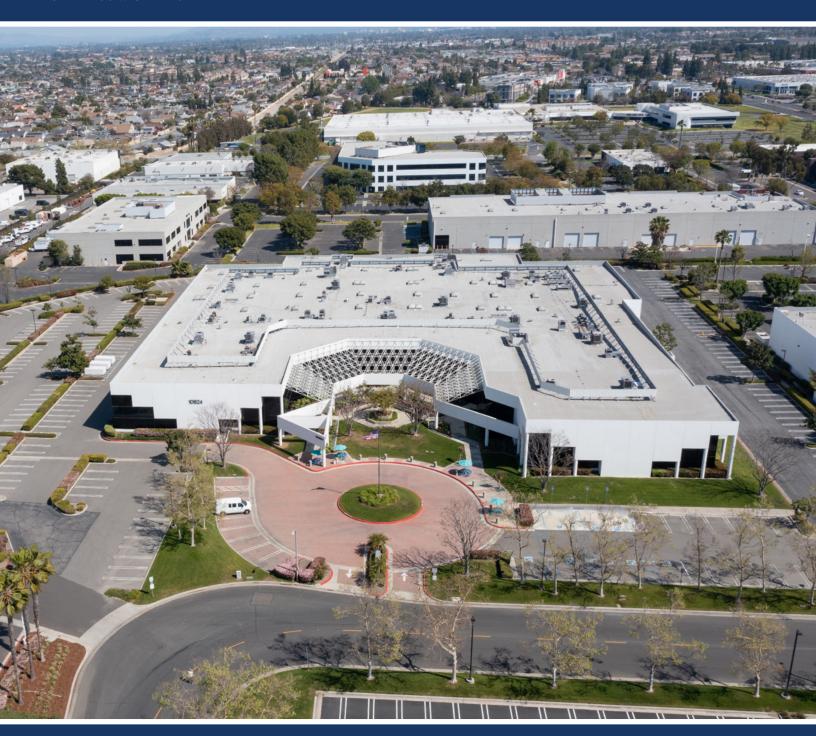
HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±55,471 SF FOR LEASE 10824 Hope Street, Suite 150 CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS

