

HIGH IMAGE OFFICE/TECHNOLOGY

±30,768 SF FOR LEASE

10803 Hope Street, #100

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

10803 Hope Street, #100



PROPERTY FEATURES



±30,768 Available Office SF



Part of a Larger 69,440 SF



Large Training & Conference Rooms



Newly renovated space



Ideal for Back Office/Training/IT Center



High-Intensity Parking Uses > 5:1,000



Perimeter Private Offices with Large Open Bays



Large Breakroom/ Exterior Patio



Grade Level Loading Possible



Sprinklered



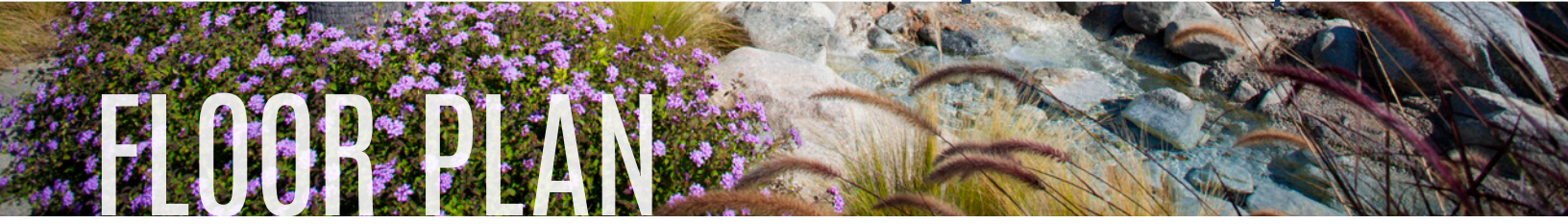
Located in Cypress, at the border of Los Angeles and Orange County



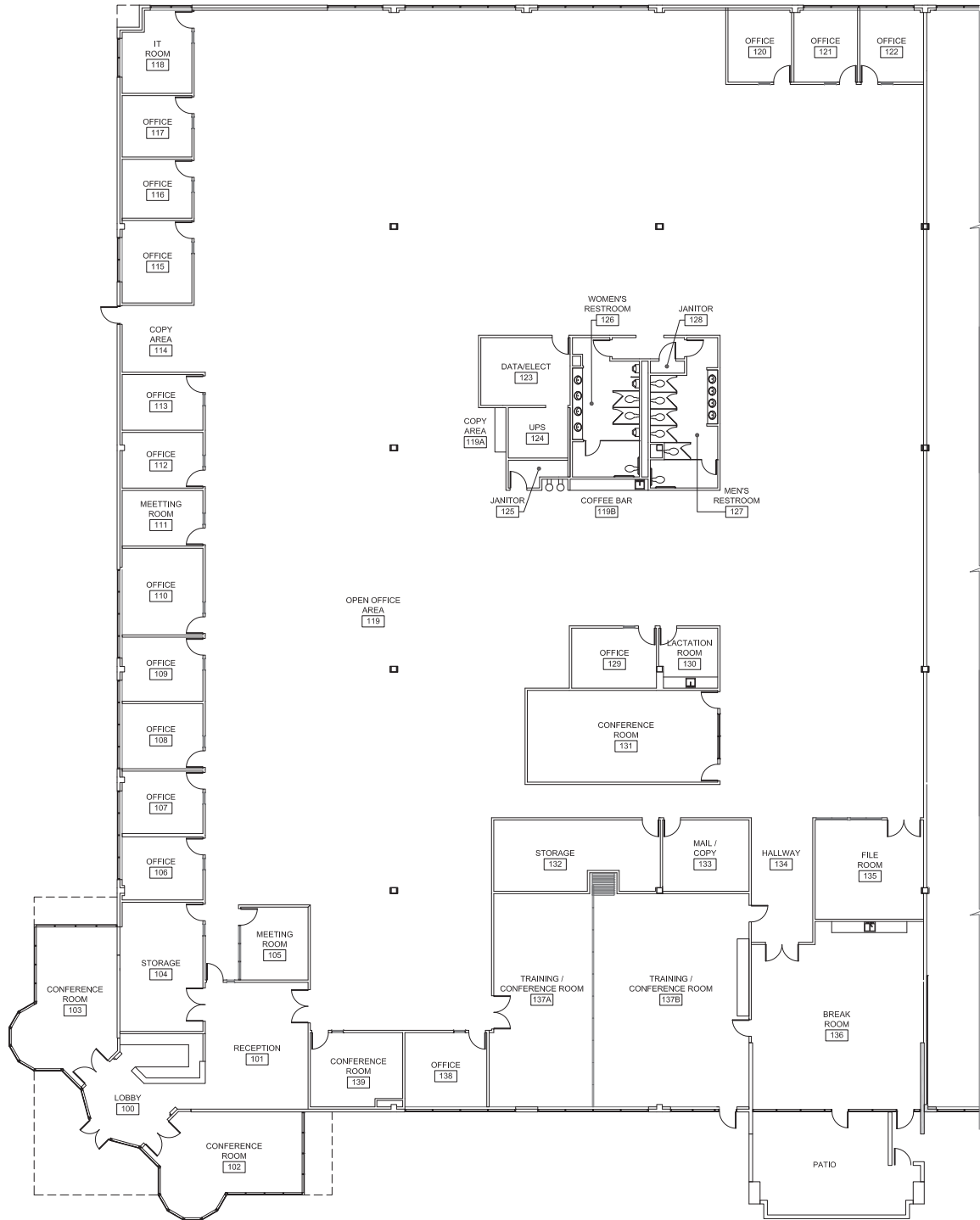
Close proximity to 405, 22 and 605 Freeways



