

**FULLY FURNISHED**

**OFFICE SPACE WITH 5/1,000 PARKING**

**5701 E. KATELLA AVENUE  
CYPRESS, CA**

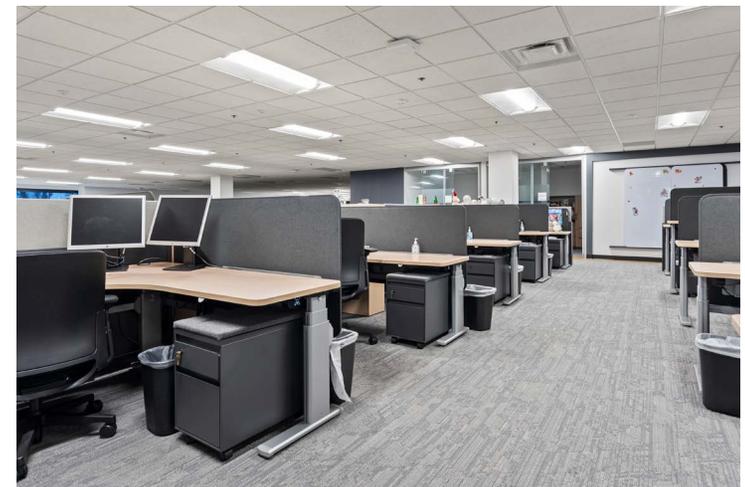
**16,710 - 109,236 SF AVAILABLE**



# BUILDING AVAILABILITY

Floor	Suite	RSF	Details	Virtual Tour
1	150	16,710	123 person training room cafeteria with ample seating	
3	300	46,263	331 cubicles 6 offices 11 conference/huddle	
4	400	46,263	307 cubicles 14 offices 17 conference/huddle	

**TOTAL 109,236**      **638 cubicles**  
**20 offices**  
**28 conference/huddle**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# BUILDING HIGHLIGHTS



## FLEXIBLE OFFICE SPACE

Provides up to 109,236 SF of excellent flexibility for tenants needing mid-to-large office space.



## FULLY FURNISHED

Contemporary furniture and finishes throughout for a polished, professional environment. Turnkey office allows teams to plug in and get to work with minimal downtime.



## AMENITY RICH AREA

Cypress and Katella Avenue offer a mix of retail, dining, services and everyday conveniences.



## STRATEGIC LOCATION

Prime Cypress location with quick access to the 605, 405, 22 and 91 Freeways and local thoroughfares.



## ABUNDANT PARKING

**5/1,000** Structure and surface parking



## HIGHLY CUSTOMIZABLE LAYOUTS

Easily accommodate a variety of business types — from creative offices, regional headquarters, professional firms, to other corporate tenants looking for room to grow.

