

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

+72,753 SF FOR LEASE

10824 Hope Street, Suite 100

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



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

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CBRE

10824 Hope Street, Suite 100

PROPERTY FEATURES



±72,753 SF Available



±39,600 Office SF



±33,153 Warehouse SF



24' Warehouse Clear



4:1,000 Parking Ratio



Two (2) Dock High Positions



One (1) Grade Level Loading Door



Heavy Power



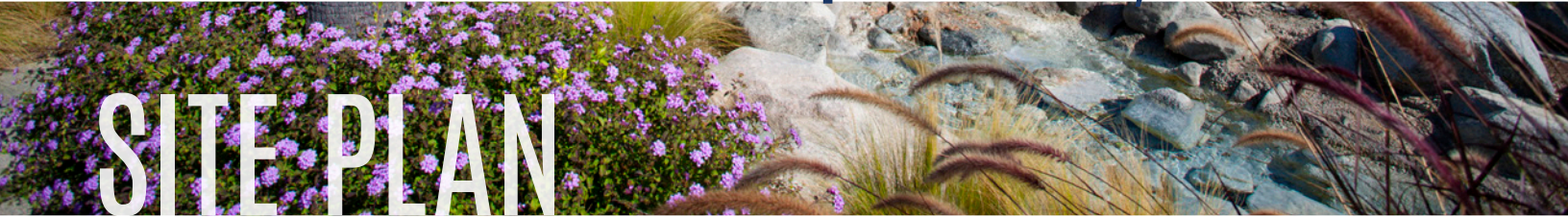
100% HVAC



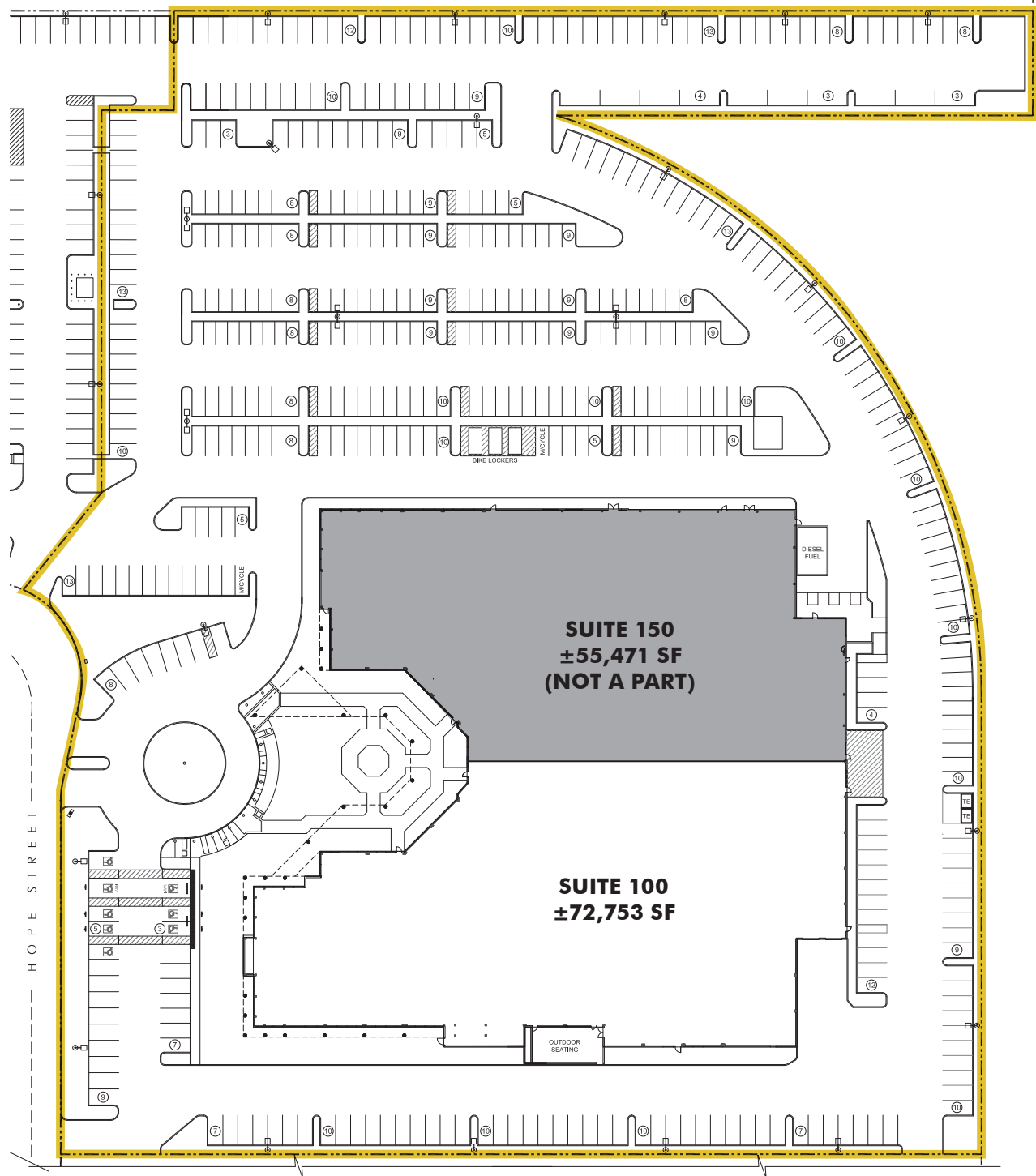
Close proximity to 405, 22 and 605 Freeways