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

BRIAN DEREVERE

Senior Vice President Lic. 00885755 +1 714 371 9224 brian.derevere@cbre.com

LAIRD PERKINS

Senior Vice President Lic. 00966207 +1 310 363 4920 laird.perkins@cbre.com

CBRE

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



10824 Hope Street, Suite 150

PROPERTY FEATURES





±55,471 SF Available



Three (3) Dock High Positions



±27,000 SF 2-Story Office



Two (2) Grade Level Loading Doors



±28,471 Warehouse SF



Heavy Power



24' Warehouse Clear



100% HVAC



4:1,000 Parking Ratio

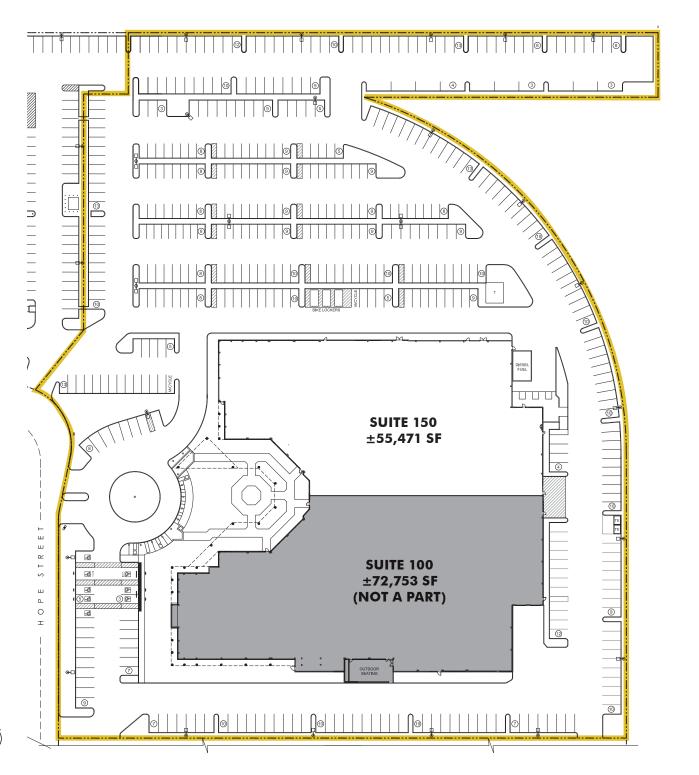


Close proximity to 405, 22 and 605 Freeways





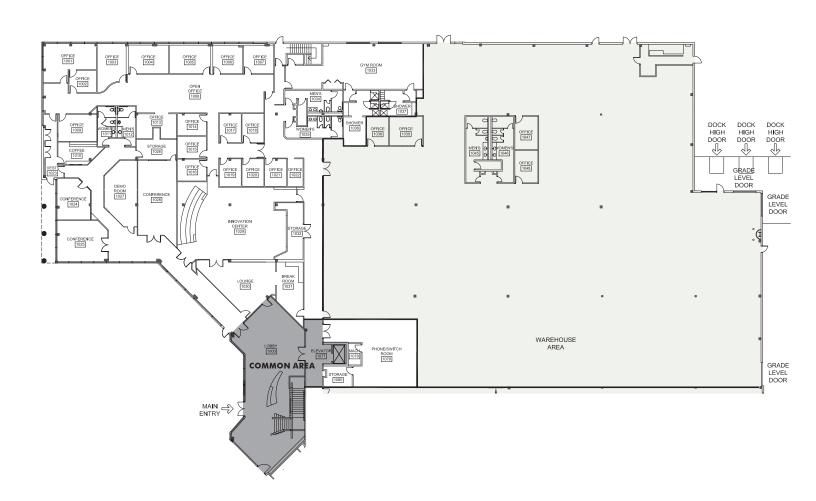
SITEPLAN





FLOOR PLANS

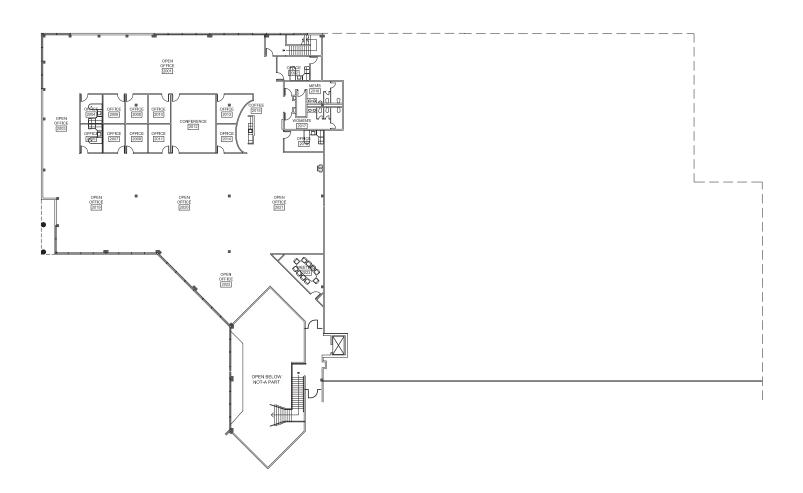
CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)



