



The Grove

7077 Orangewood Ave, Garden Grove, CA 92841



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



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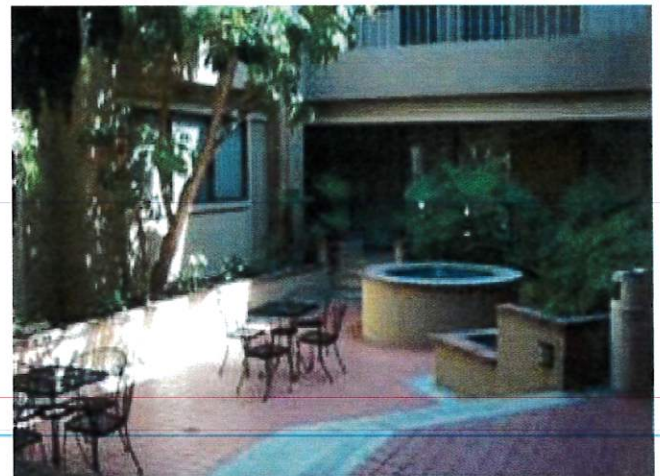


The Grove

\$22.80 - \$23.40 /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:	\$22.80 - \$23.40 /SF/YR
Min. Divisible:	1,517 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	39,294 SF
Year Built:	1981
Walk Score ®:	58 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)
Rental Rate Mo:	\$1.95 /SF/MO

1st Floor Ste 100

1

Space Available	3,477 SF
Rental Rate	\$23.40 /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

2

Space Available	1,517 SF
Rental Rate	\$23.40 /SF/YR
Date Available	August 01, 2023
Service Type	Full Service
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 128

3

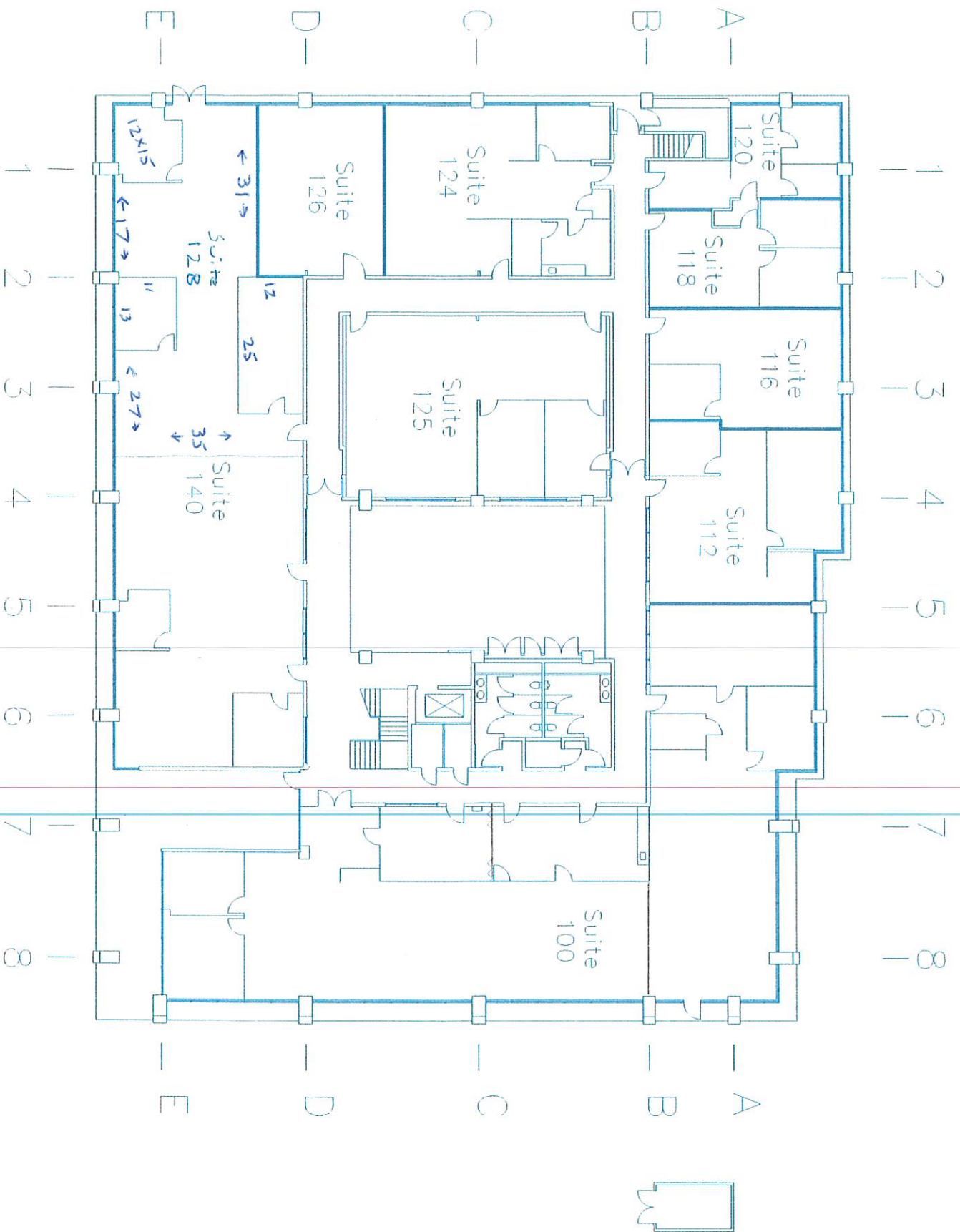
Space Available	2,655 SF
Rental Rate	\$23.40 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

