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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### 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

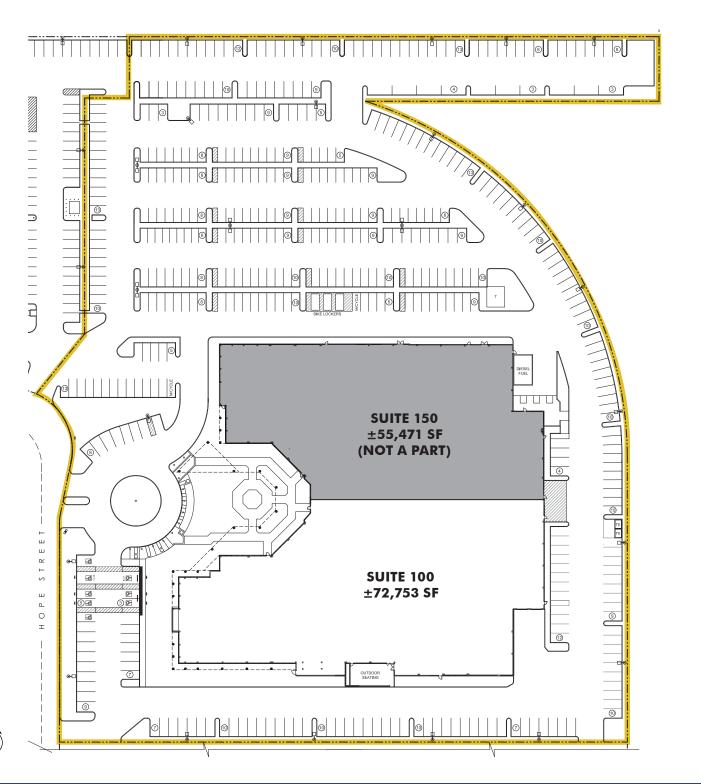


Close proximity to 405, 22 and 605 Freeways





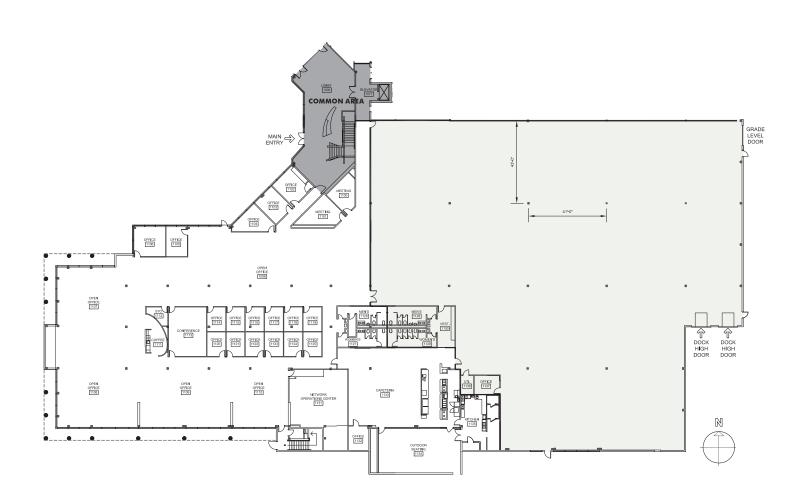
## STEPLAN





## FLOGR PLANS

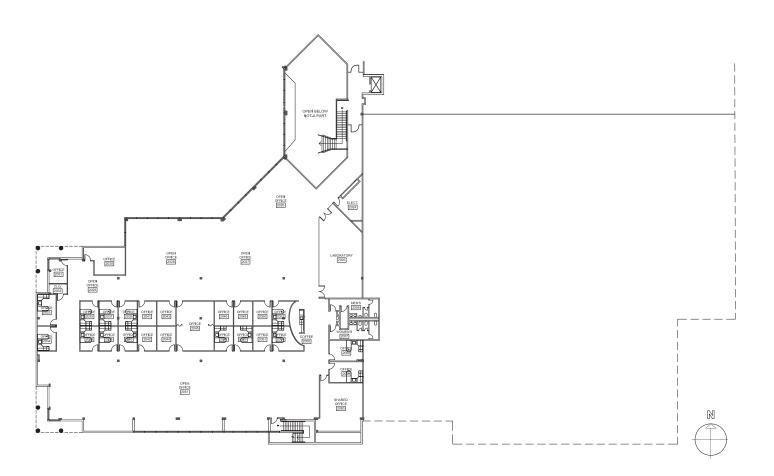
**CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)** 