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SITE PLAN

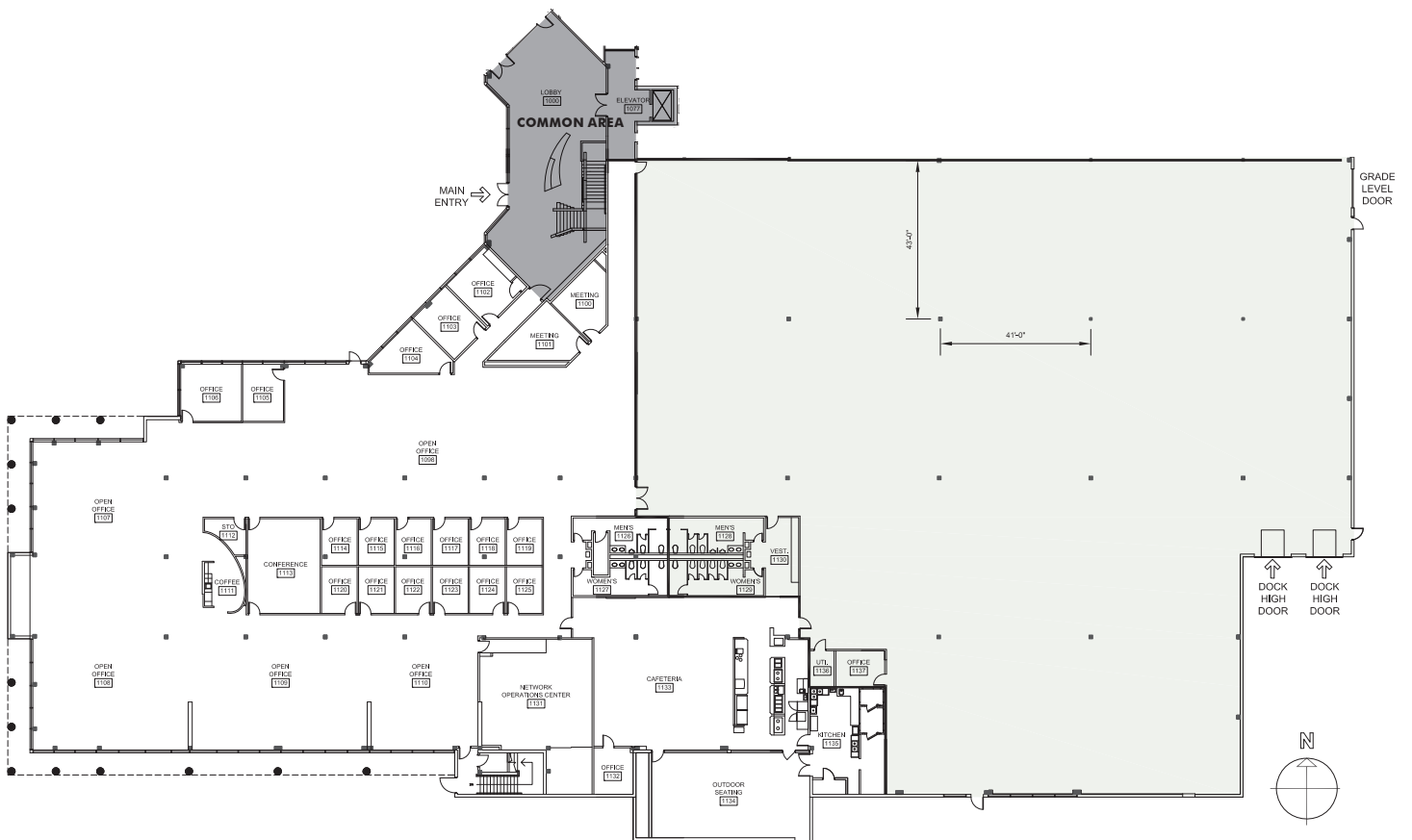


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FLOOR PLANS

CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)