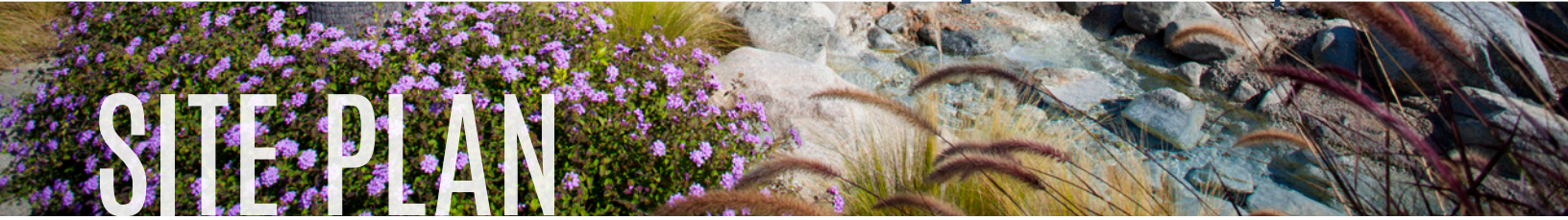
10803 Hope Street, #100



FLOOR PLAN

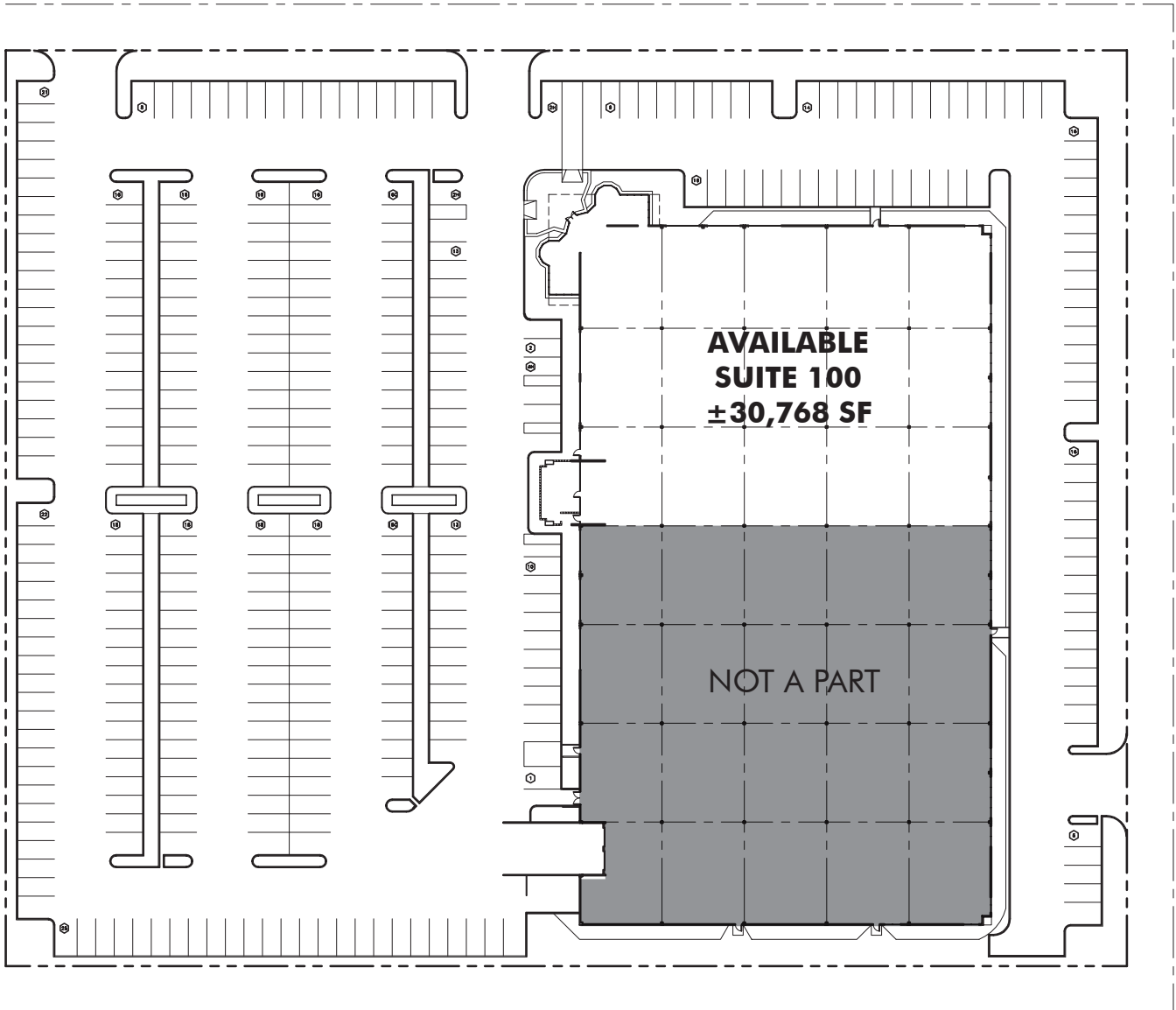


10803 Hope Street, #100



SITE PLAN

CHIP AVENUE

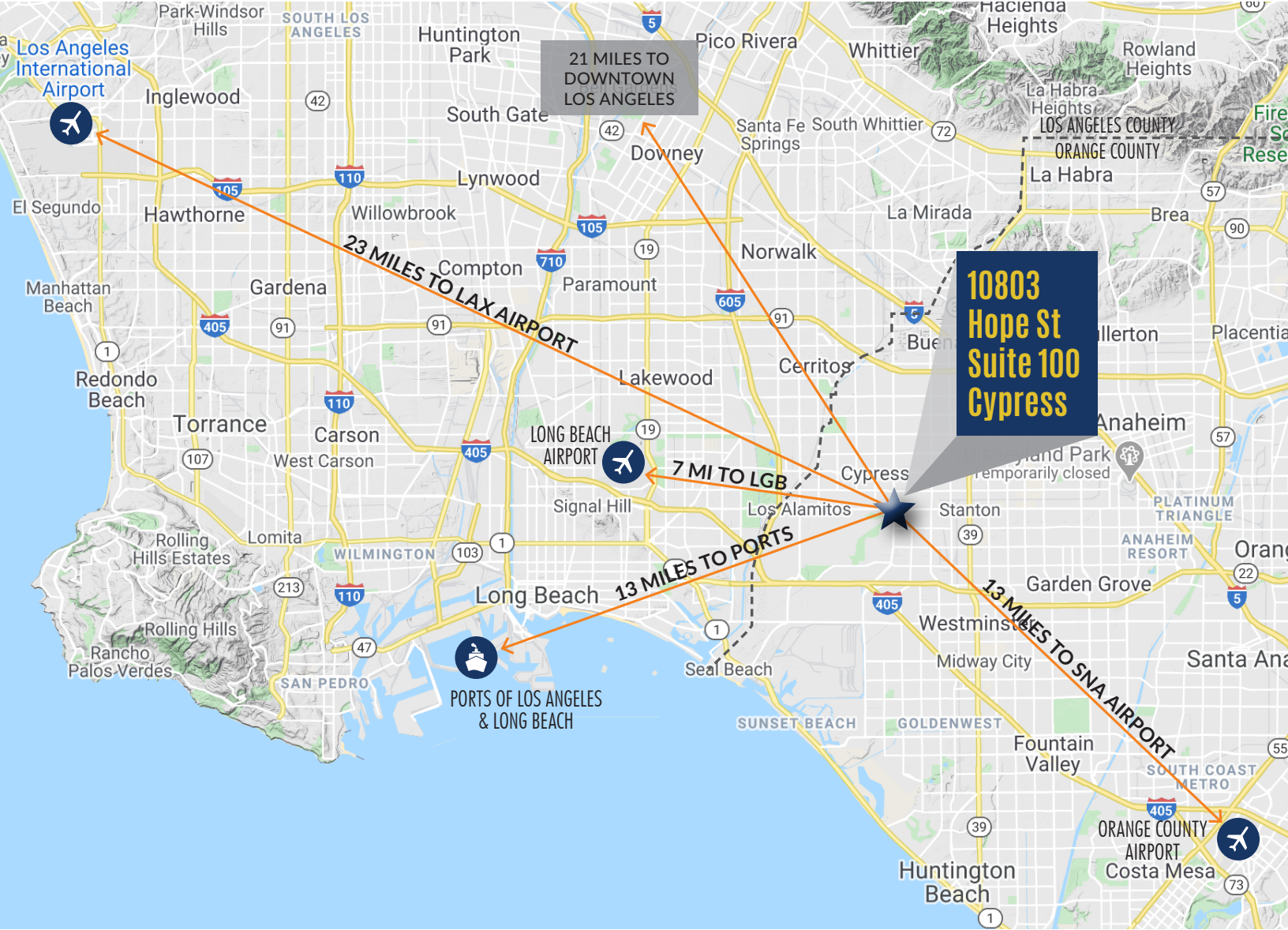


