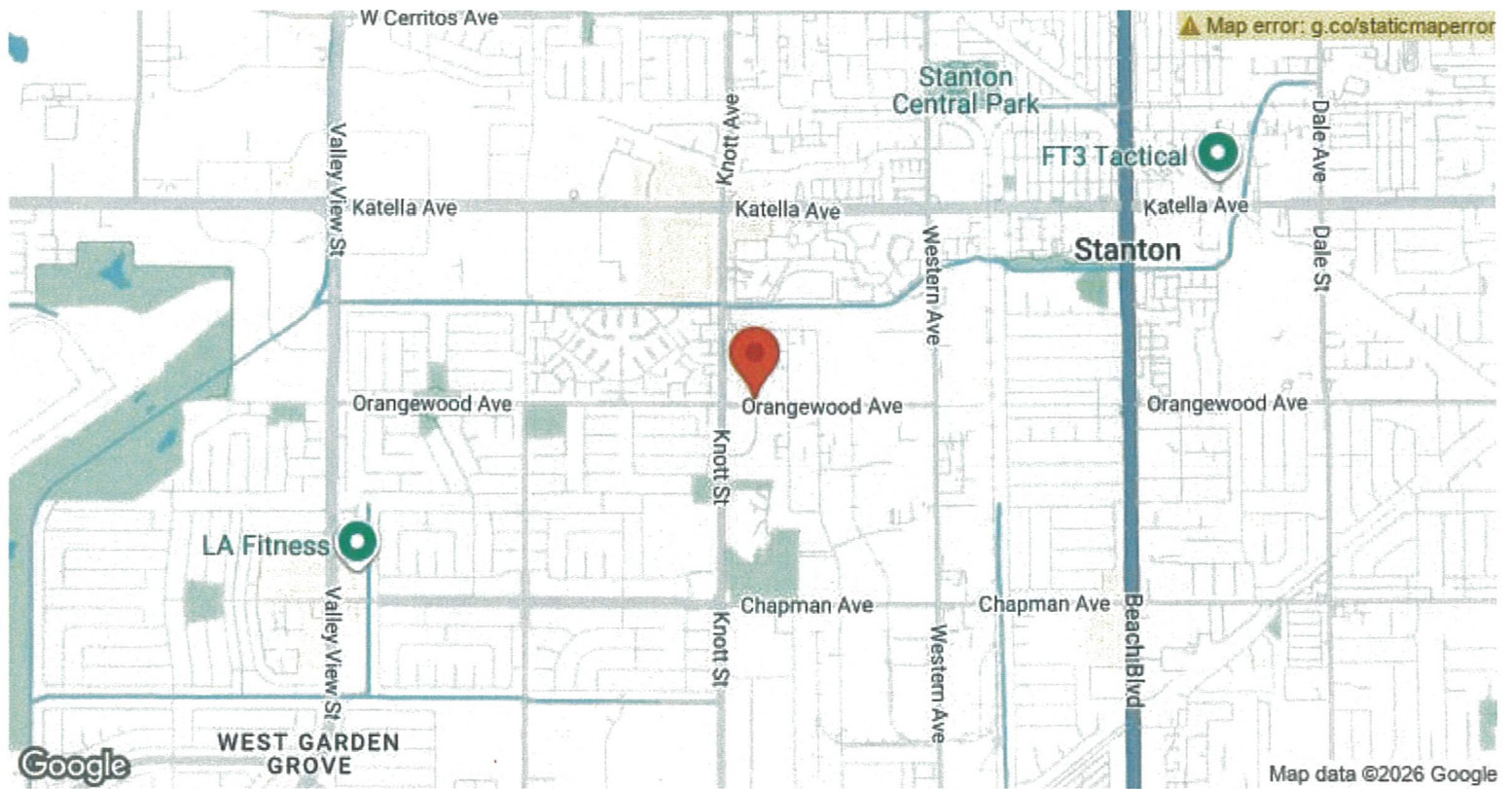


SCALE: 1/8" = 1'-0"

[illegible]

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Property Photos