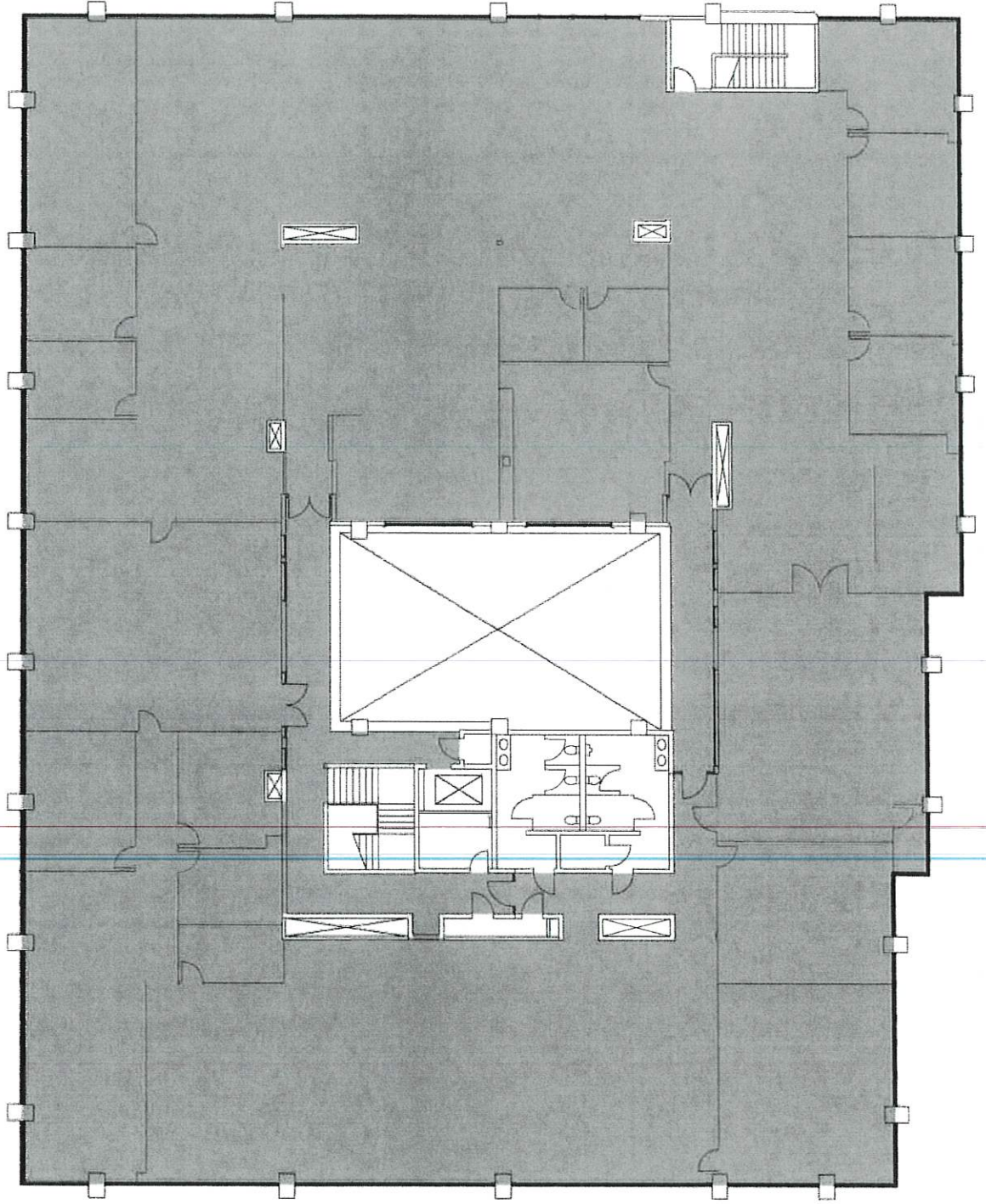
2nd Floor Ste 200

4

Space Available	2,000 - 20,930 SF
Rental Rate	\$22.80 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Entire