HOPE STREET

10803 Hope Street, #100



REGIONAL MAP



**10803
Hope St
Suite 100
Cypress**

NEARBY RESTAURANTS

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

SHOPPING

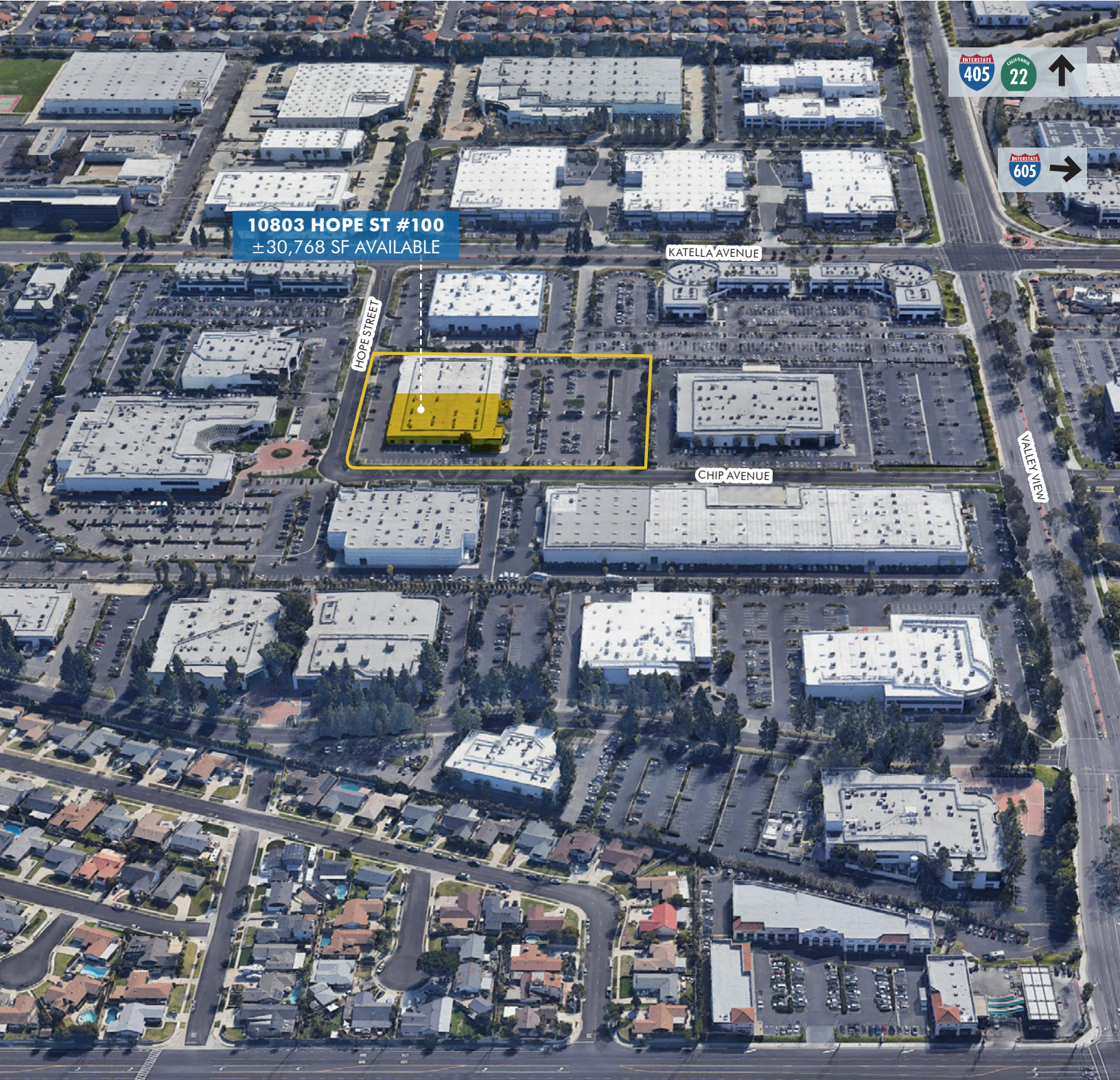
- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

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

10803 Hope Street, #100

AERIAL MAP



10803 HOPE ST #100
±30,768 SF AVAILABLE

HOPE STREET

KATELLA AVENUE

CHIP AVENUE

VALLEY VIEW



10803 Hope Street, #100

AERIAL MAP



10803 HOPE ST #100
±30,768 SF AVAILABLE

PORT OF LONG BEACH
& LONG BEACH AIRPORT →

INTERSTATE
605 →