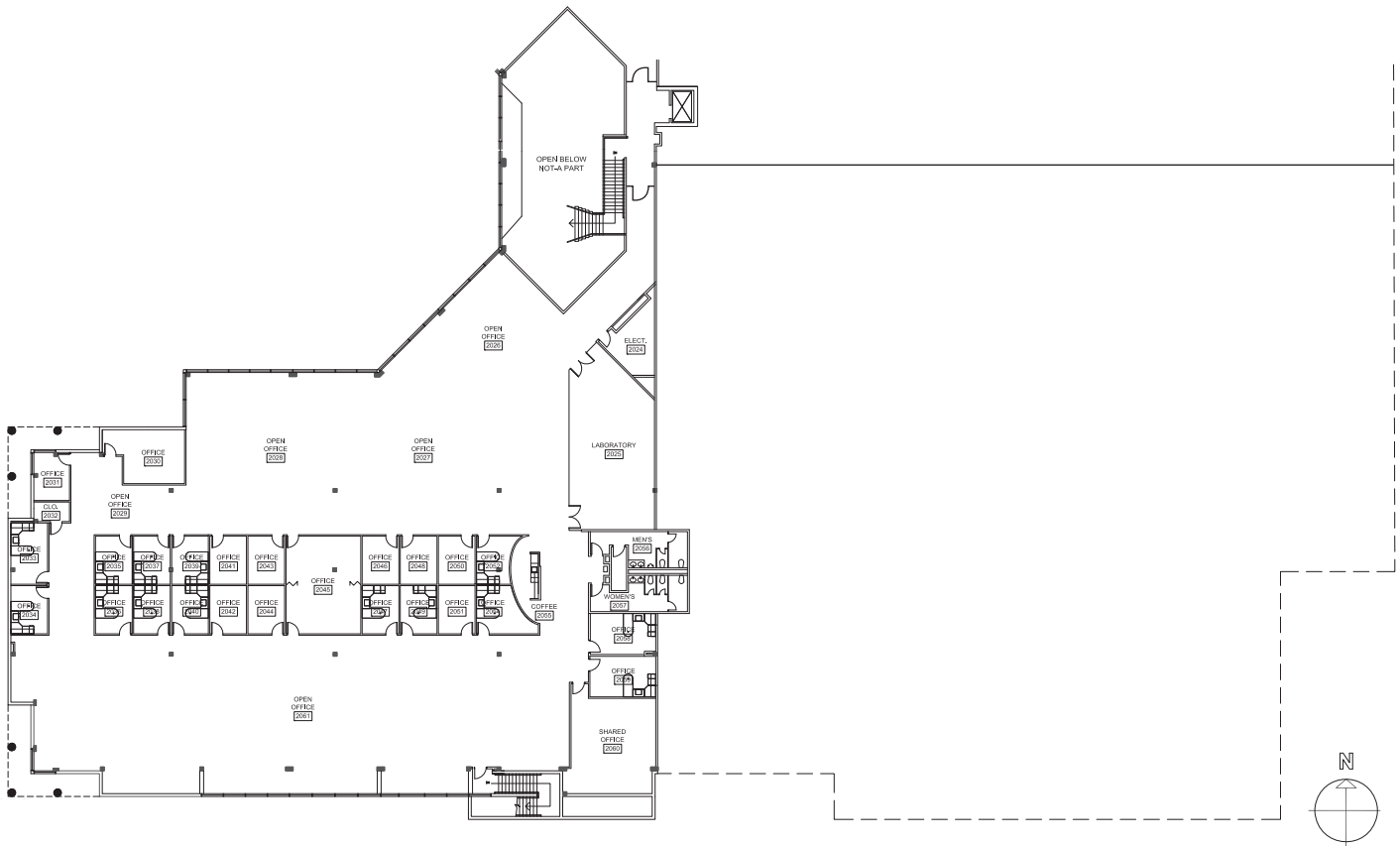


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FLOOR PLANS