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FINAR PLANS

CONCEPTUAL SECOND FLOOR PLAN

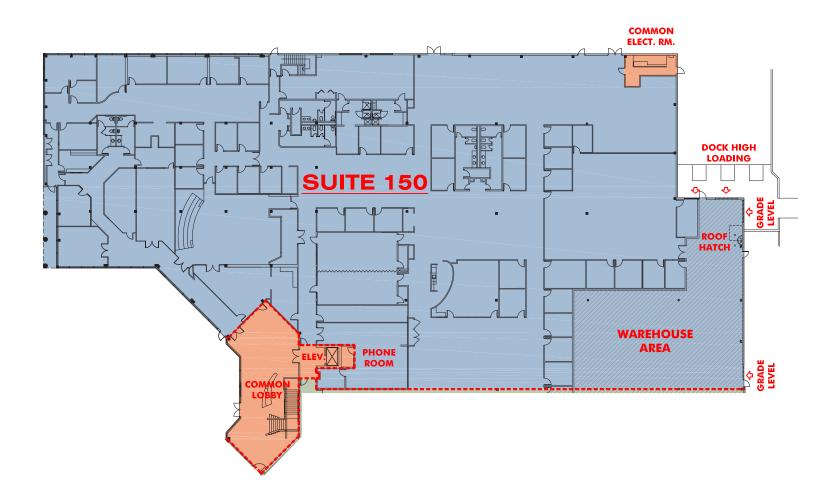


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FLOOR PLANS

AS BUILT FLOOR PLANS

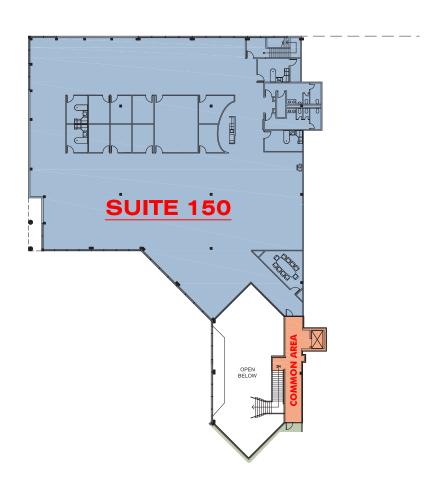
FIRST FLOOR





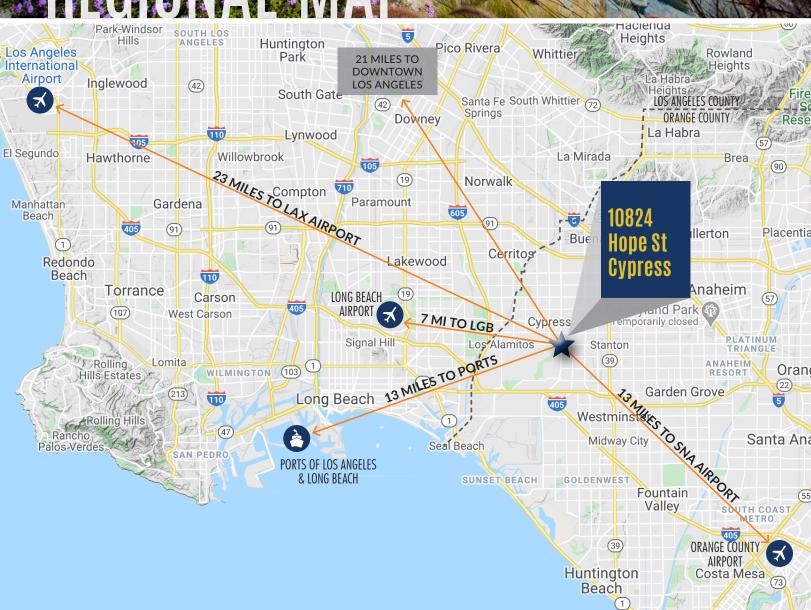
AS BUILT FLOOR PLANS

SECOND FLOOR