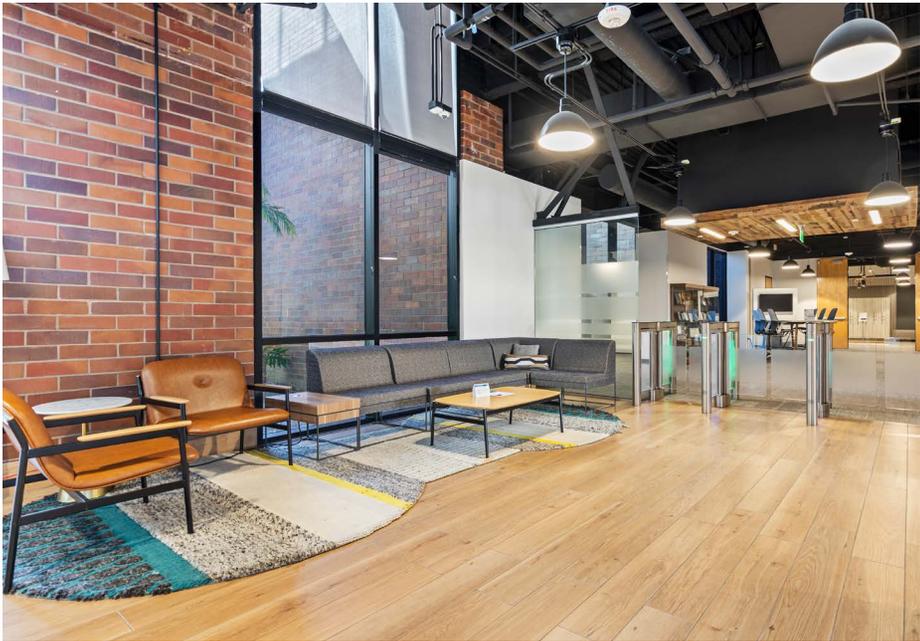
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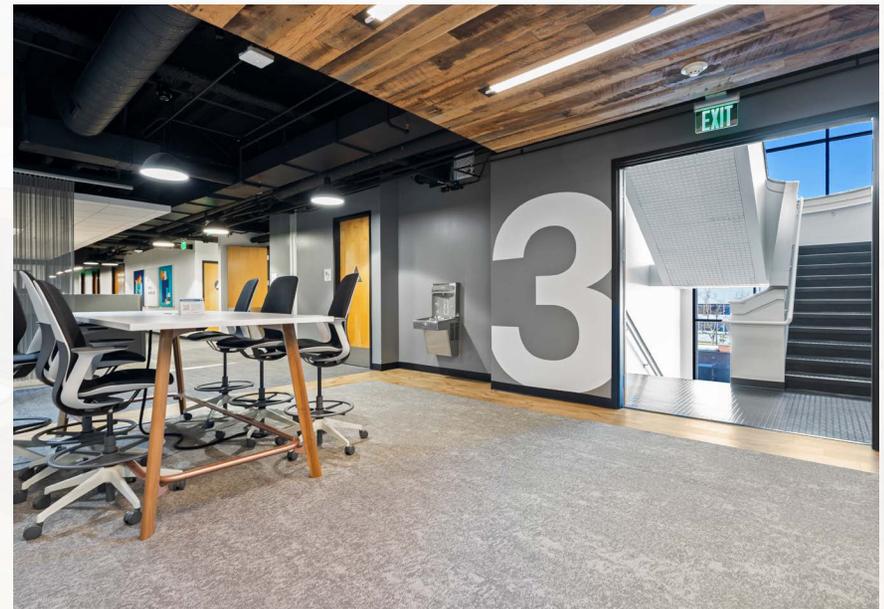
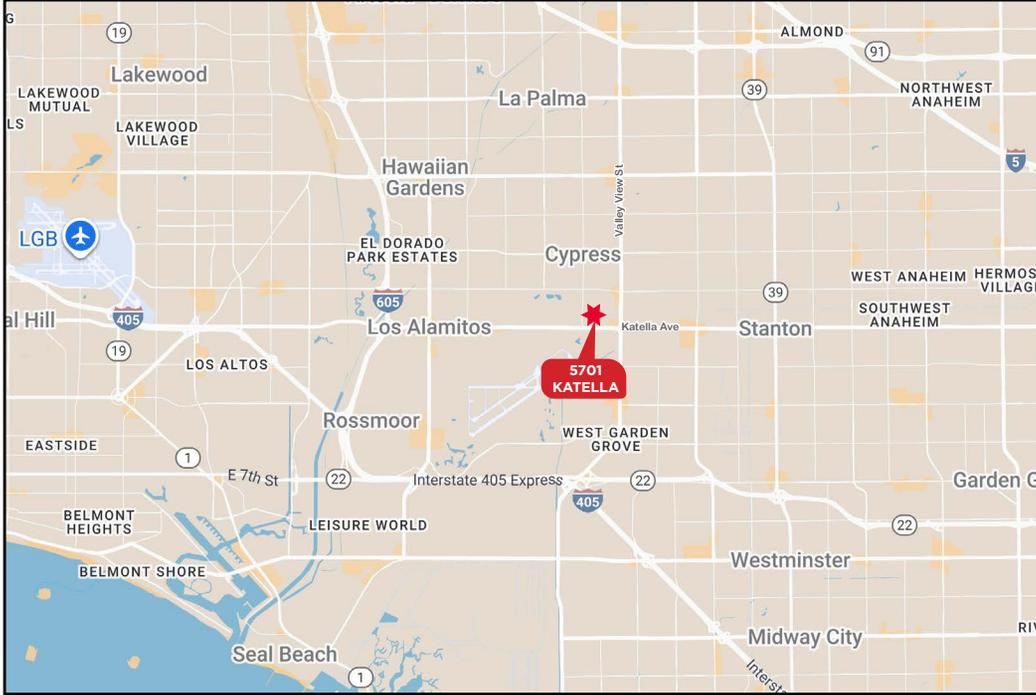
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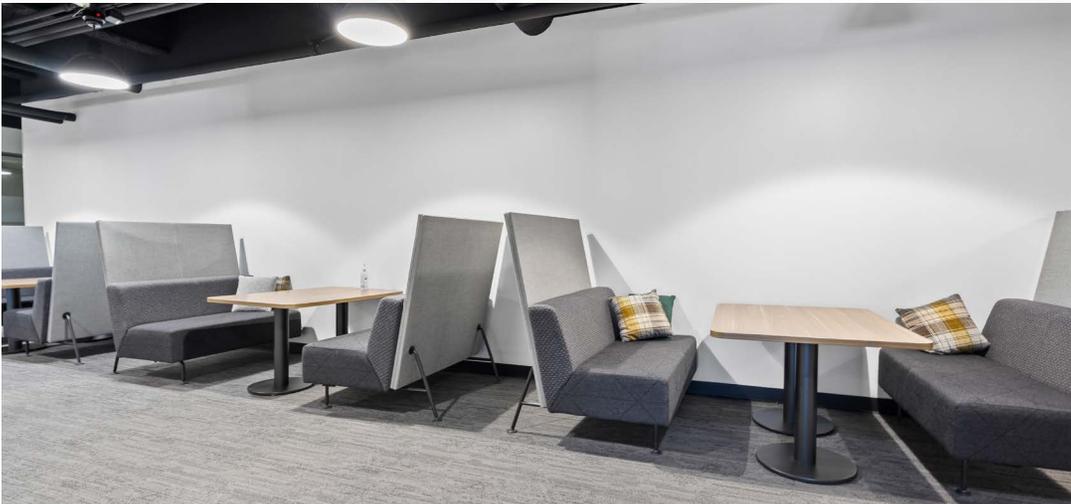
# HIGH END FURNITURE/FIXTURES/FINISHES



