

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±55,471 SF FOR LEASE

10824 Hope Street, Suite 150

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



FOR MORE INFORMATION OR TO ARRANGE A TOUR, PLEASE CONTACT:

BRIAN DEREVERE

Senior Vice President
Lic. 00885755
+1 714 371 9224
brian.derevere@cbre.com

RYAN PETERSON

Senior Vice President
Lic. 01336025
+1 714 371 9212
ryan.peterson@cbre.com

CBRE

Lic. 00409987
3501 Jamboree Road
Suite 100
Newport Beach, CA 92660

CBRE

10824 Hope Street, Suite 150



±55,471 SF Available



±27,000 SF 2-Story Office



±28,471 Warehouse SF



24' Warehouse Clear



4:1,000 Parking Ratio



Three (3) Dock High Positions



Two (2) Grade Level Loading Doors



Heavy Power



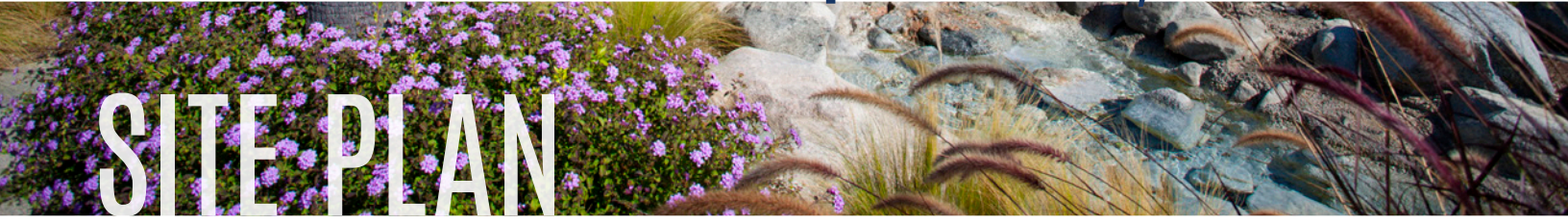
100% HVAC



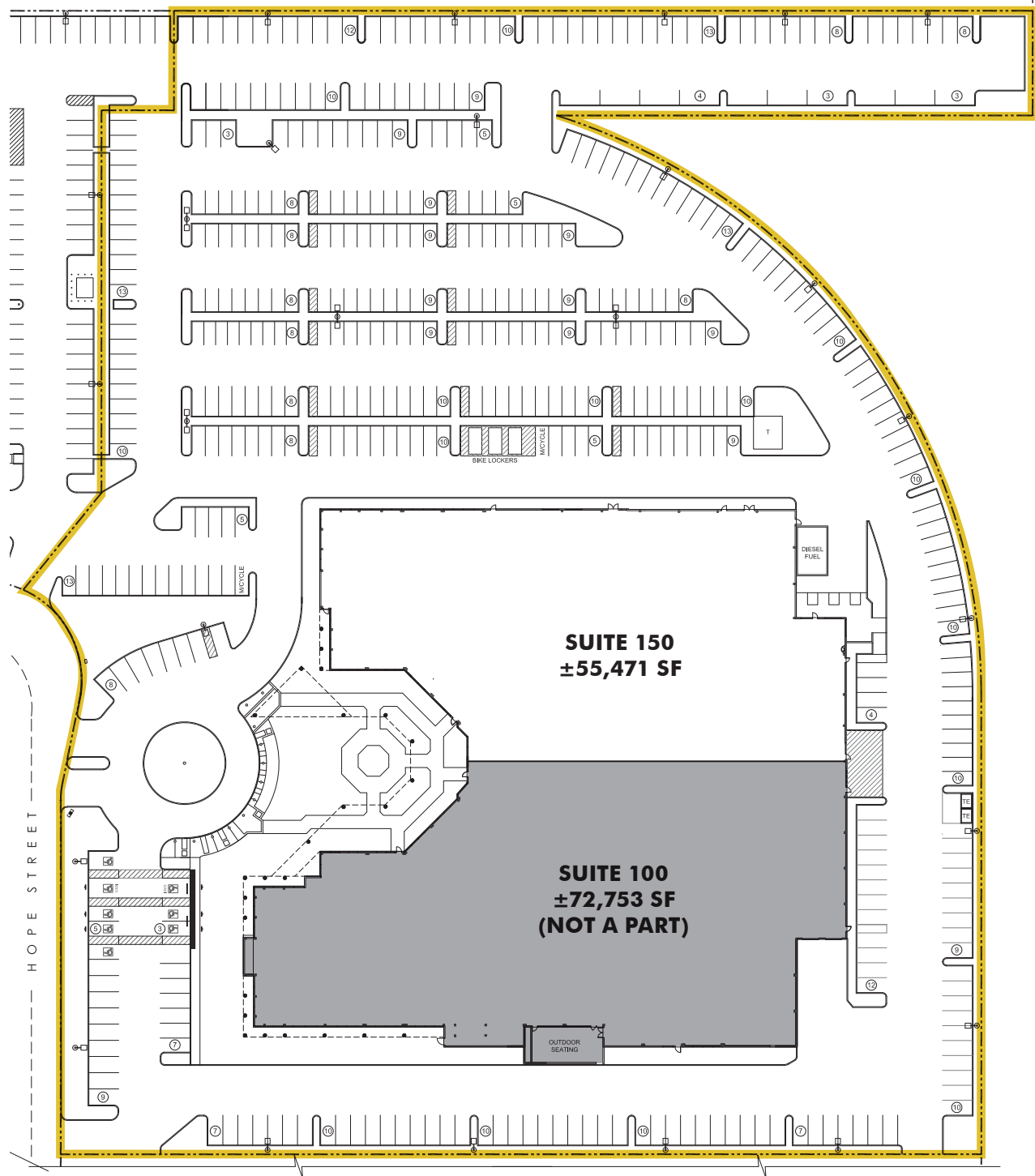
Close proximity to 405, 22 and 605 Freeways



