



KOTT & CO.  
REAL ESTATE

FOR LEASE

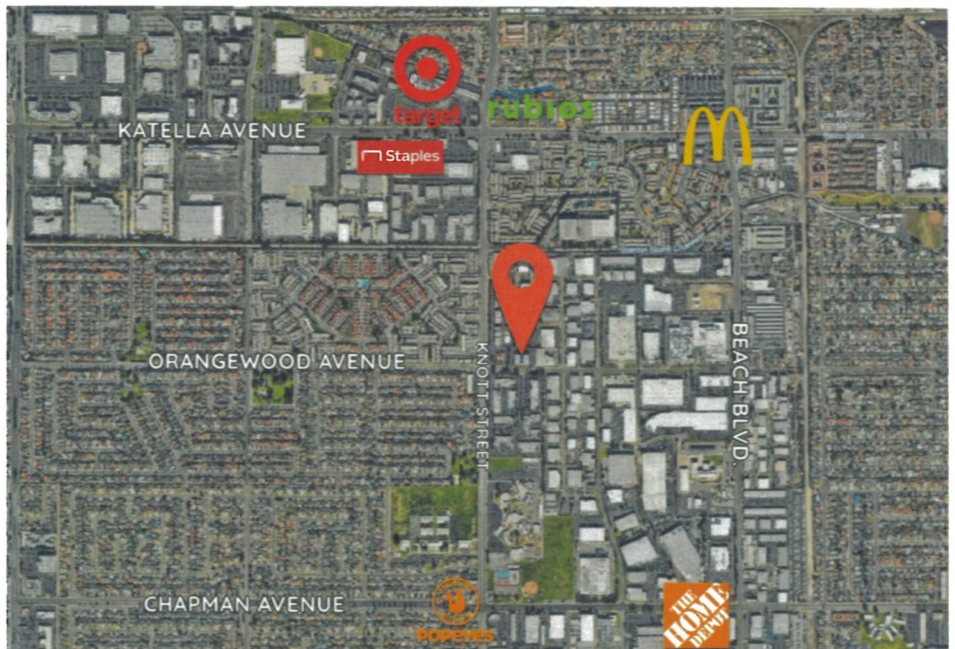


7077 Orangethwood Avenue  
Garden Grove, CA



## KOTT & CO. REAL ESTATE

Exceptional opportunity to acquire a well-maintained two-story, multi-tenant office building in a prime Garden Grove location. This ±39,294 square foot property is situated on a generous 1.7-acre lot and features a highly desirable center courtyard design, providing an inviting and professional environment for tenants and visitors alike. Originally constructed in 1984, the building has undergone renovations and is in excellent condition, offering a strong blend of functionality and curb appeal. Ideal for investors or owner-users, this property presents a rare opportunity to own a quality office asset in a sought-after Orange County submarket.



OFFERED BY:

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## 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. PROPERTY IS ALSO FOR SALE AT \$9,500,000....

- 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 ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
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 125