CONCEPTUAL SECOND FLOOR PLAN



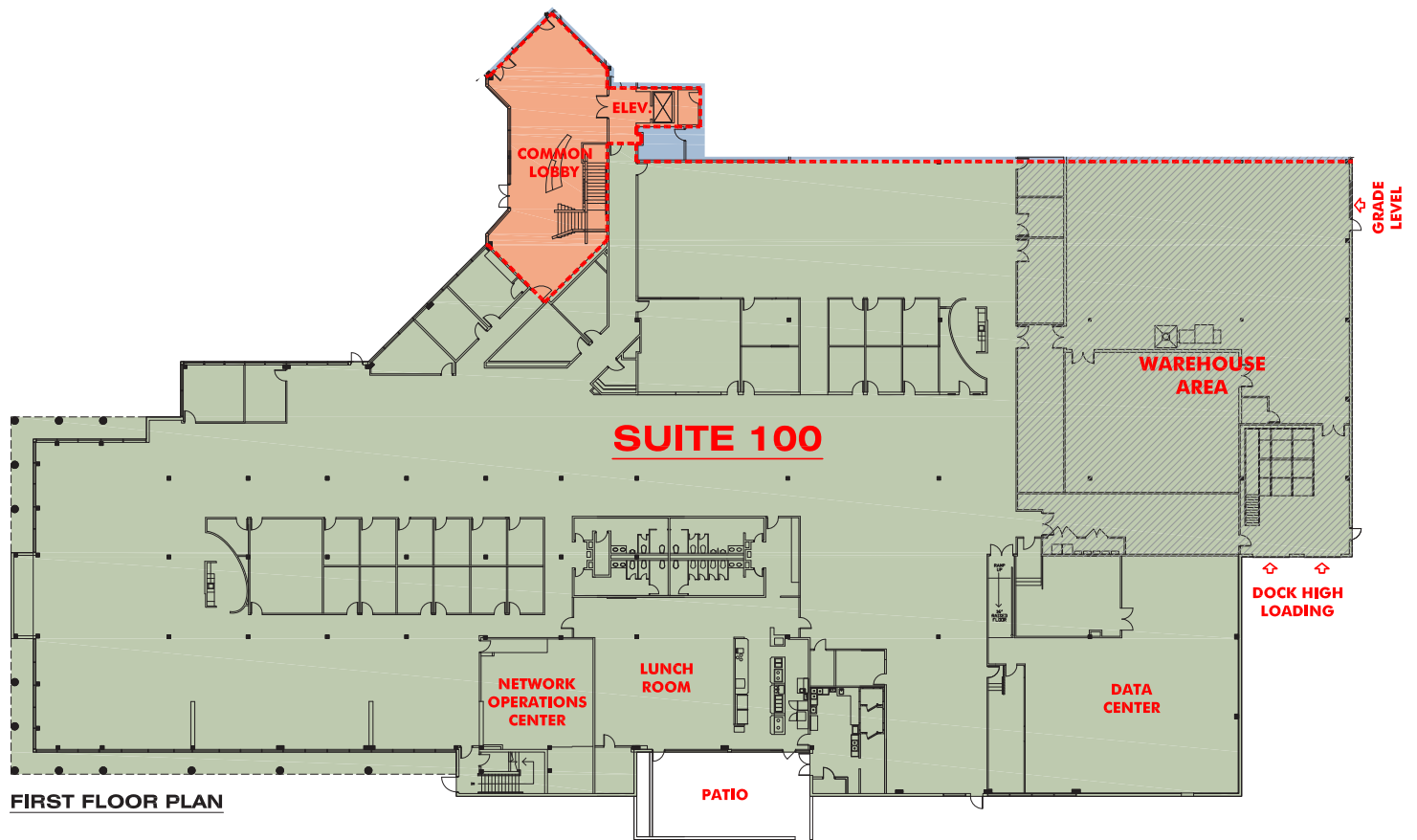
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FLOOR PLANS