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SITE PLAN

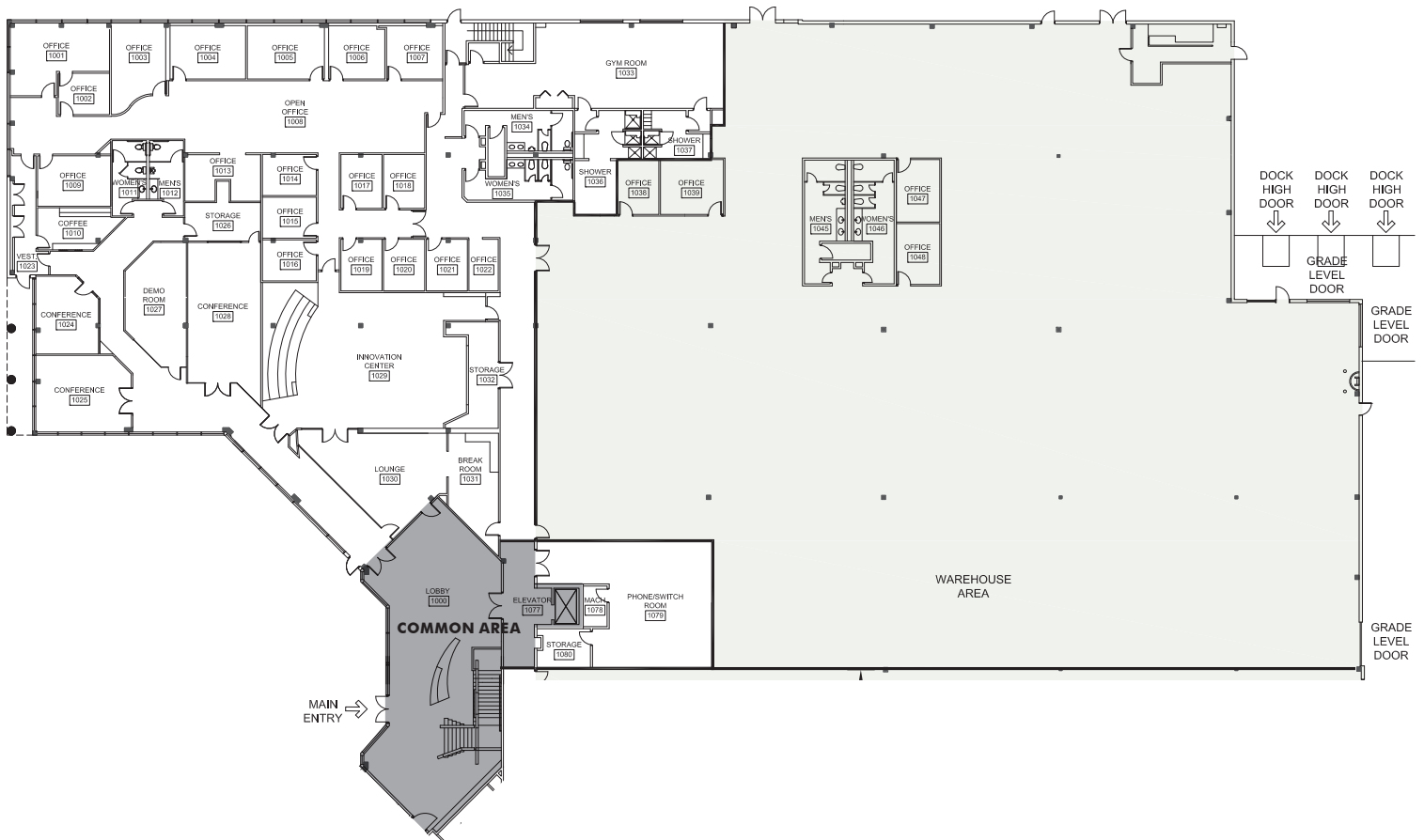


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FLOOR PLANS

CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)