2	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

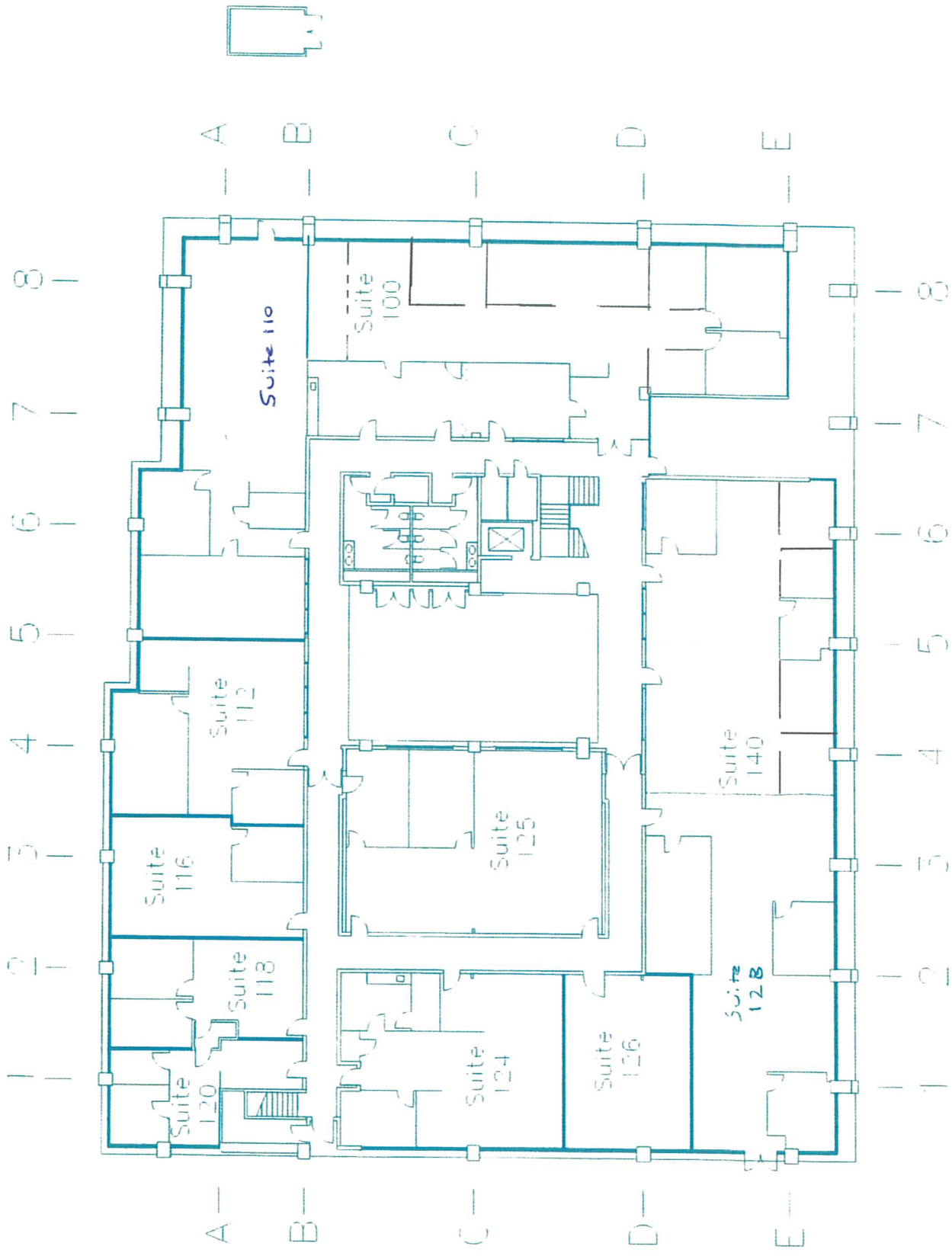
Great opportunity for a office tenant.

