±81,554 SF FOR LEASE 6100 Chip Avenue CYPRESS :: CALIFORNIA



Another Quality Project By **WARLAND INVESTMENTS**



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

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6100 Chip Avenue

PROPERTY TEATURES



±81,554 Total Building SF



±6,450 SF of Office



High Image, Free Standing with Extensive Glass



Five (5) Grade Level Doors



Six (6)
Dock High Loading Positions



.45/3,000 GPM Fire Sprinkler System



21' Minimum Clearance (verify)



Secure Truck Court (Possible)



Power: 3000 Amps, 277/480 Volt, 3-Phase Power (verify)



3.5:1000 Parking



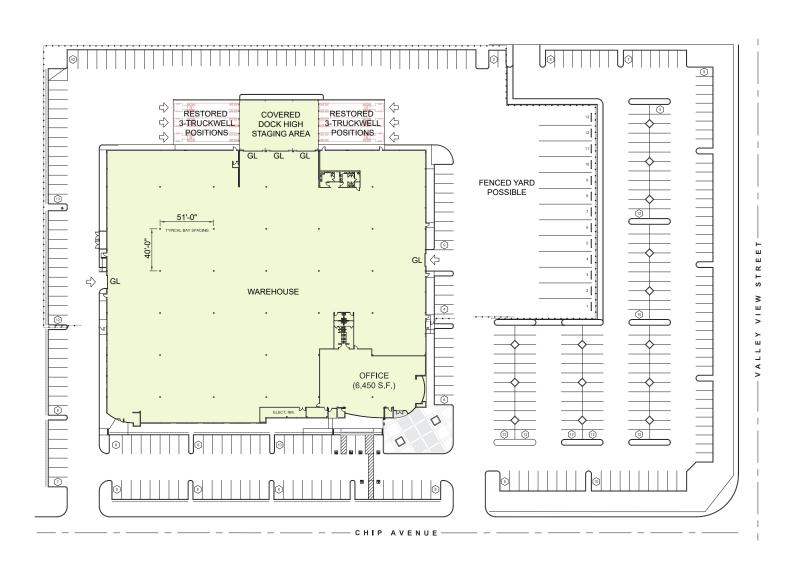
Strategic location serving Orange County, LA County, Ports of Long Beach and Los Angeles



Close Proximity to 405, 22 and 605 Freeways

6100 Chip Avenue

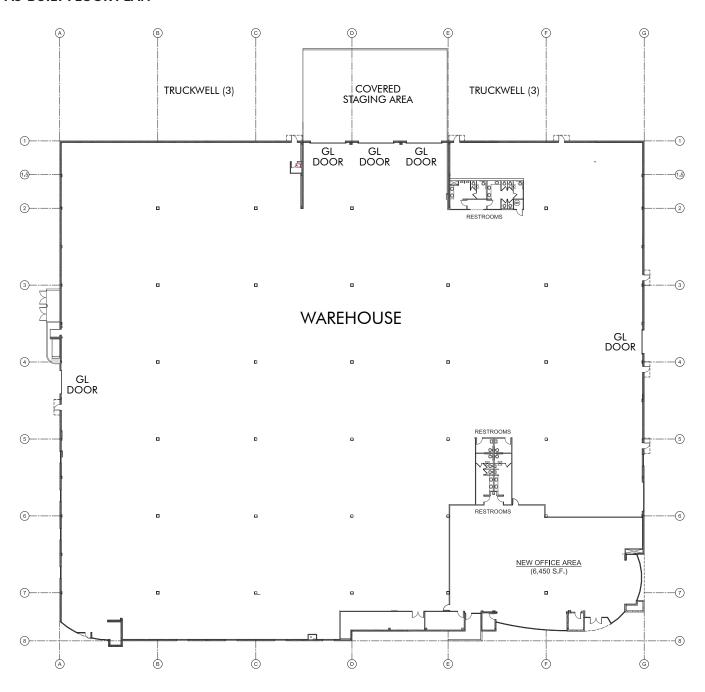
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6100 Chip Avenue