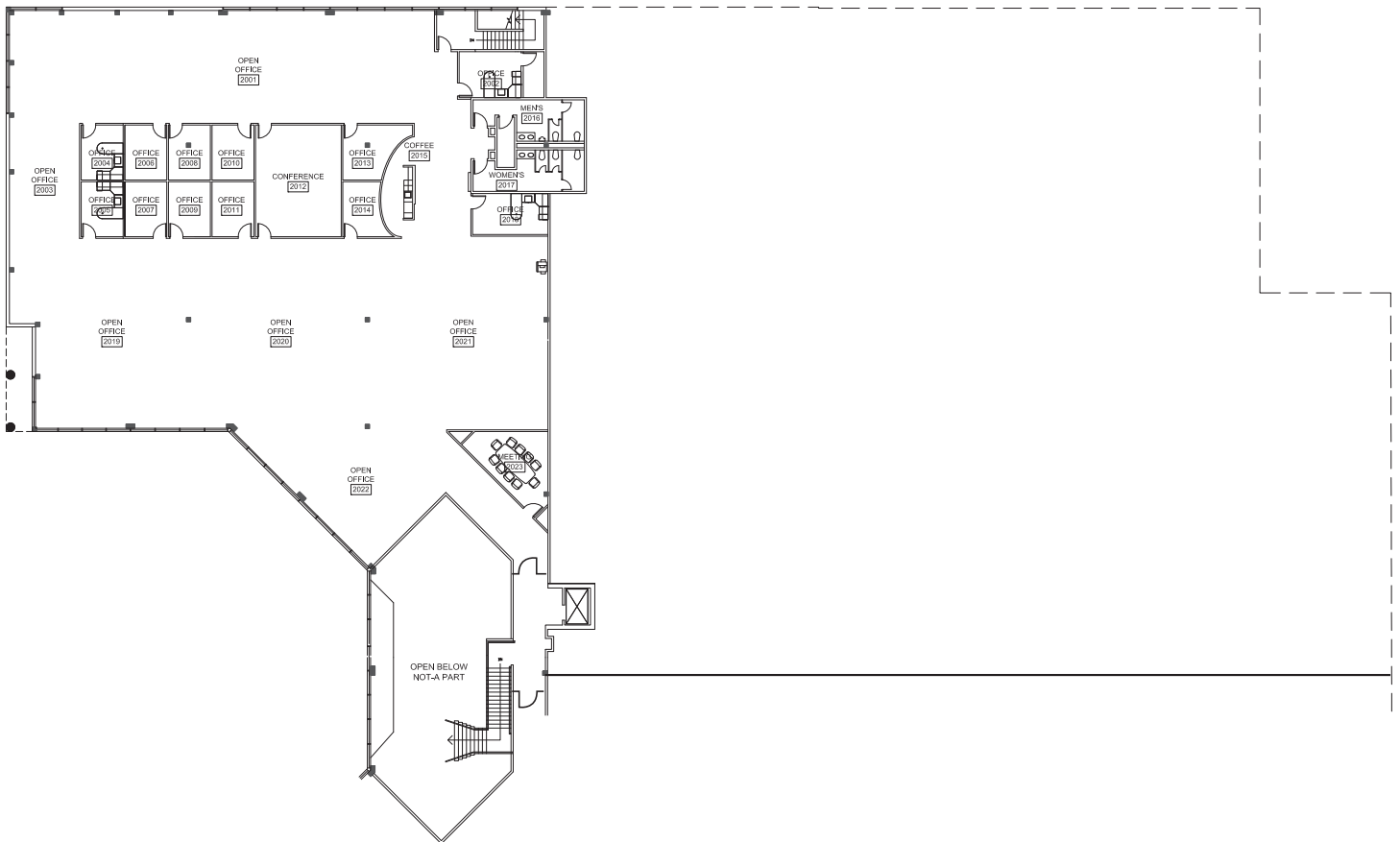


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FLOOR PLANS