### 1st Floor Ste 140

3	Space Available	2,052 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

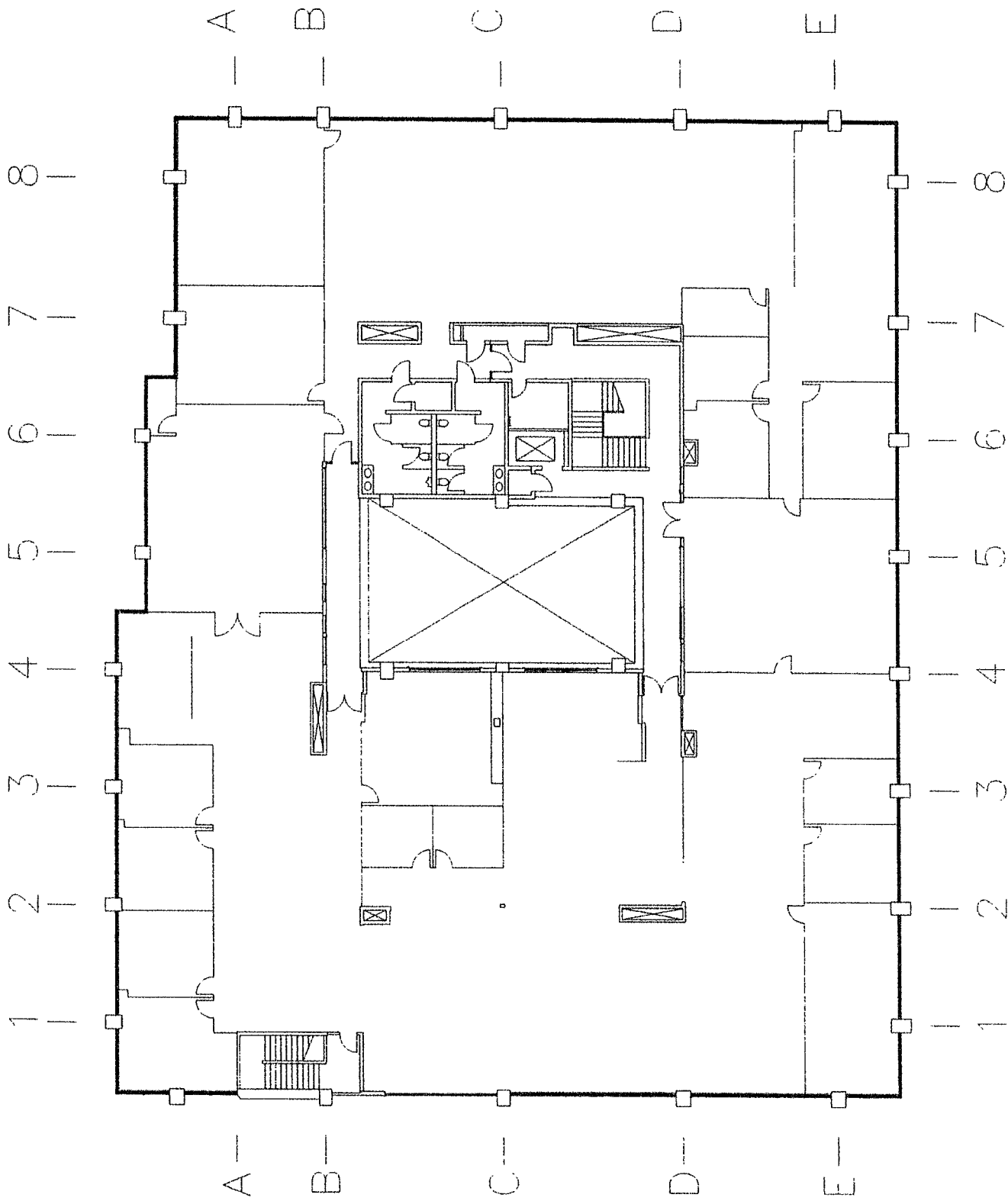
### 2nd Floor Ste 201

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



7077 Orangewood Ave - Floor 1






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7077 Orangewood Ave. Garden Grove, CA 92841

