

10801

WALKER STREET

CYPRESS, CALIFORNIA 90630



Your Local Market Experts

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROJECT HIGHLIGHTS



Two Story Class B Office
Totaling $\pm 108,000$ SF



Within Walking Distance
of Plentiful Restaurants
& Retail Amenities

10801 Walker Street has easy access to the San Gabriel (605), San Diego (405), and Garden Grove (22) freeways. Within close proximity is a hotel, restaurants, banking, shopping, and the Los Alamitos Racetrack.

The building is strategically located to serve both Los Angeles and Orange Counties. 10801 Walker Street is ideal for corporate headquarters or back office operations.

For Lease:

***Suite 200 - Approximately $\pm 10,425$ RSF**

Double door entry off second floor landing, excellent suite identity, great location on floor. 7 private offices, wide open layout, excellent window line, large storage room and server.

***Suite 220 - Approximately $\pm 3,438$ SF RSF**

***2nd Floor Suites Contiguous to $\pm 13,863$ RSF**

- » Asking Rate: \$2.45 / SF Full Service Gross
- » Can Accommodate a Variety of Dense Office Users
- » 5.0 / 1,000 SF Parking Ratio
- » Monument Signage Available

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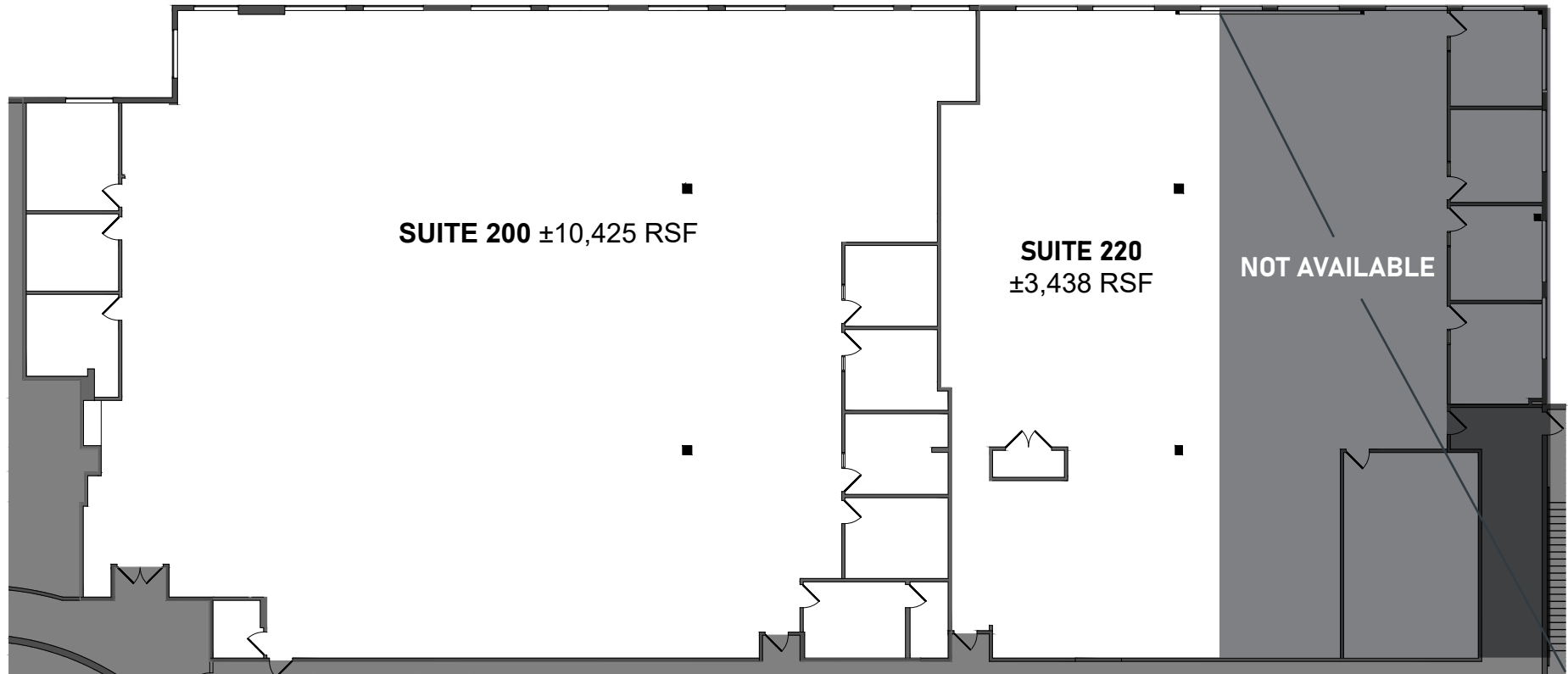
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FLOOR PLAN - 2ND FLOOR SPACE - SUITE 200 - ±10,425 RSF / SUITE 220 - ±6,851 RSF