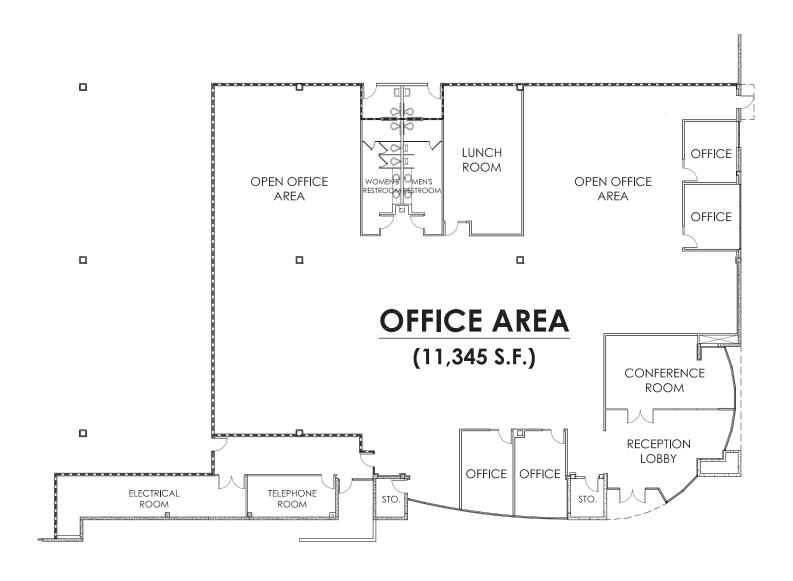
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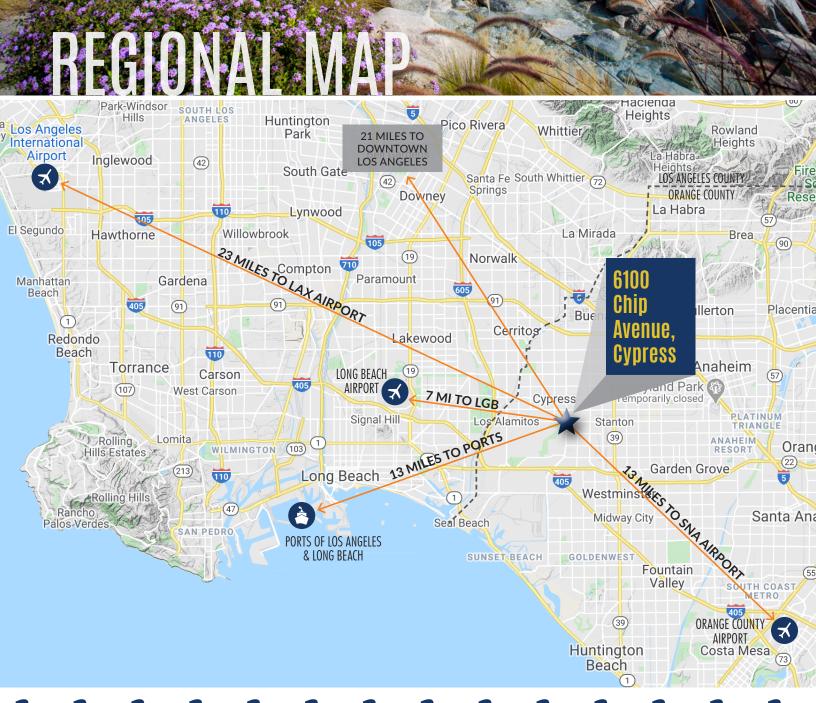
AS-BUILT FLOOR PLAN



6100 Chip Av

CONCEPTUAL OFFICE LAYOUT





NEARBY FASTFOOD/RESTAURANTS

California Fish Grill Carl's Jr. Chilli's Grill & Bar Chipotle Mexican Grill Del Taco

El Torito The Habit Burger Grill Juice It Up! Olive Garden Italian

Red Robin Burgers Rubio's Coastal Grill Starbucks Panda Express Taco Bell

Panera Bread

SHOPPING

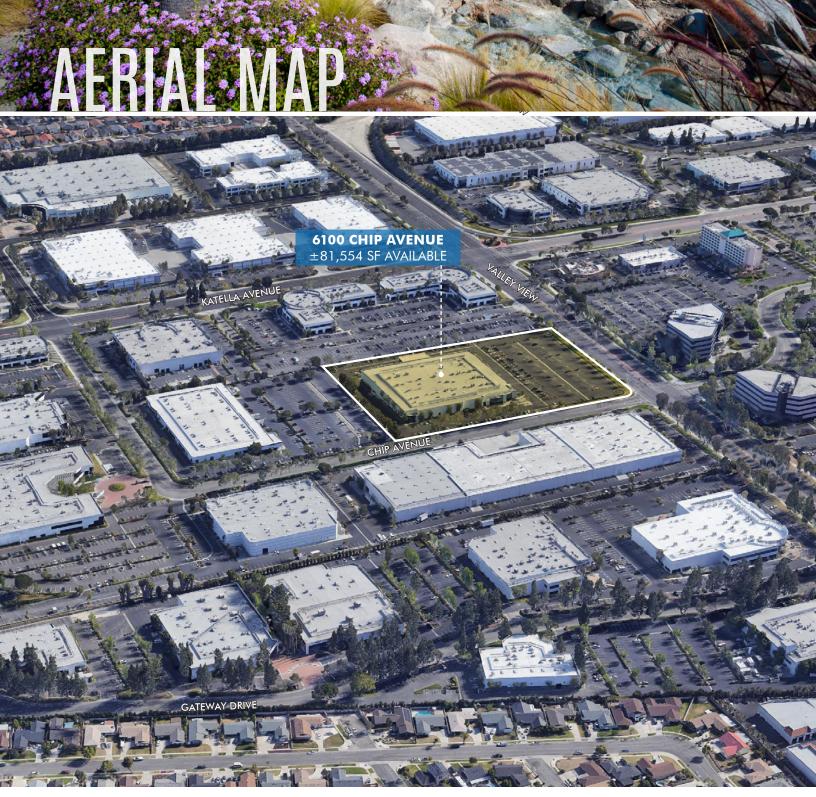
BevMo Ross Dress For Less Costco Wholesale Staples Daiso Stater Bros. Dollar Tree Target Smart & Final Extra! Tillys

HOTELS/FITNESS CLUB

Courtyard By Marriott 24 Hour Fitness Extended Stay America OrangeTheory Fitness Hampton Inn **Hyatt House Cypress** Residence Inn By Marriott

CYPRESS:: CALIFORNIA

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