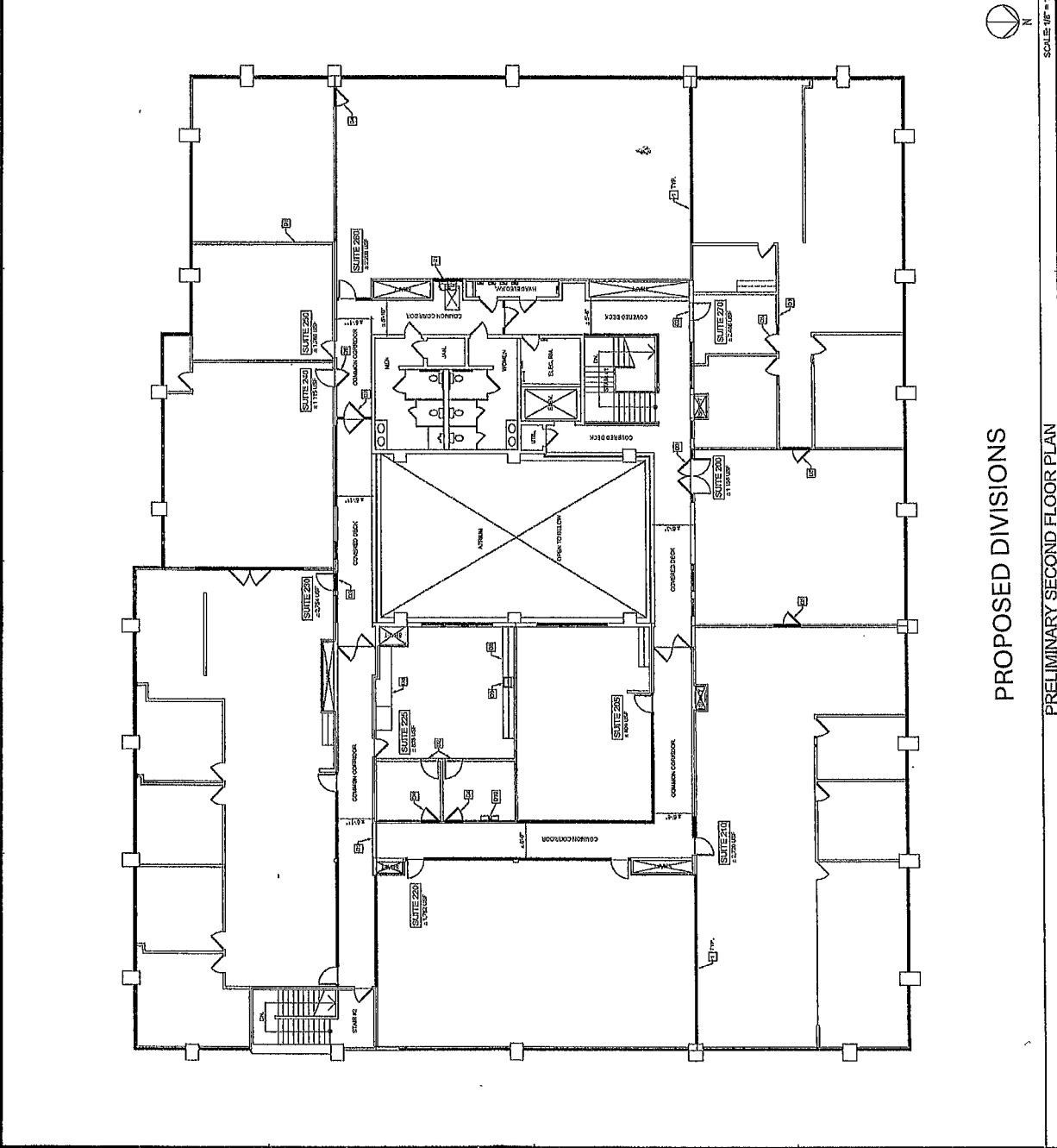
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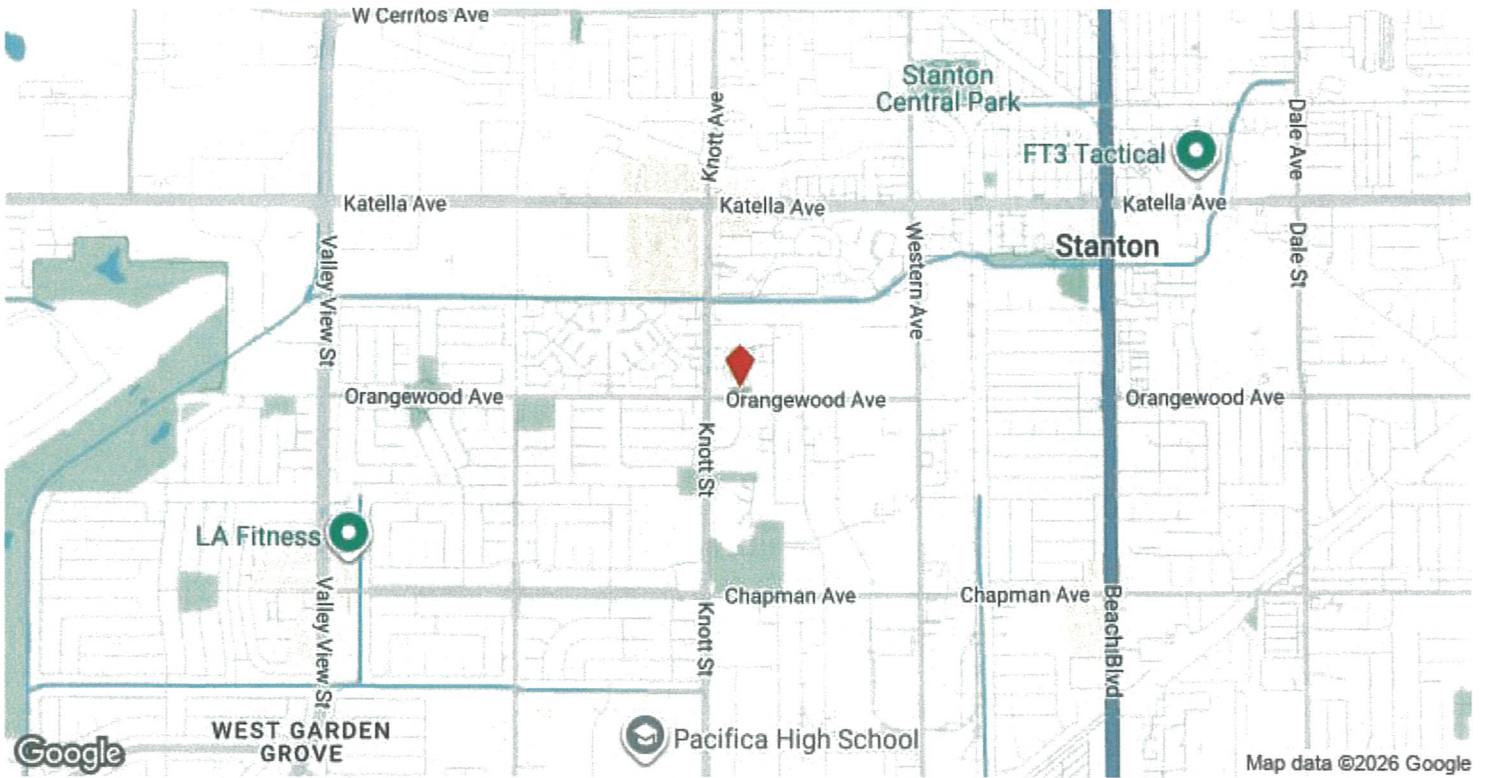


