

WARLAND

CYPRESS BUSINESS CENTER

6141 KATELLA AVE
SUITE 150
CYPRESS, CALIFORNIA



www.warlandcypress.com

FOR LEASE :: ±13,327 SF
FIRST FLOOR OFFICE SPACE

FEATURES:

- High Image 2-Story Building
- ±13,327 SF First Floor Office Space Available
- Major Street Frontage
- 4:1 Car Parking (Expandable)
- Efficient Layout
- Improvements to Suit
- See Reverse for Floor Plan

AMENITIES:

- 200-Acre Planned Development
- People-Oriented Environment
- Long-term Ownership with Commitment to Building Quality
- Outstanding Labor Supply
- Expansion Flexibility
- Minutes to San Diego (405), Garden Grove (22) and San Gabriel (605) Freeways



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6141 KATELLA AVENUE, SUITE 150

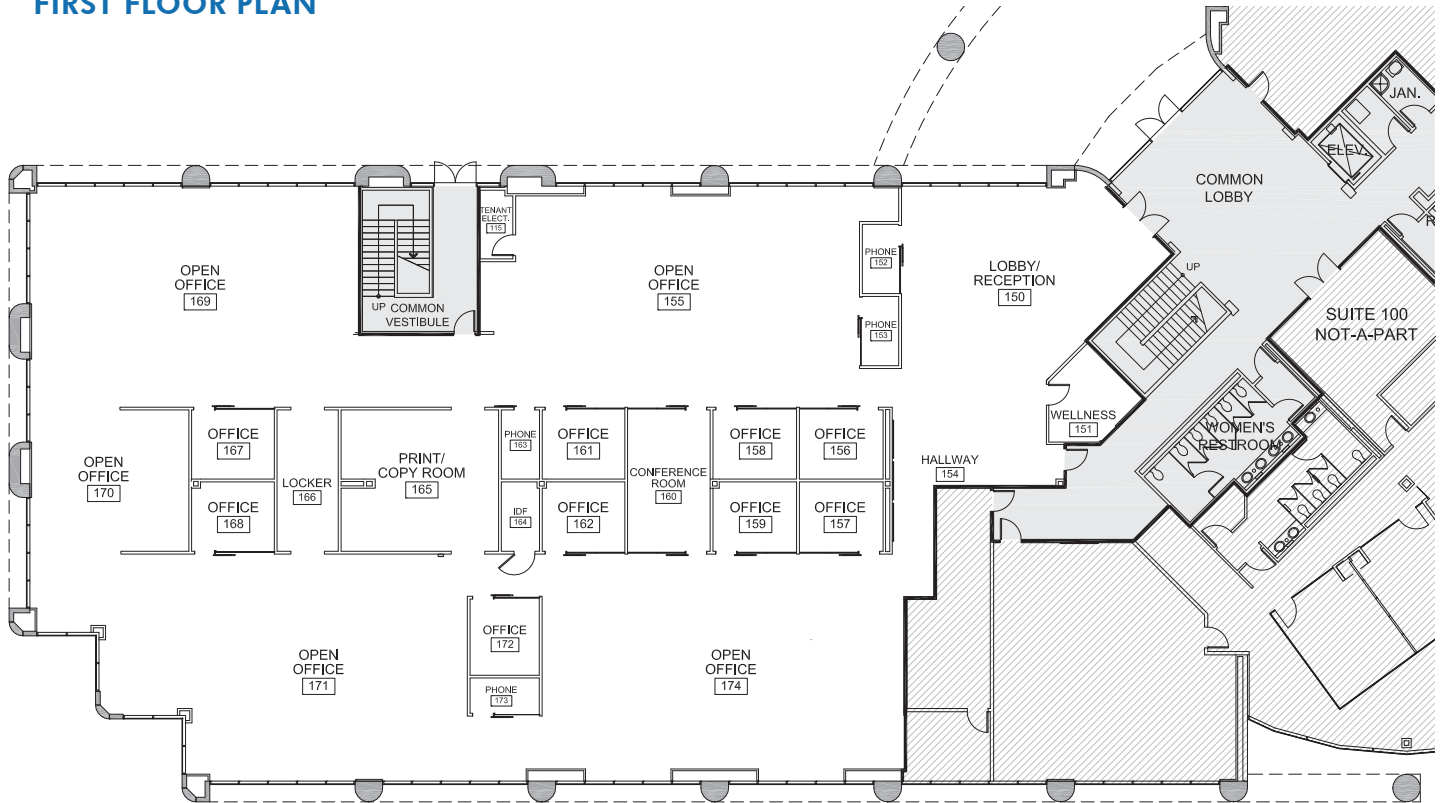
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WARLAND
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FIRST FLOOR PLAN



CORPORATE NEIGHBORS:

- | | |
|---------------------|---------------|
| Evergreen Shipping | Amazon |
| PVH/Speedo | Time Warner |
| DRS Technologies | United Health |
| Yamaha | Rolls Royce |
| Mitsubishi Electric | Siemens |



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