

PHILLIPS EDISON & COMPANY, INC.
PHILLIPS EDISON GROCERY CENTER OPERATING PARTNERSHIP I, L.P.
11501 Northlake Drive
Cincinnati, Ohio 45249

September 16, 2021

Via EDGAR

Securities and Exchange Commission
Division of Corporation Finance
100 F Street, N.E.
Washington, DC 20549

Attention: J. Ambrogio

Re: Phillips Edison & Company, Inc. and Phillips Edison Grocery Center Operating Partnership I, L.P.
Registration Statement on Form S-3 (Registration Nos. 333-259059 and 333-259059-01)

Ladies and Gentlemen:

In accordance with Rule 461 of Regulation C of the General Rules and Regulations under the Securities Act of 1933, as amended, we hereby request acceleration by the Securities and Exchange Commission (the “**Commission**”) of the effective date of the above-referenced Registration Statement on Form S-3 (the “**Registration Statement**”) of Phillips Edison & Company, Inc. and Phillips Edison Grocery Center Operating Partnership I, L.P. We respectfully request that the Registration Statement become effective as of 4:00 p.m., Washington, D.C. time, on September 16, 2021, or as soon as practicable thereafter.

Thank you for your assistance in this matter.

Very truly yours,

PHILLIPS EDISON & COMPANY, INC.

By: /s/ Jeffrey S. Edison

Name: Jeffrey S. Edison

Title: Chairman and Chief Executive Officer

PHILLIPS EDISON GROCERY CENTER OPERATING PARTNERSHIP I, L.P.

By: Phillips Edison Grocery Center OP GP I LLC, its general partner

By: /s/ Jeffrey S. Edison

Name: Jeffrey S. Edison

Title: Chairman and Chief Executive Officer

CC: John P. Caulfield, Phillips Edison & Company, Inc.
Julian T.H. Kleindorfer, Latham & Watkins LLP
Lewis W. Kneib, Latham & Watkins LLP