 <b>DAYTON ASSOCIATES</b> 2800 SILVER LANE NEWPORT BRANCH, VA 22080 (813) 64-1717 EMAIL: DAYTON@DAYTON.COM	<b>PRELIMINARY SECOND FLOOR PLAN</b> FOR <b>MAUDE-CORONA OFFICE BUILDING</b> 7077 ORANGEWOOD AVENUE GARDNER GROVE, VA 22041	JOB NUMBER: DM23115 PRELIMINARY SECOND FLOOR PLAN	SHEET: <b>A-1</b> OF SHEETS										
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**PRELIMINARY SECOND FLOOR PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS AND PARTITIONS ARE TO BE CONSTRUCTION GRADE UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOWS ARE TO BE CONSTRUCTION GRADE UNLESS OTHERWISE NOTED.
4. ALL CEILING HEIGHTS ARE TO BE 10'-0" UNLESS OTHERWISE NOTED.
5. ALL FLOOR FINISHES ARE TO BE 1/2" POLISHED CONCRETE UNLESS OTHERWISE NOTED.
6. ALL WALL FINISHES ARE TO BE 5/8" GYP BOARD UNLESS OTHERWISE NOTED.
7. ALL CEILING FINISHES ARE TO BE 5/8" GYP BOARD UNLESS OTHERWISE NOTED.
8. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CODES AND REGULATIONS.
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# Property Photos