NEARBY RESTAURANTS

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

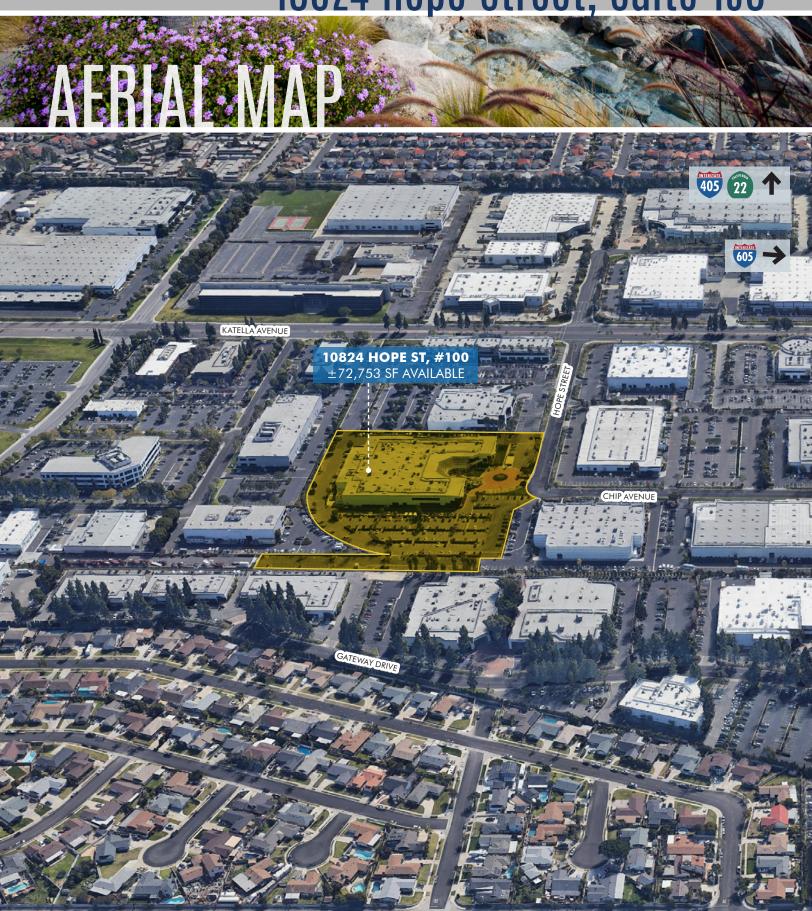
Target

Tillys

Daiso Meridian Plaza

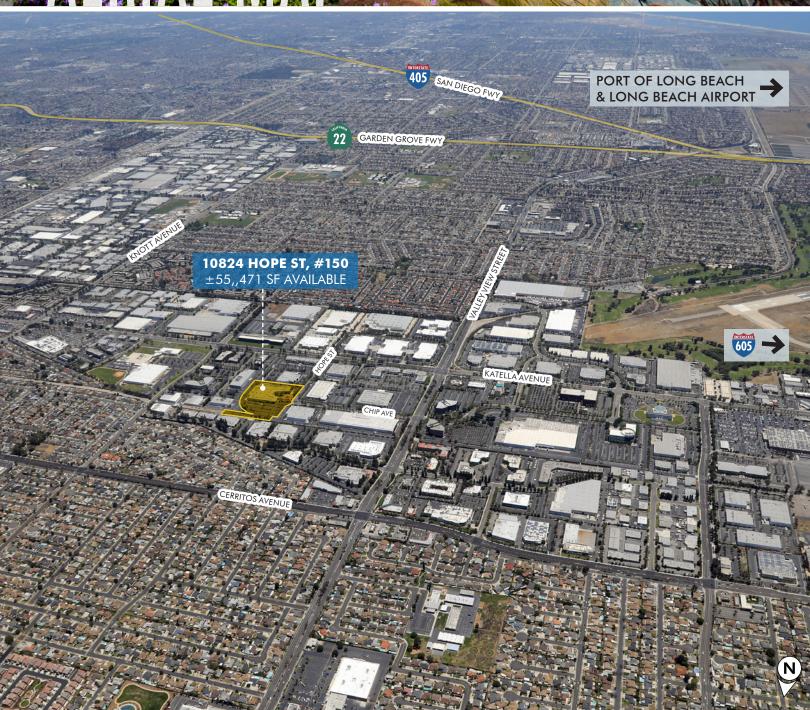
HOTELS/FITNESS CLUB

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



10824 Hope Street, Suite 150

AERIAL MAP



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