

WARLAND

CYPRESS BUSINESS CENTER

6261 KATELLA AVE
SUITE 200
CYPRESS, CA

WARLAND



www.warlandcypress.com

FOR LEASE :: ±11,995 SF

SECOND FLOOR OFFICE SPACE

FEATURES:

- High Image 2-Story Office Building
- ±520' of Katella Avenue Frontage
- Improvements to Suit
- 4.0:1,000 Parking
- Part of a Larger ±74,000 SF Building
- See Reverse for Floor Plans
- Call to show

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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CBRE

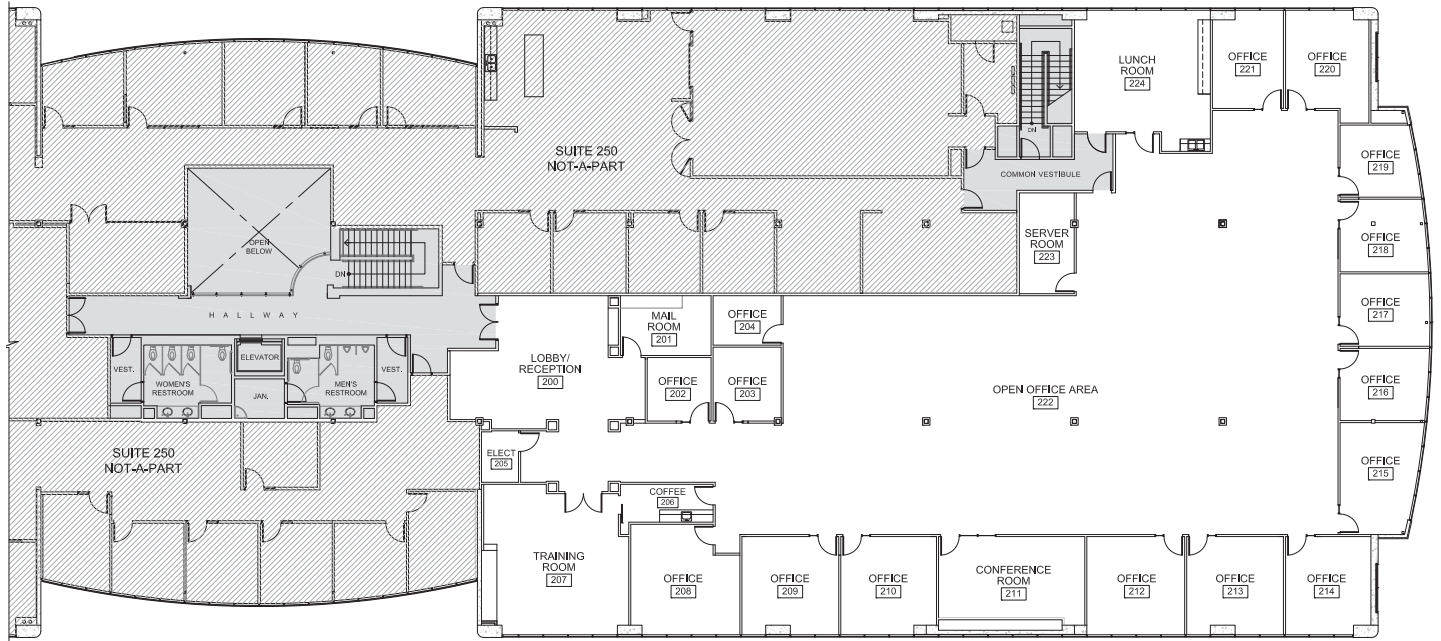
Broker Lic. 00409987
3501 Jamboree Road, Suite 100
Newport Beach, CA 92660

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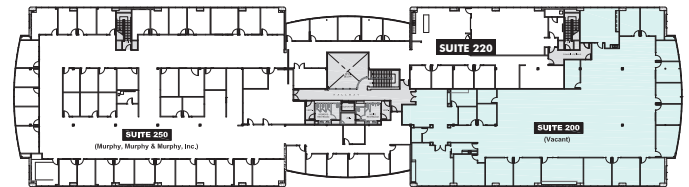
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CYPRESS, CALIFORNIA

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FLOOR PLAN



KEY MAP



CORPORATE NEIGHBORS:

- | | |
|---------------------|-------------------|
| Boeing | Mitsubishi Motors |
| Honda | Time Warner |
| DRS Technologies | Shaw Carpet |
| Johnson Controls | Bank of New York |
| Mitsubishi Electric | Siemens |



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