AS BUILT FLOOR PLANS

FIRST FLOOR



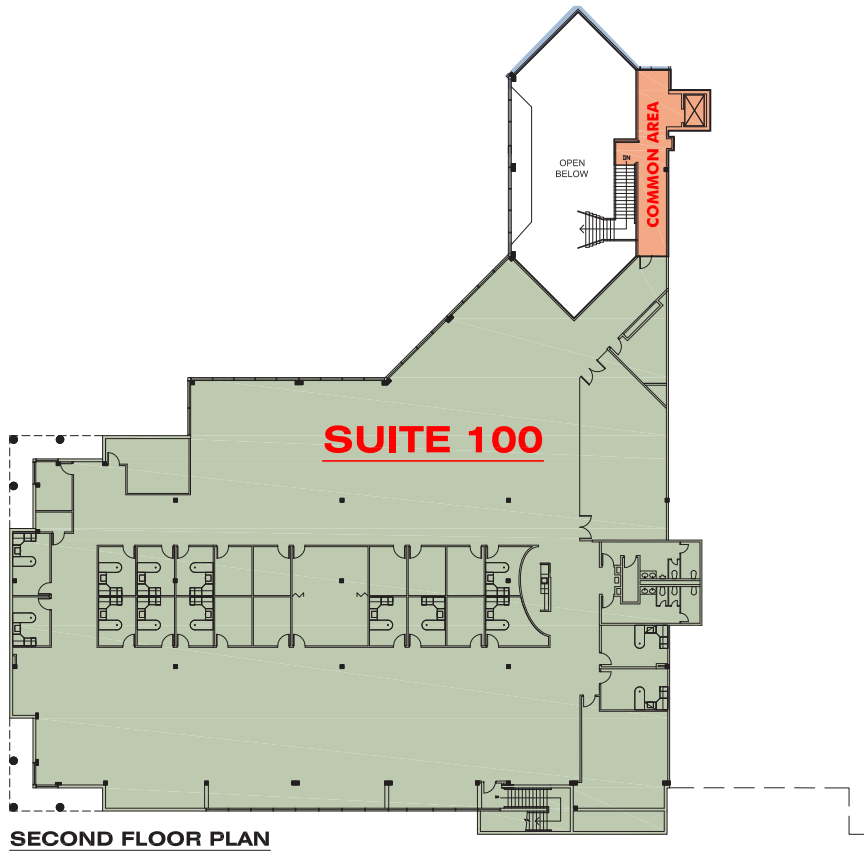
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FLOOR PLANS