# LOCATION MAP

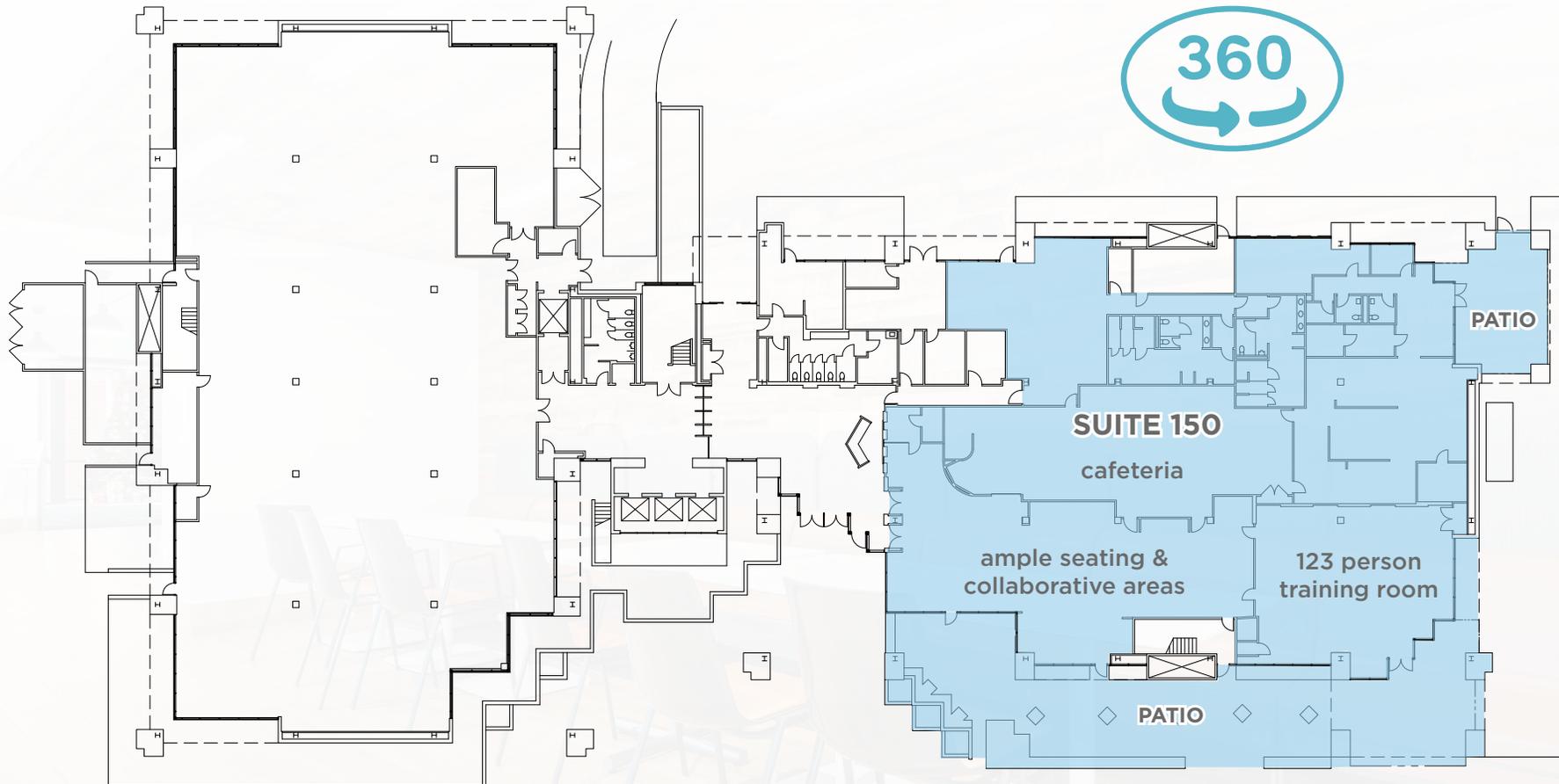


# LOCAL AMENITIES



# FLOOR PLAN - 5701 Katella Avenue, Cypress, CA

SUITE 150 - 16,710 RSF (AS-BUILT PLAN)