CONCEPTUAL SECOND FLOOR PLAN



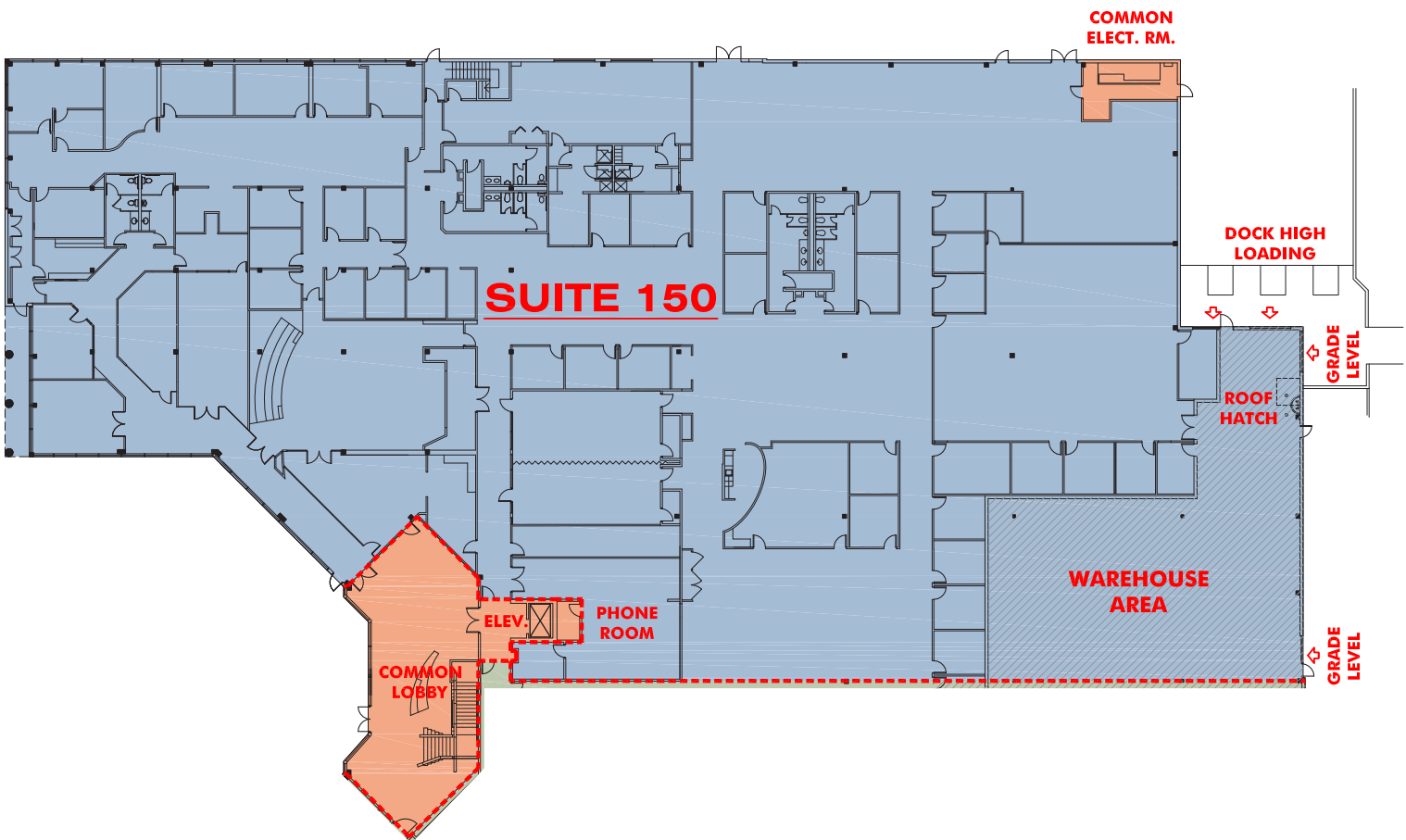
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FLOOR PLANS