Second Floor with separate restrooms.





9.28.15 7077 Orangewood

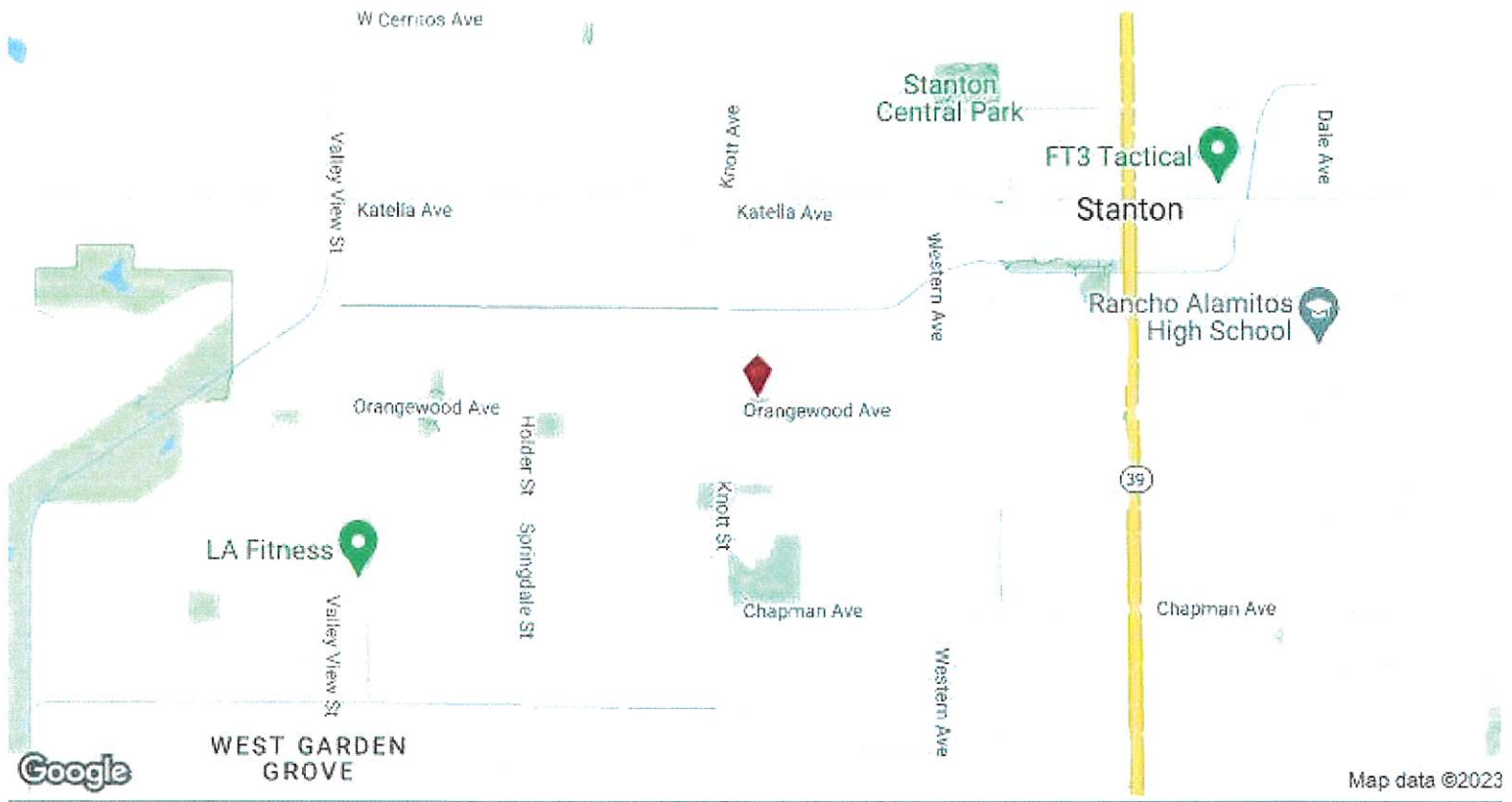
Floor 2
 7077 Orangewood Ave.
 Garden Grove, CA 92841