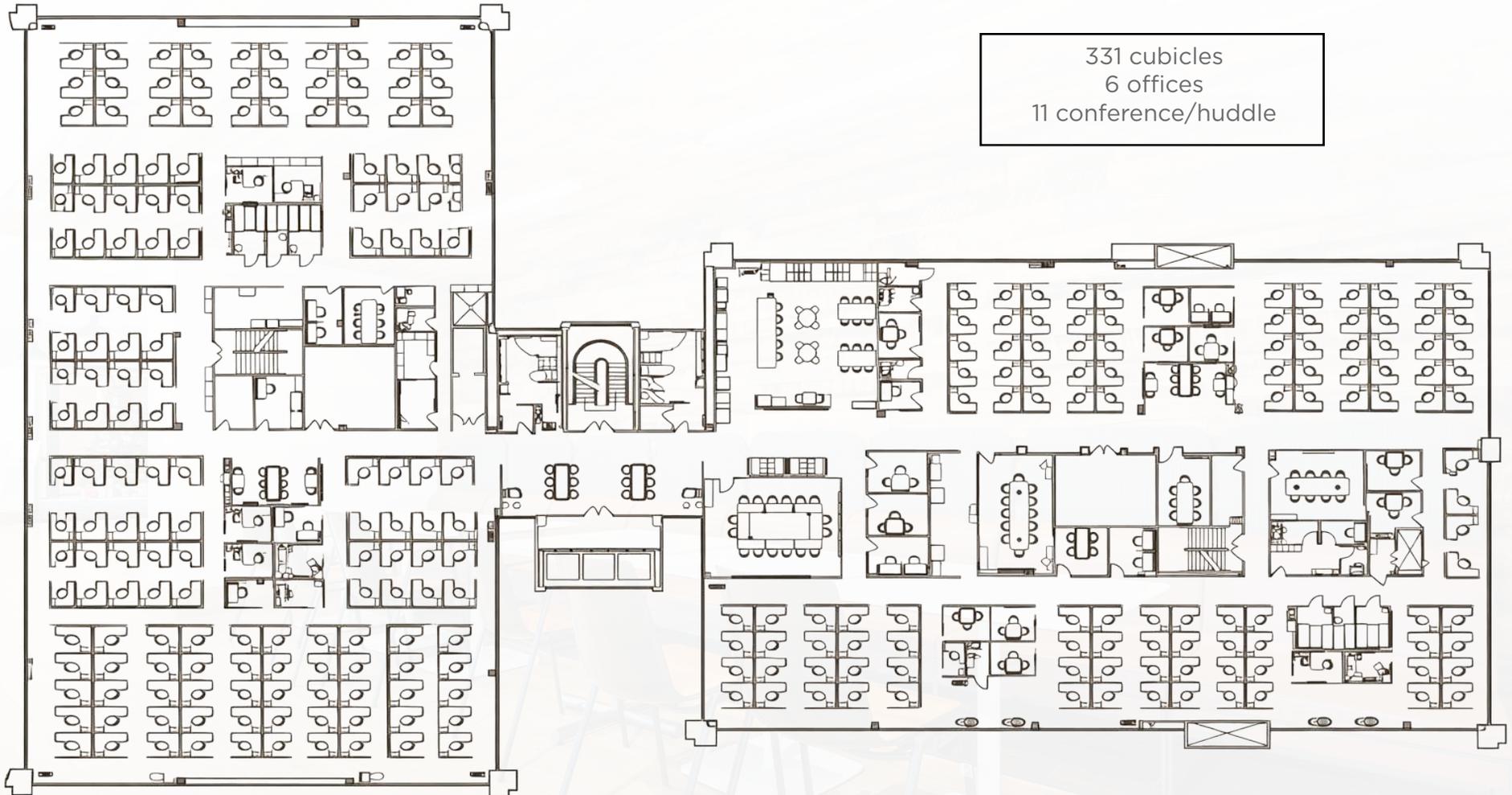
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# FLOOR PLAN - 5701 Katella Avenue, Cypress, CA