AS BUILT FLOOR PLANS

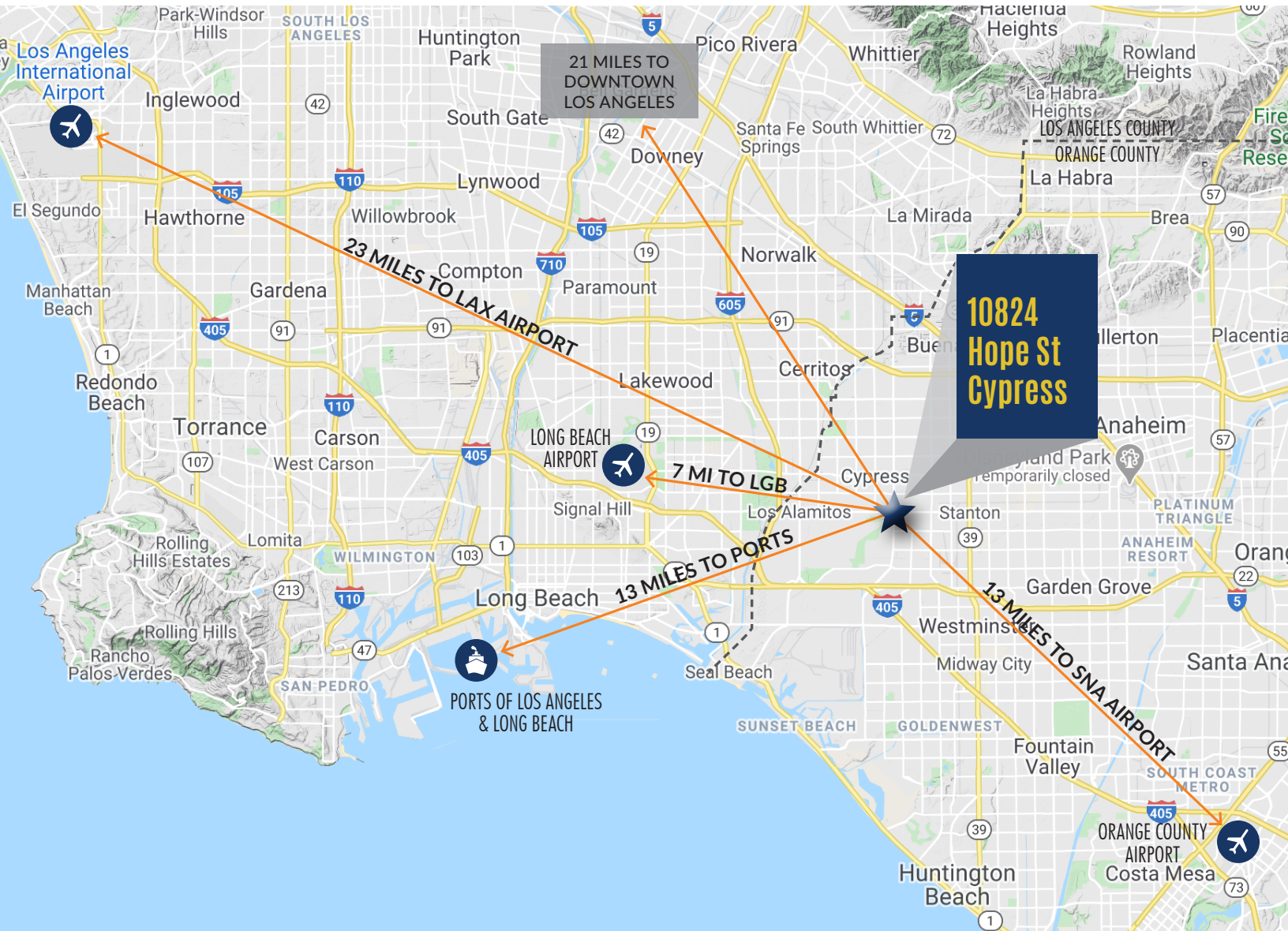
SECOND FLOOR



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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