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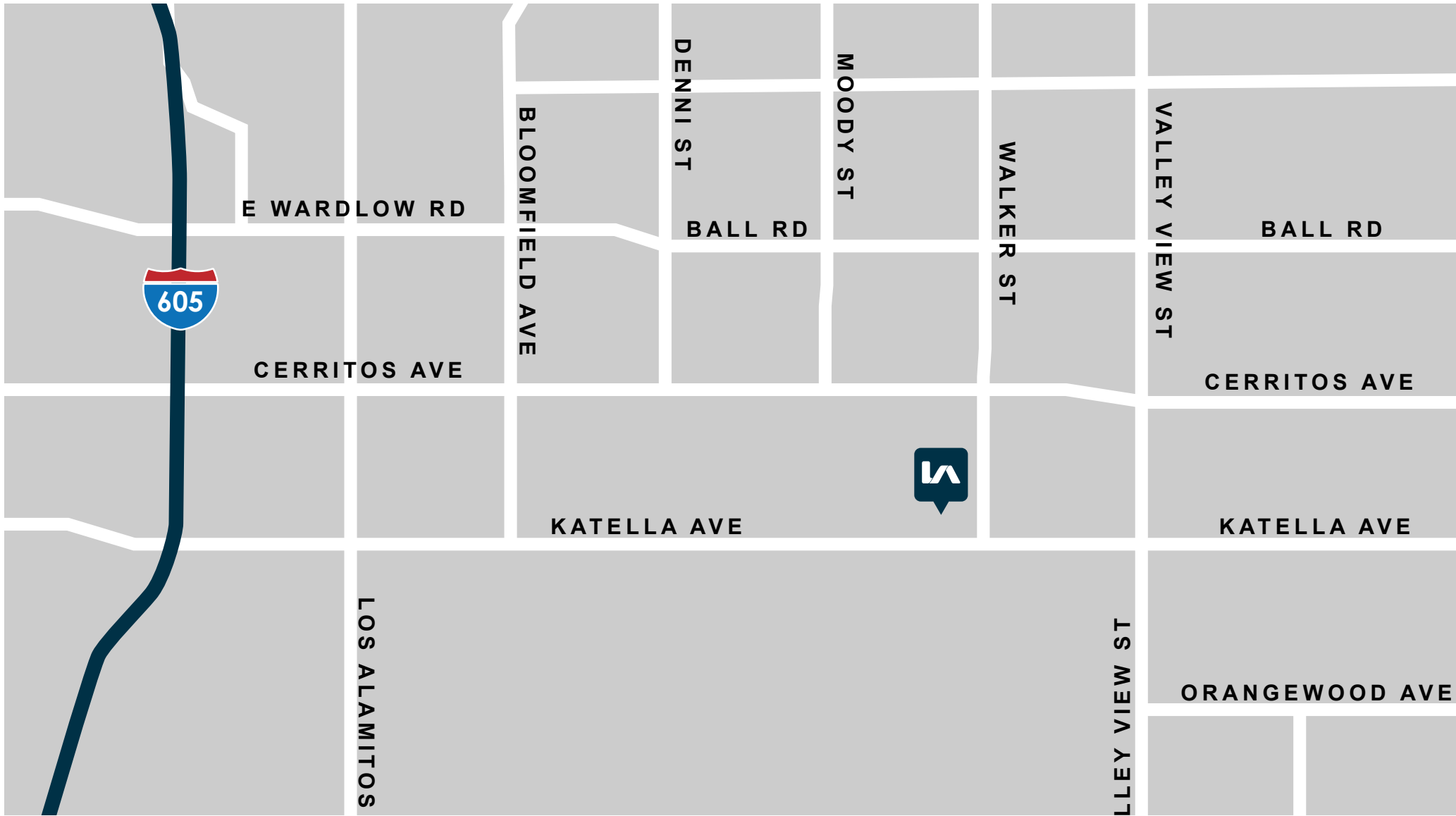
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PROJECT LOCATION



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