



The Grove

7077 Orangewood Ave, Garden Grove, CA 92841



Wally Courtney

Kott & Company, Inc.

1225 W Lincoln Ave, Anaheim, CA 92805

wtcourtney@aol.com

(714) 772-0602



Casey Brookman

(714) 993-7005

Realtor

caseybrookman@msn.com

DRE #01114782

1225 W Lincoln Ave

Anaheim, CA 92805



The Grove

\$18.00 - \$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:	\$18.00 - \$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 Ste 201

4	Space Available	2,406 - 20,903 SF
	Rental Rate	\$18.00 /SF/YR
	Date Available	February 24, 2026
	Service Type	Full Service
	Built Out As	Standard Office
	Space Type	Relet
	Space Use	Office
	Lease Term	Negotiable

2nd Floor Ste 203

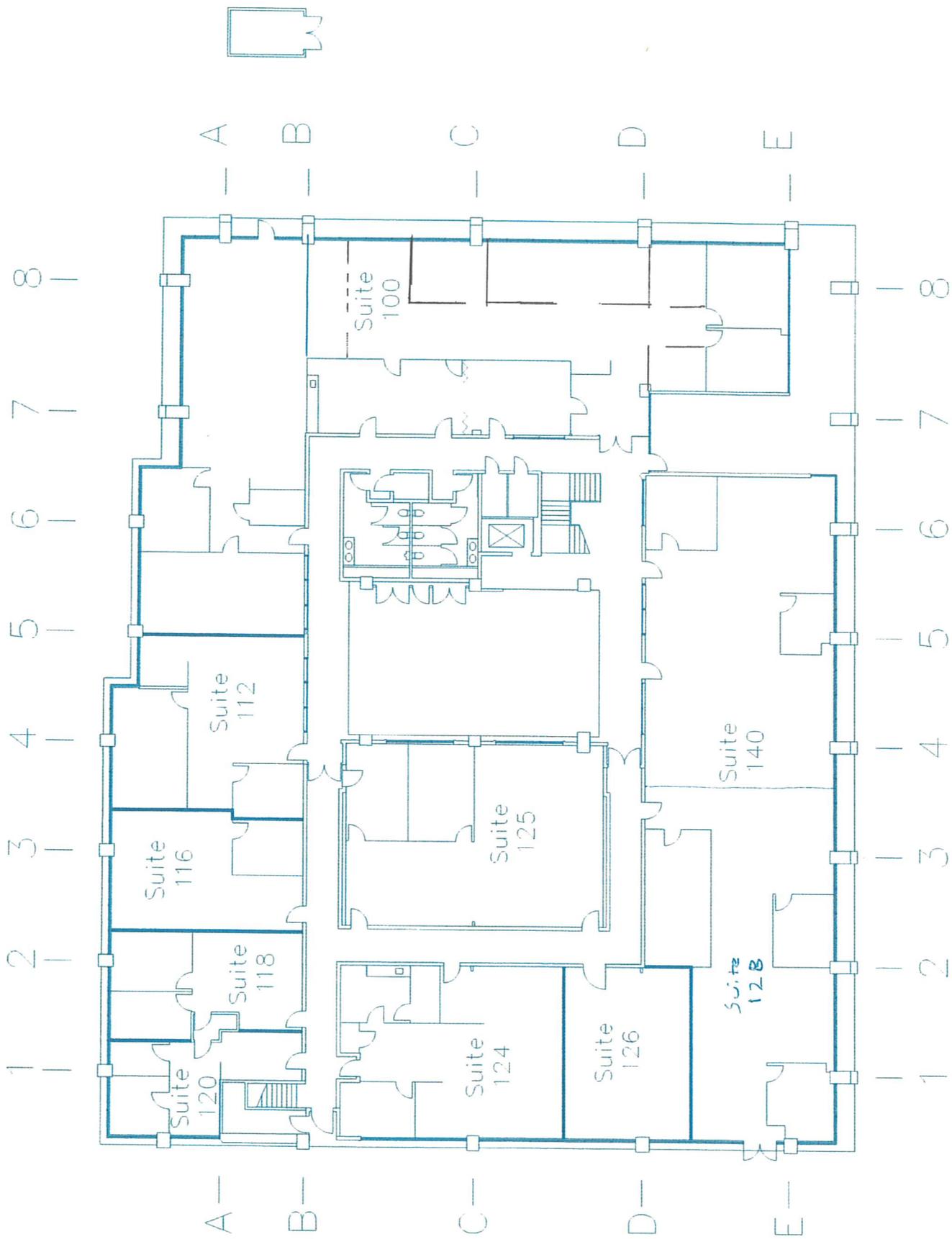
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Space Available	2,720 SF
Rental Rate	\$18.00 /SF/YR
Date Available	February 24, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

