



# THE GROVE

189 The Grove Drive, Los Angeles, CA 90036

**CBRE**

CLASS A OFFICE SPACE AVAILABLE

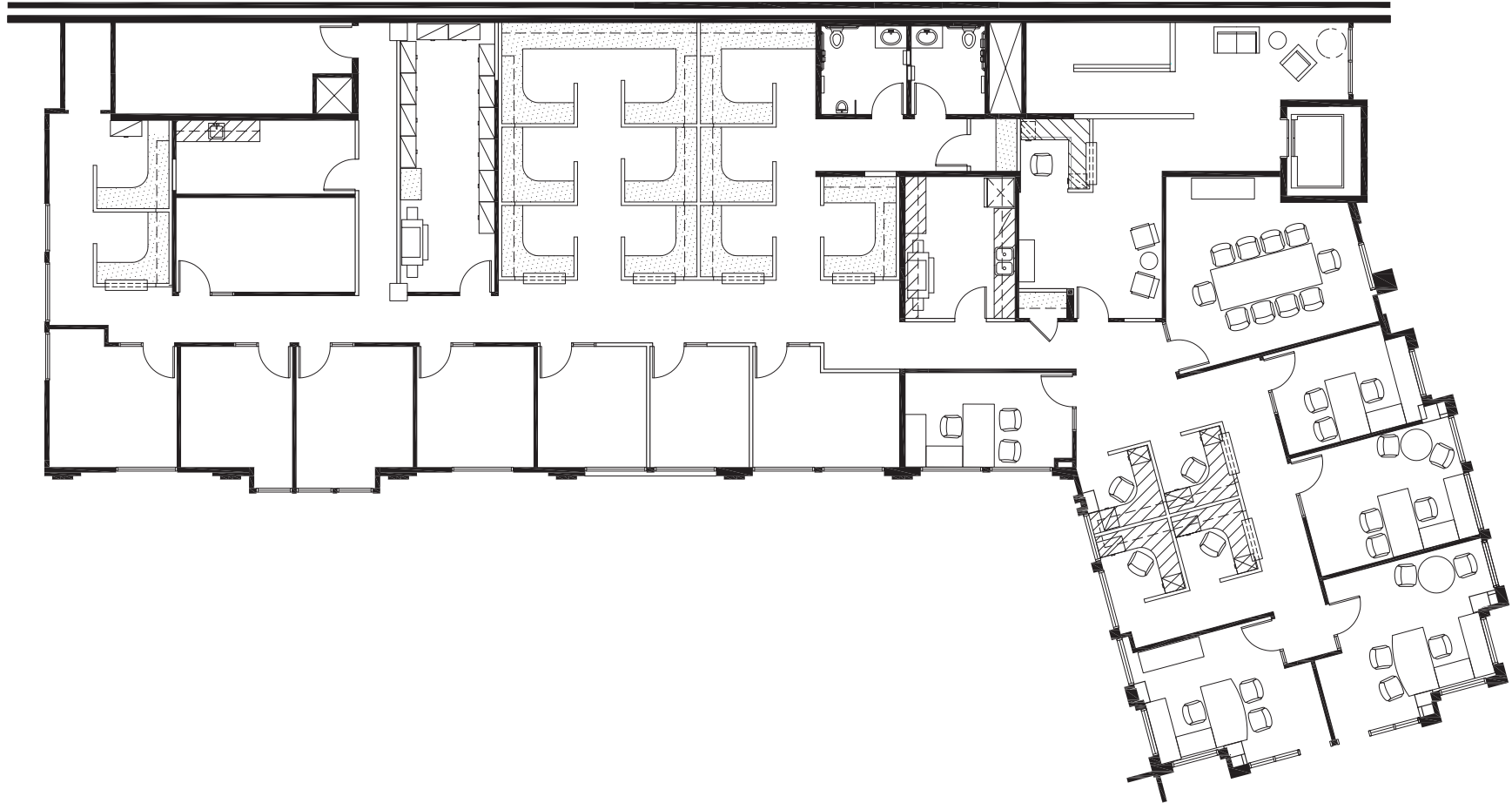
# PROPERTY STATS



- › Address: 189 The Grove Dr.
  - › Asking Rate: Negotiable (MG)
  - › Available Space:  $\pm$  7,217 SF
  - › Term: Negotiable
  - › Improvements: Negotiable
  - › Parking: 3.0 per 1,000 SF
- › Features:
    - 12 Window Office
    - Large Conference Room
    - Private Lobby Entry & Reception
    - Large Bullpen
    - Kitchenette
    - Private Restrooms

# SINGLE-TENANT LAYOUT

± 7,217 SF



# PROPERTY IMAGES



# UNRIVALED AMENITIES



## ON-SITE SERVICES

- › 24/7 professionally staffed security services on-site
- › On-site valet & preferred parking services
- › Self-parking with separate tenant-only entrance
- › EV charging stations
- › On-site car detailing services
- › Bicycle parking on-site
- › Lyft & other ride-share pick-up and drop-off on-site
- › Dry cleaning, shoeshine and tailoring services



## CARUSO CONCIERGE SERVICES

- › Preferred dining reservations for meals at The Grove or anywhere in the City
- › Ticket services to Southern California's most popular concert & events
- › Preferred rates on travel services & hotel reservations, including to Rosewood Miramar Beach Montecito
- › Advance, preferential access to all events at Caruso properties
- › Personal shopping services
- › Office or home delivery from The Grove, Palisades Village & The Americana at Brand
- › Customized event planning services

# THE GROVE



# THE GROVE

## SHOPPING

Alo Yoga

AMC The Grove 14

Imax & Dolby Atmos - Coming Soon

Apple

Aritzia

Asos

Athletic Propulsion Labs

Backcountry - Coming Soon

Banana Republic

Barnes & Noble

Brandy Melville

Charlotte Tilbury

Coach

Diptyque

Fisker - Coming Soon

Frame

Gap

Illesteva

Janie and Jack

Le Labo

Lucy Zahran & Co.

Lululemon

Madewell

Maje

Michael Kors

Nike

Nordstrom

Nordstrom Beauty Haven

October's Very Own

Orangetwist

Paige

Ray-ban

Sandro

See's Candies

Sephora

The Grove Shine

Todd Snyder - Coming Soon

Topshop

Vince

## DINING

Alma

Bar Verde at Nordstrom

Blue Ribbon Sushi Bar & Grill

Chill Since '93

Edo Bites

Häagen-Dazs

La Piazza Ristorante Italiano

Maggiano's Little Italy

Nordstrom Ebar

Pressed

Sprinkles Cupcakes

Starbucks Barnes & Noble Café

The Cheesecake Factory

The Fountain Bar

Umami Burger

Wetzel's Pretzels

# THE GROVE



# THE ORIGINAL FARMERS MARKET

Located immediately adjacent to The Grove, the Original Farmers Market is one of Los Angeles' most celebrated and historic destinations and features over 100 unique dining, boutique grocery and artisanal merchants.





# CBRE

**PATRICK AMOS**

Senior Vice President

Lic. 01886581

+ 1 310 550 2594

patrick.amos@cbre.com

**DYLAN HANSETH**

Associate

Lic. 01965770

+1 310 550 2578

dylan.hanseth@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.