AS BUILT FLOOR PLANS

FIRST FLOOR



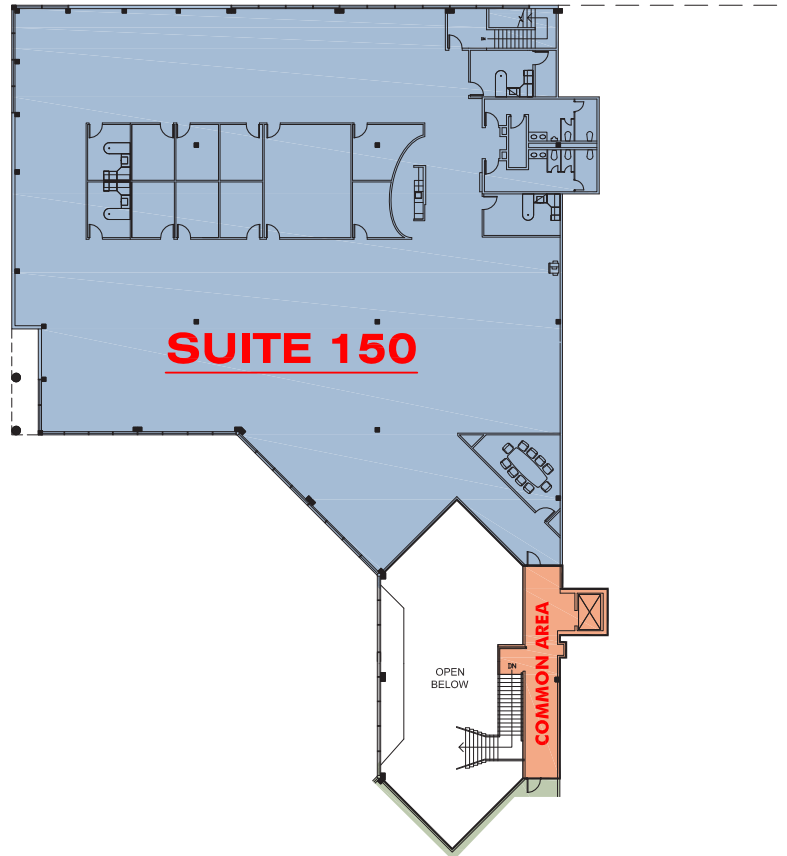
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FLOOR PLANS