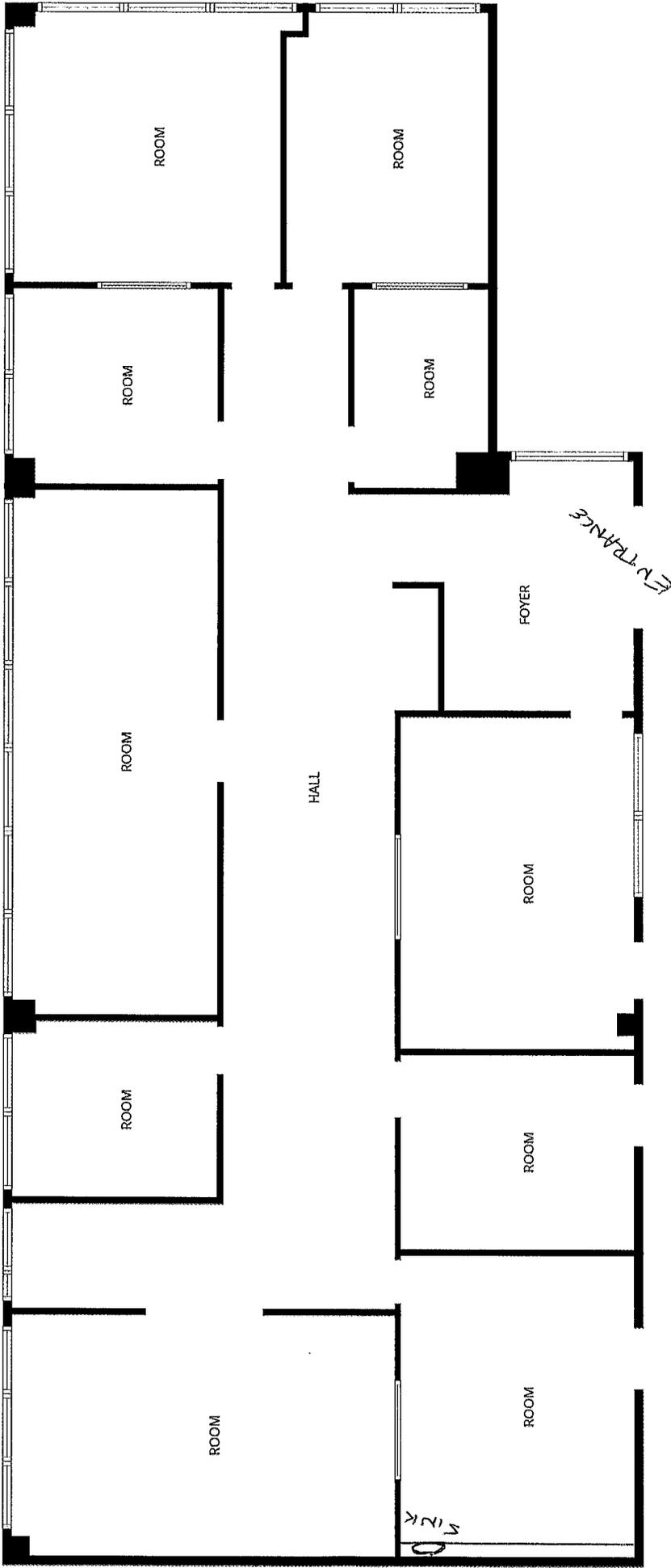
2nd Floor Ste 206

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Space Available	808 SF
Rental Rate	\$18.00 /SF/YR
Date Available	February 24, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



100



DAYTON ASSOCIATES - ARCHITECTS

2390 SILVER LANE
NEWPORT BEACH, CA 92660
(949) 564-1777 FAX: 949-4177@dayton.com

NO. 04287
SANTA ANA COUNTY
REGISTERED ARCHITECTS
REG. 312125

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

PRELIMINARY SECOND FLOOR PLAN

REV	DATE	DESCR.	REV	DATE	DESCR.