## SUITE 300 - 46,263 RSF - (FURNITURE PLAN)



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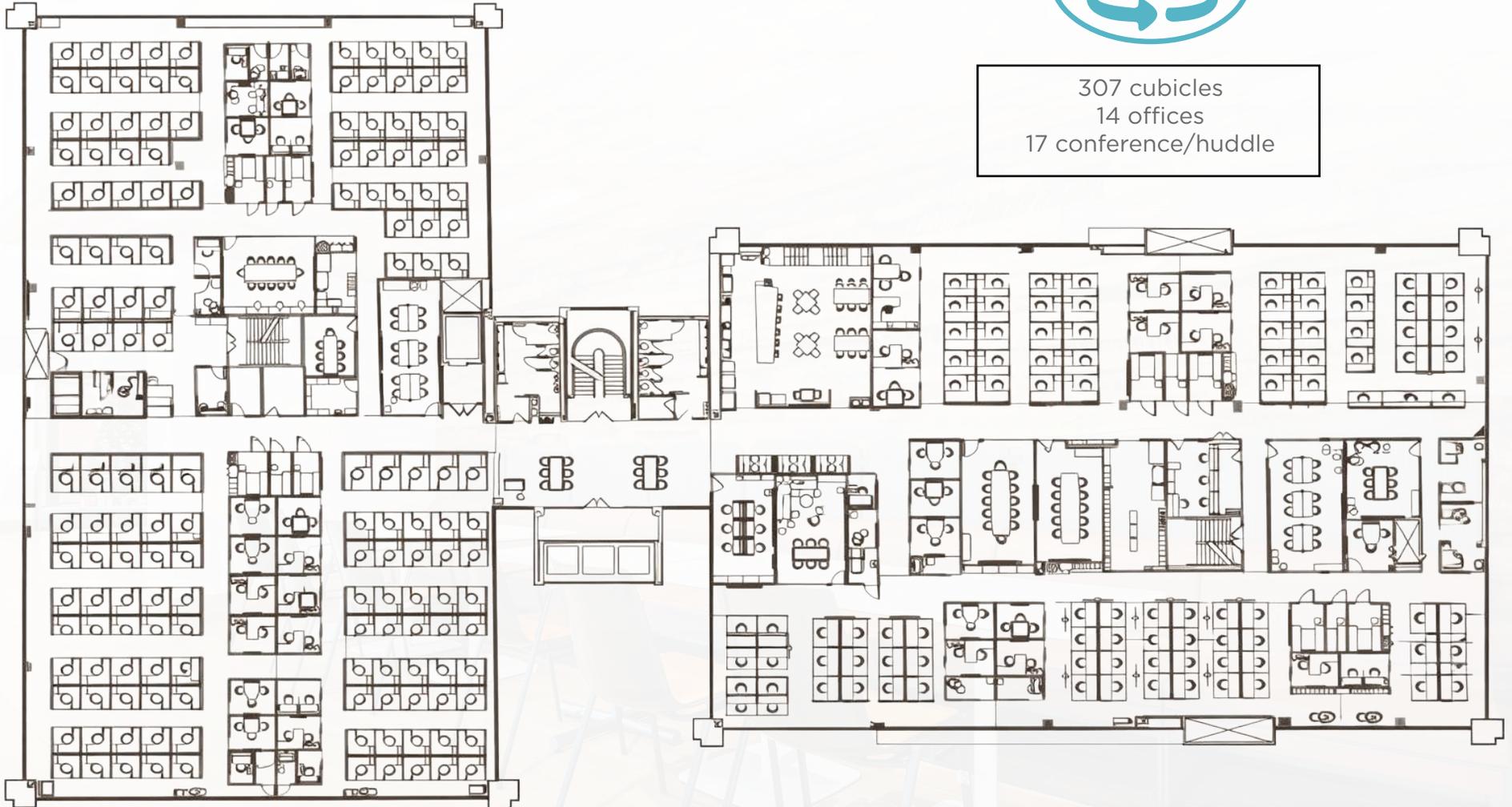


# FLOOR PLAN - 5701 Katella Avenue, Cypress, CA

SUITE 400 - 46,263 RSF - (FURNITURE PLAN)



307 cubicles  
14 offices  
17 conference/huddle



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