AS BUILT FLOOR PLANS

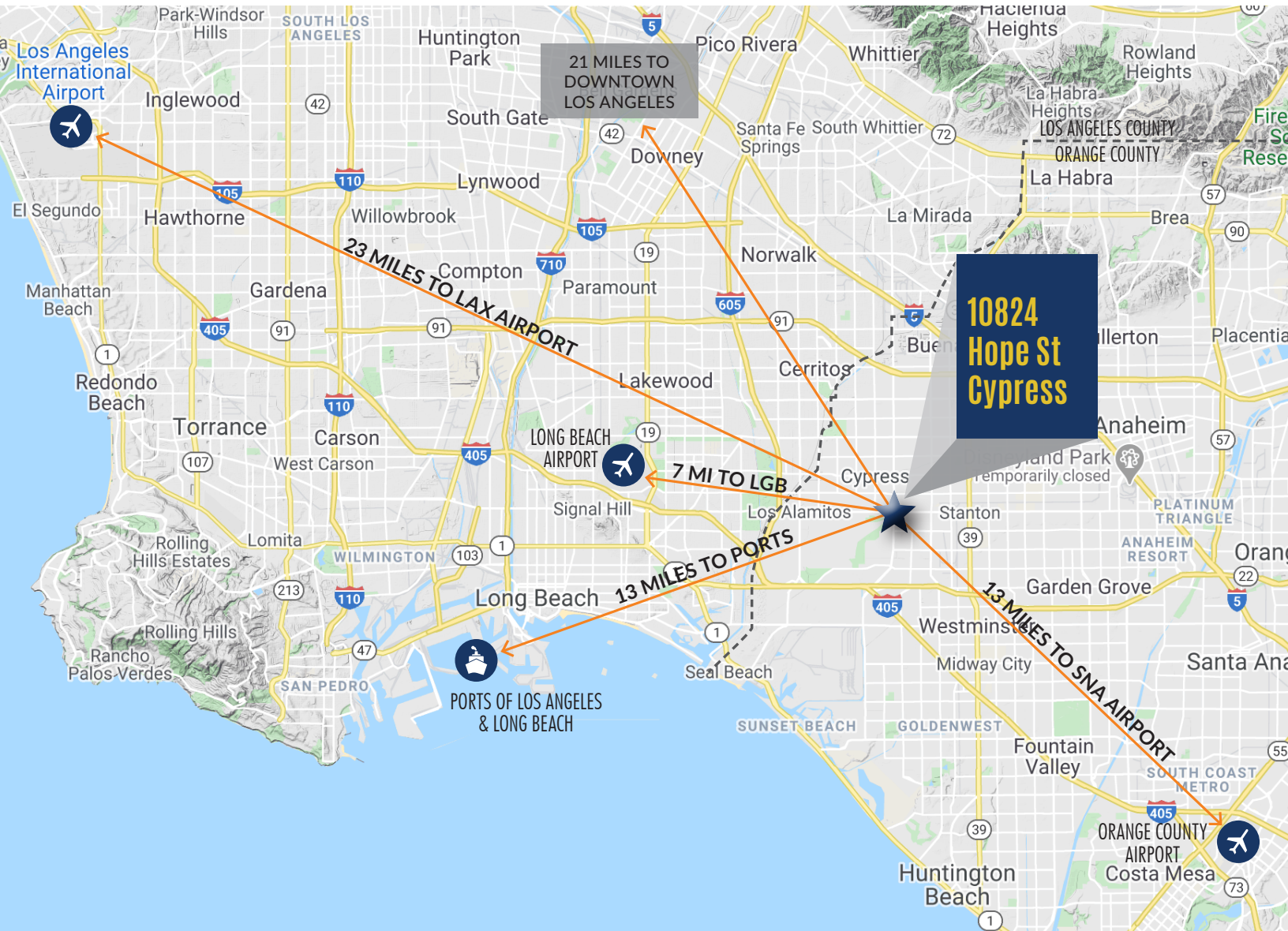
SECOND FLOOR



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REGIONAL MAP



NEARBY RESTAURANTS

- | | | |
|------------------------|--------------------------|-----------------------|
| California Fish Grill | The Habit Burger Grill | Red Robin Burgers |
| Chilli's Grill & Bar | Joe's Gourmet Sandwiches | Rubio's Coastal Grill |
| Chipotle Mexican Grill | Jimmy John's | Starbucks |
| El Torito | Olive Garden Italian | Super Mex |
| Five Guys Burger | Panda Express | |