### 10824 Hope Street, Suite 100

## FLOOR PLANS

#### **CONCEPTUAL SECOND FLOOR PLAN**

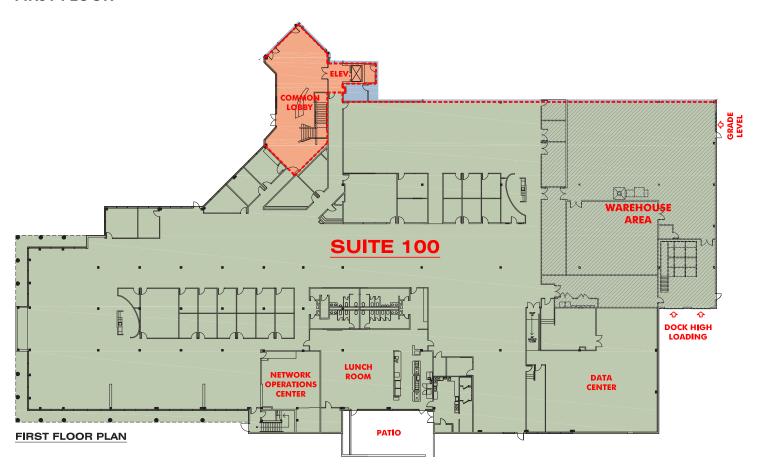


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## FLOOR PLANS

**AS BUILT FLOOR PLANS** 

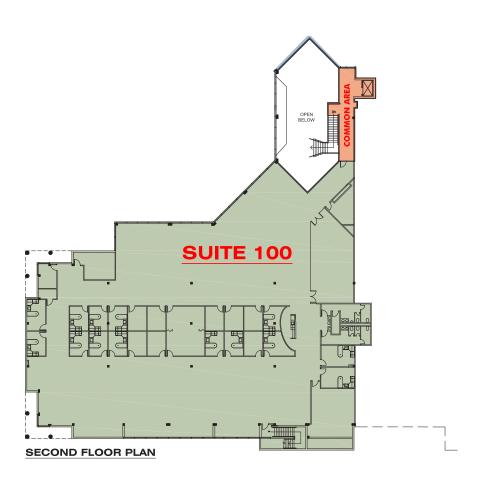
**FIRST FLOOR** 





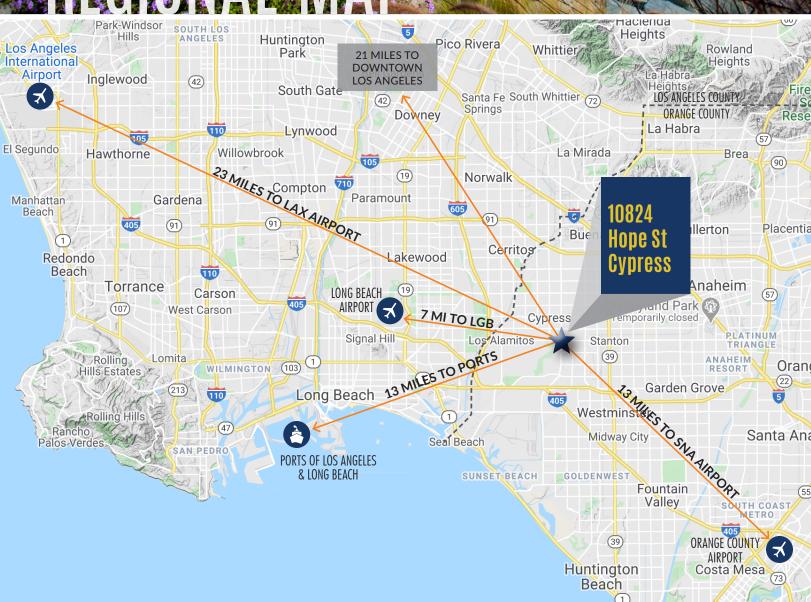
**AS BUILT FLOOR PLANS** 

**SECOND FLOOR** 





## REGIONAL MAP



### **NEARBY RESTAURANTS**

California Fish Grill
Chilli's Grill & Bar
Chipotle Mexican Grill
El Torito

El Torito Olive Garden Italian
Five Guys Burger Panda Express

The Habit Burger Grill Red Robin Burgers

Joe's Gourmet Sandwiches Rubio's Coastal Grill

Jimmy John's Starbucks

Super Mex

### SHOPPING

BevMo Smart & Final Extra!

Costco Wholesale Staples

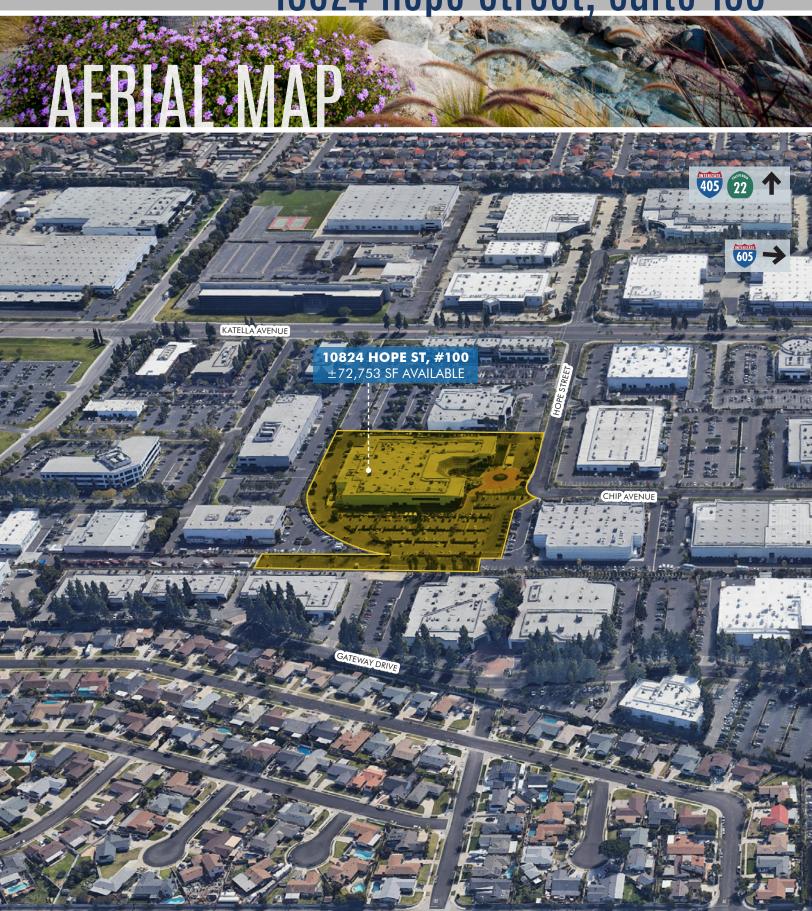
Cypress Plaza Shopping Ctr Stater Bros. Markets

Daiso Target

Meridian Plaza Tillys

#### HOTELS/FITNESS CLUB

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



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## AERIALMAP



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