Orange County One Stop Center
 Suite 200 - Final Tenant

ID	Suite USF	Corr. Ext	Total USF	Target RSF	Current RSF	LED
2-01	18,936.63	0.00	18,936.63	20,903.15		



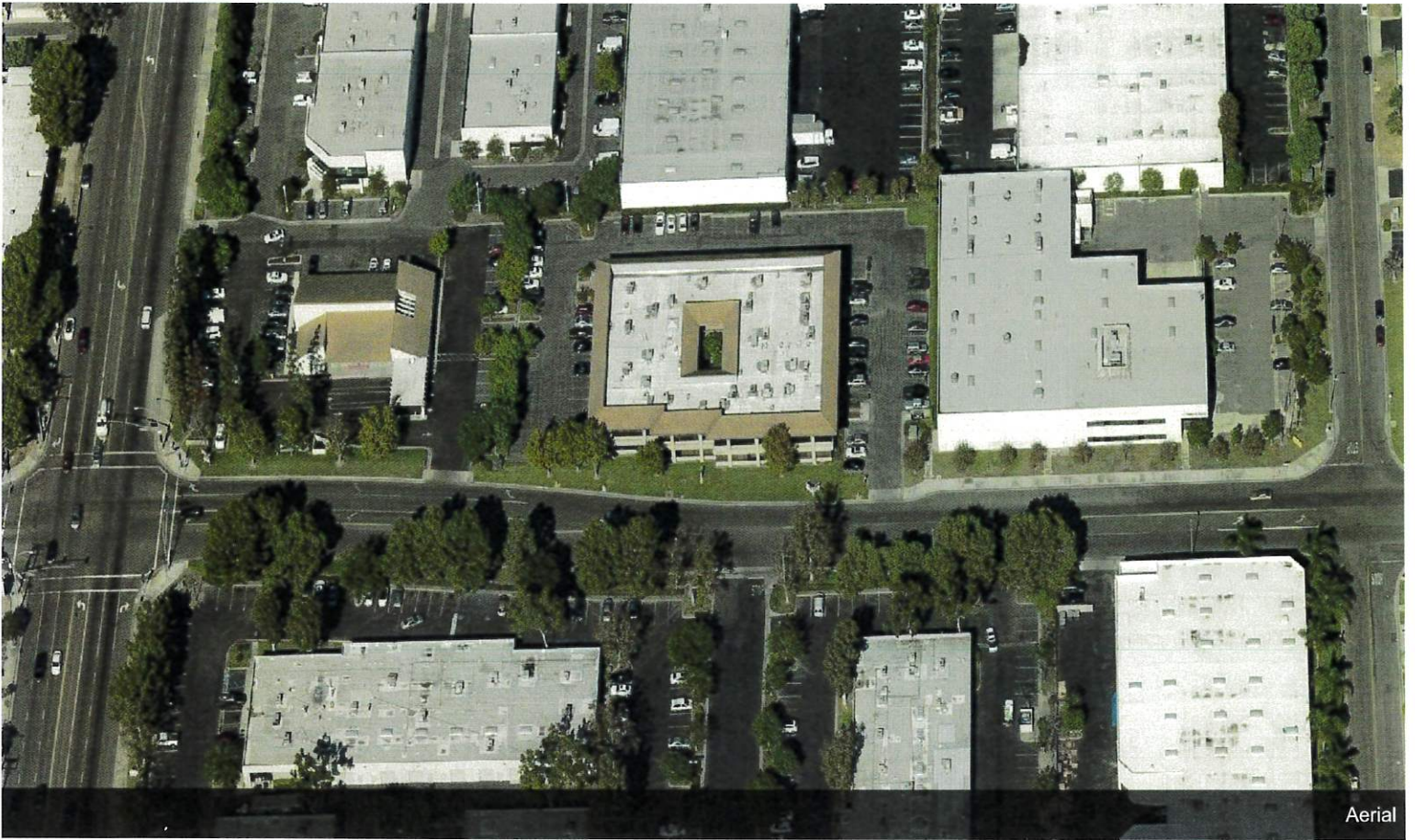
Stevenson
Systems



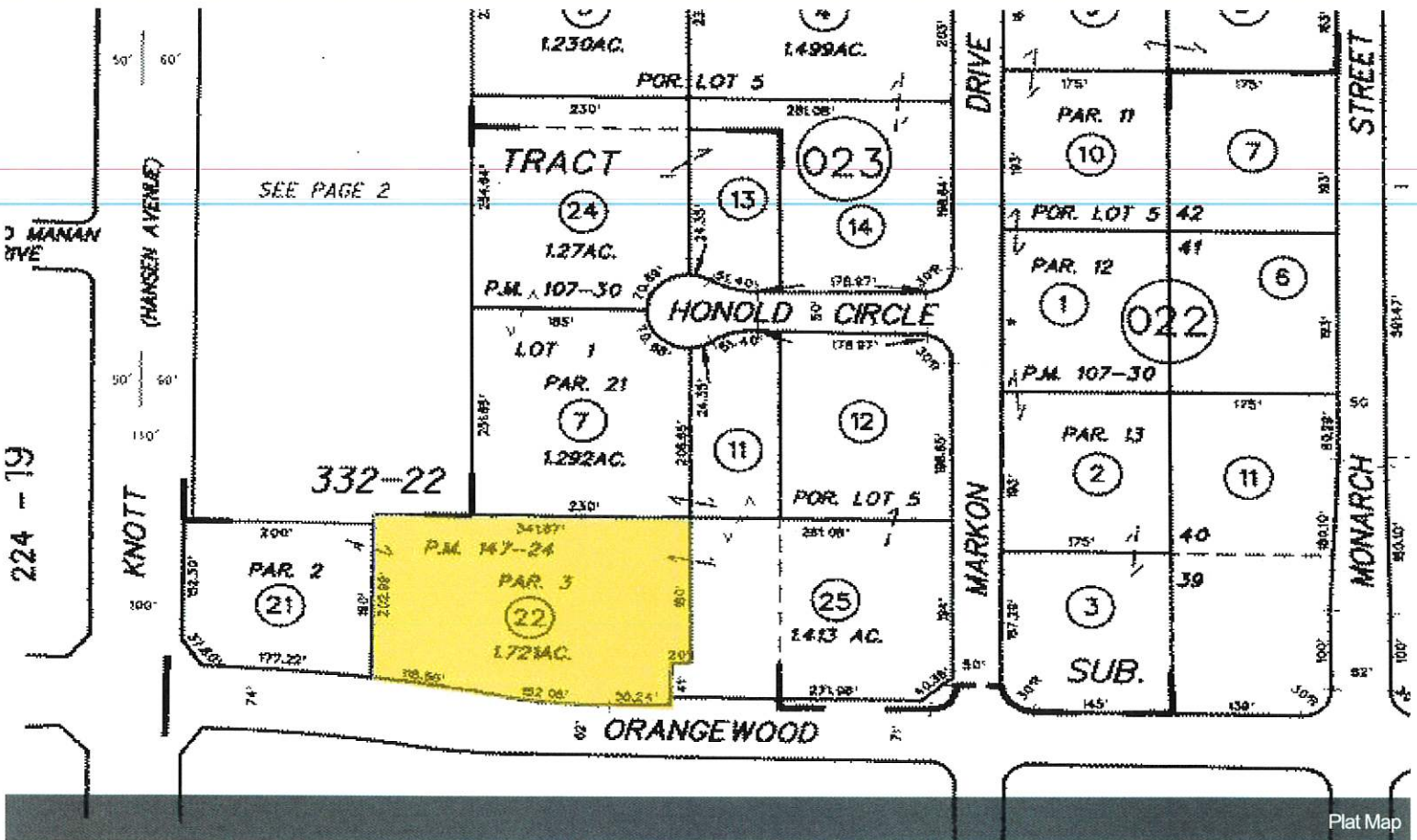
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Property Photos



Aerial



Plat Map