JOB NUMBER: DAA23115

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

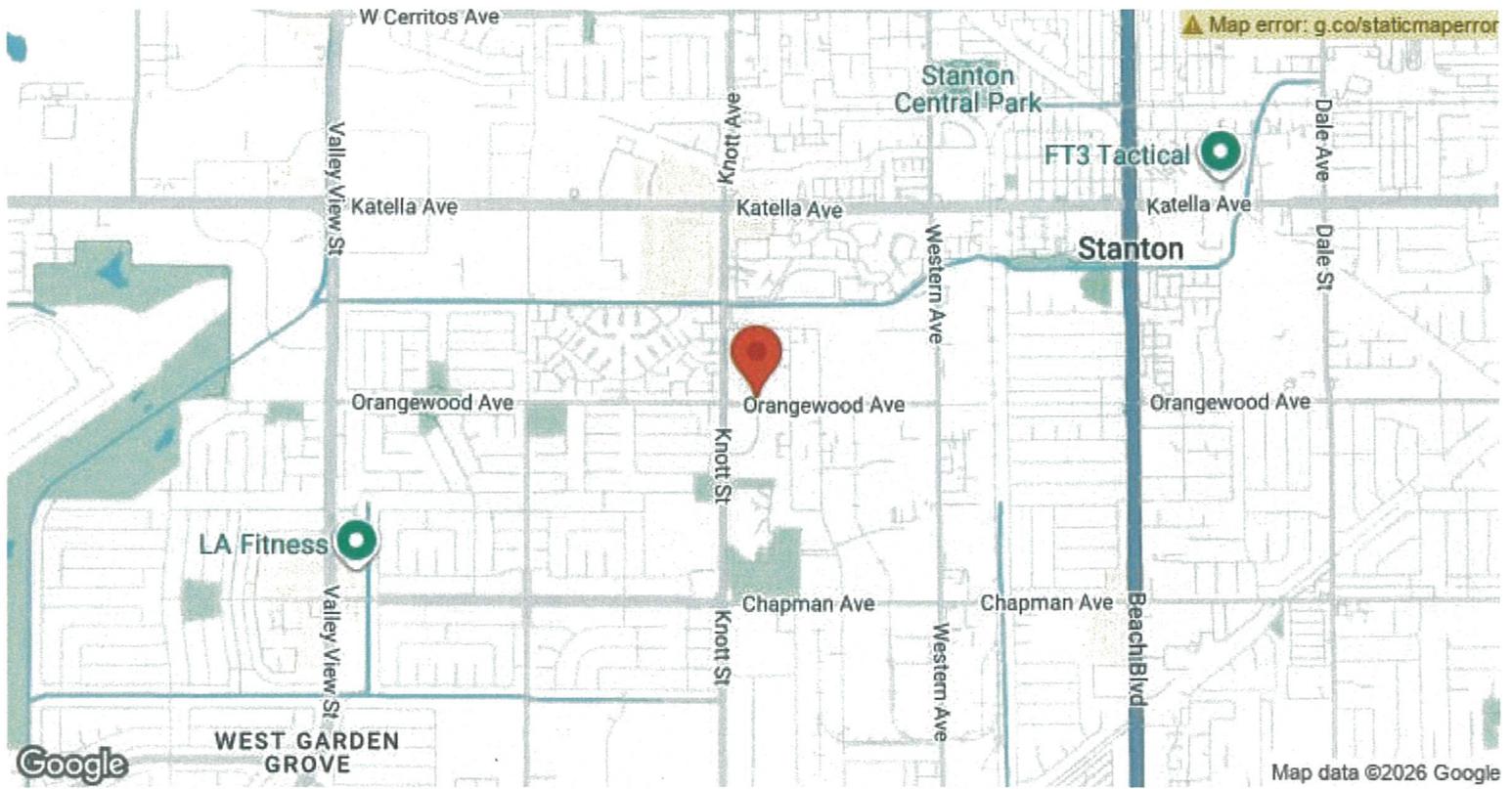
PRELIMINARY SECOND FLOOR PLAN NOTES:

1. THE INTENT OF THESE PLANS IS TO PROVIDE A CONCEPTUAL DESIGN TO SUBMIT TO AN EXISTING BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
2. ALL CONDITIONS SHOWN ARE SUBJECT TO REMAIN UNLESS NOTED OTHERWISE.
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SCALE: 1/8" = 1'-0"

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