SHOPPING

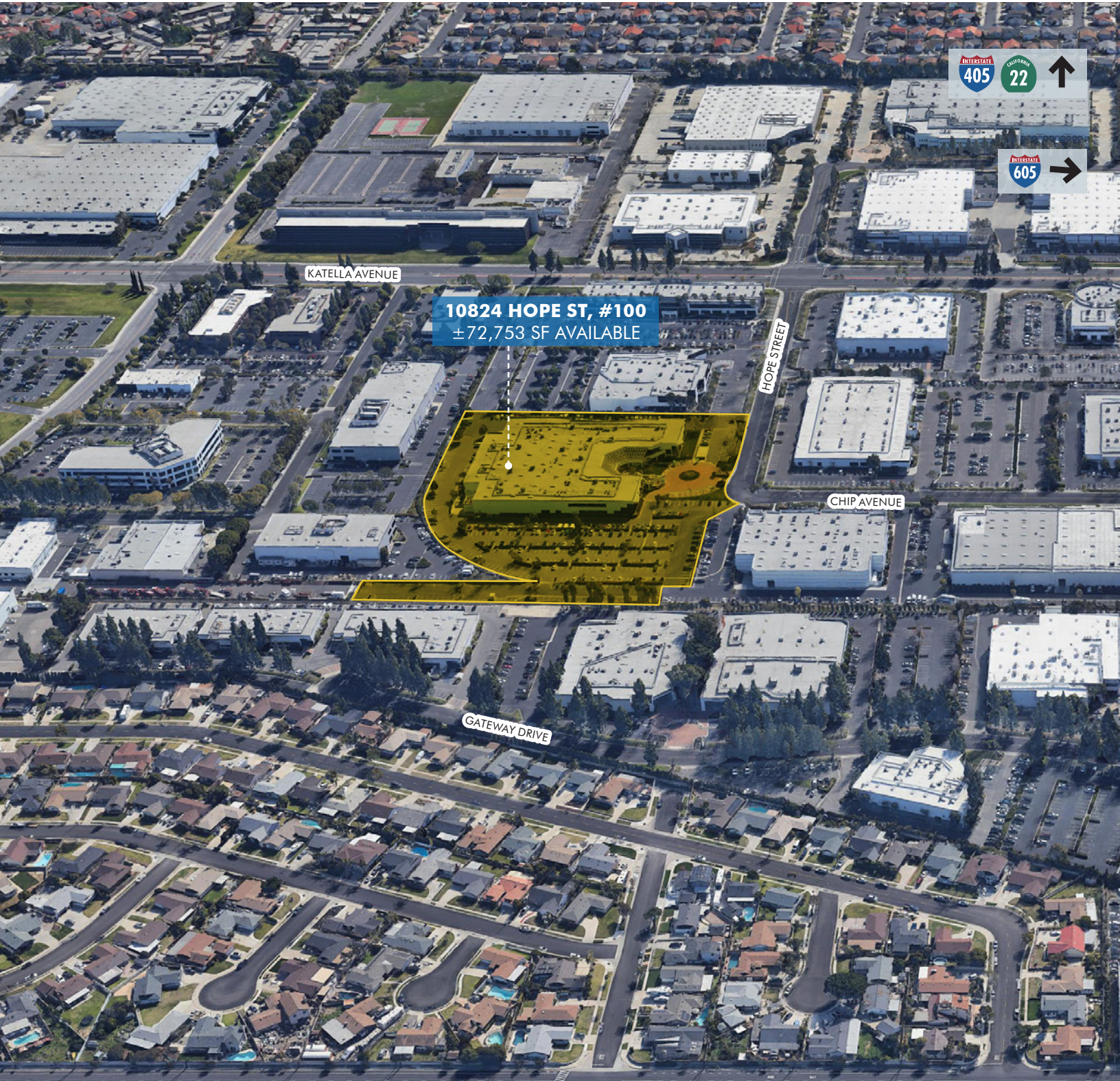
- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

- | |
|-------------------------------|
| Courtyard By Marriott |
| Hampton Inn |
| Hyatt House Cypress |
| Residence Inn By Marriott |
| 24 Hour Fitness, Orangetheory |

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AERIAL MAP



KATELLA AVENUE

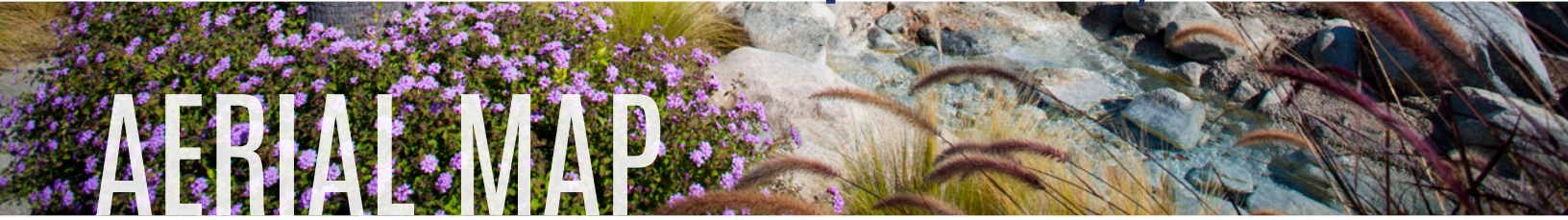
10824 HOPE ST, #100
±72,753 SF AVAILABLE

HOPE STREET

CHIP AVENUE

GATEWAY DRIVE

10824 Hope Street, Suite 150



AERIAL MAP



10824 HOPE ST, #150
±55,471 SF AVAILABLE

PORT OF LONG BEACH
& LONG BEACH AIRPORT →

INTERSTATE
605 →