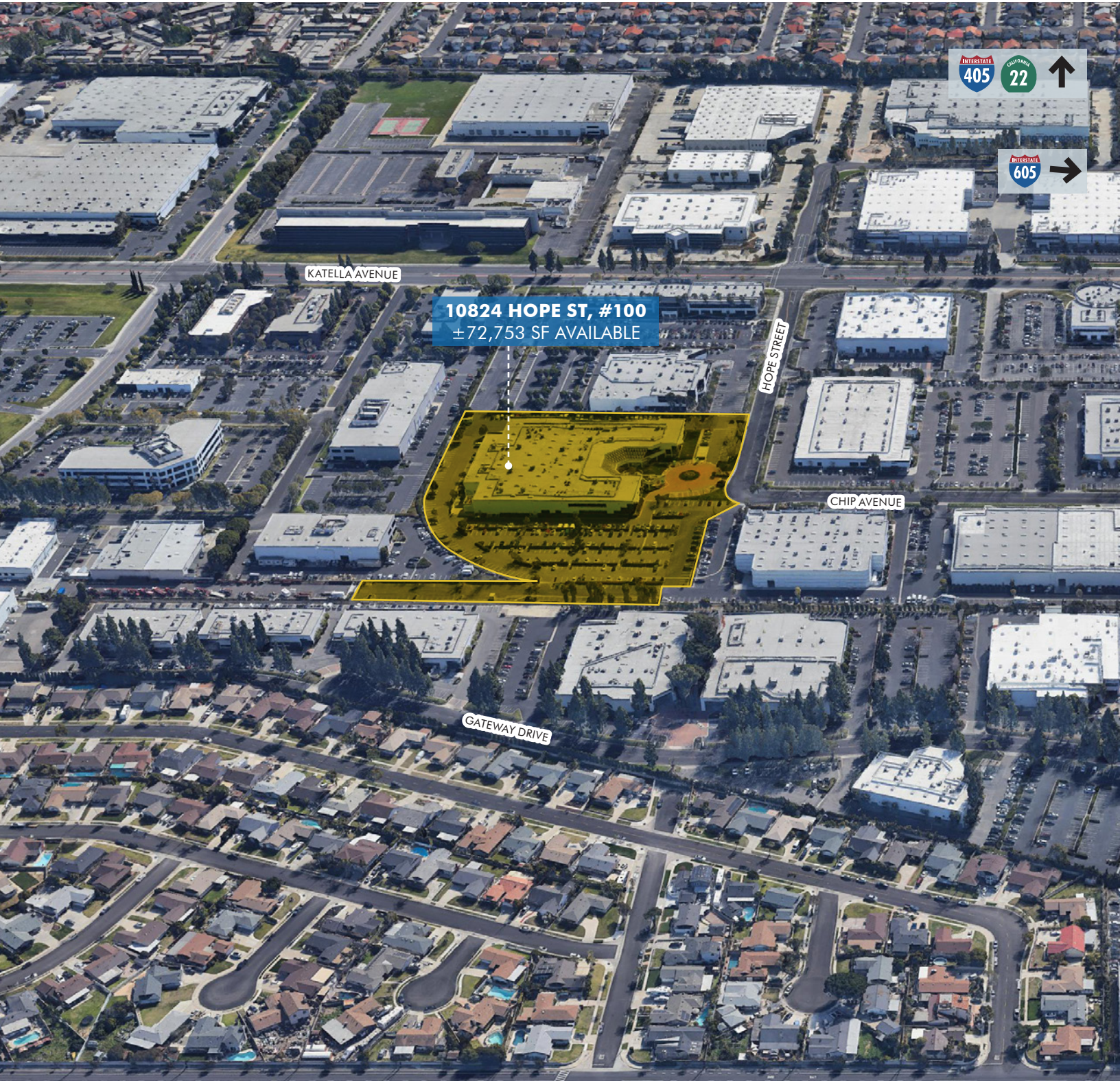
- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

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

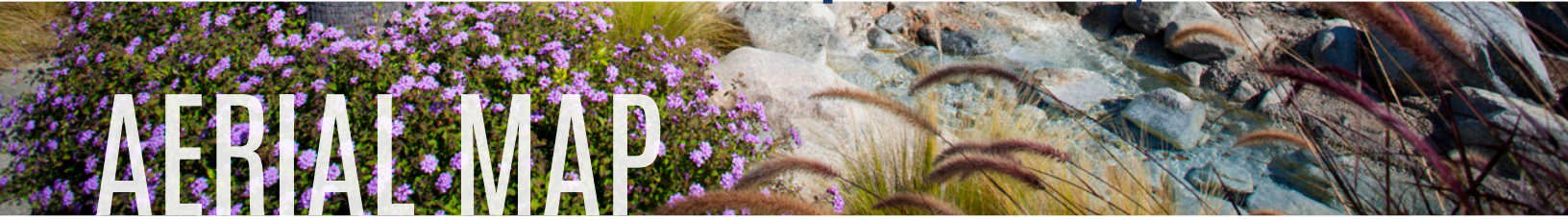
HOPE STREET

CHIP AVENUE

GATEWAY DRIVE



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AERIAL MAP



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

PORT OF LONG BEACH
& LONG BEACH AIRPORT →

INTERSTATE
605 →

