

HIGH IMAGE OFFICE/TECHNOLOGY

±30,768 SF FOR LEASE

10803 Hope Street Suite B

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



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

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CBRE

10803 Hope Street, Suite B



PROPERTY FEATURES



±30,768 Available Office SF



Part of a Larger 69,440 SF



Large Training & Conference Rooms



Newly renovated space



Ideal for Back Office/Training/IT Center



High-Intensity Parking Uses > 5:1,000



Perimeter Private Offices with Large Open Bays



Large Breakroom/Exterior Patio



Grade Level Loading Possible



Sprinklered



Located in Cypress, at the border of Los Angeles and Orange County

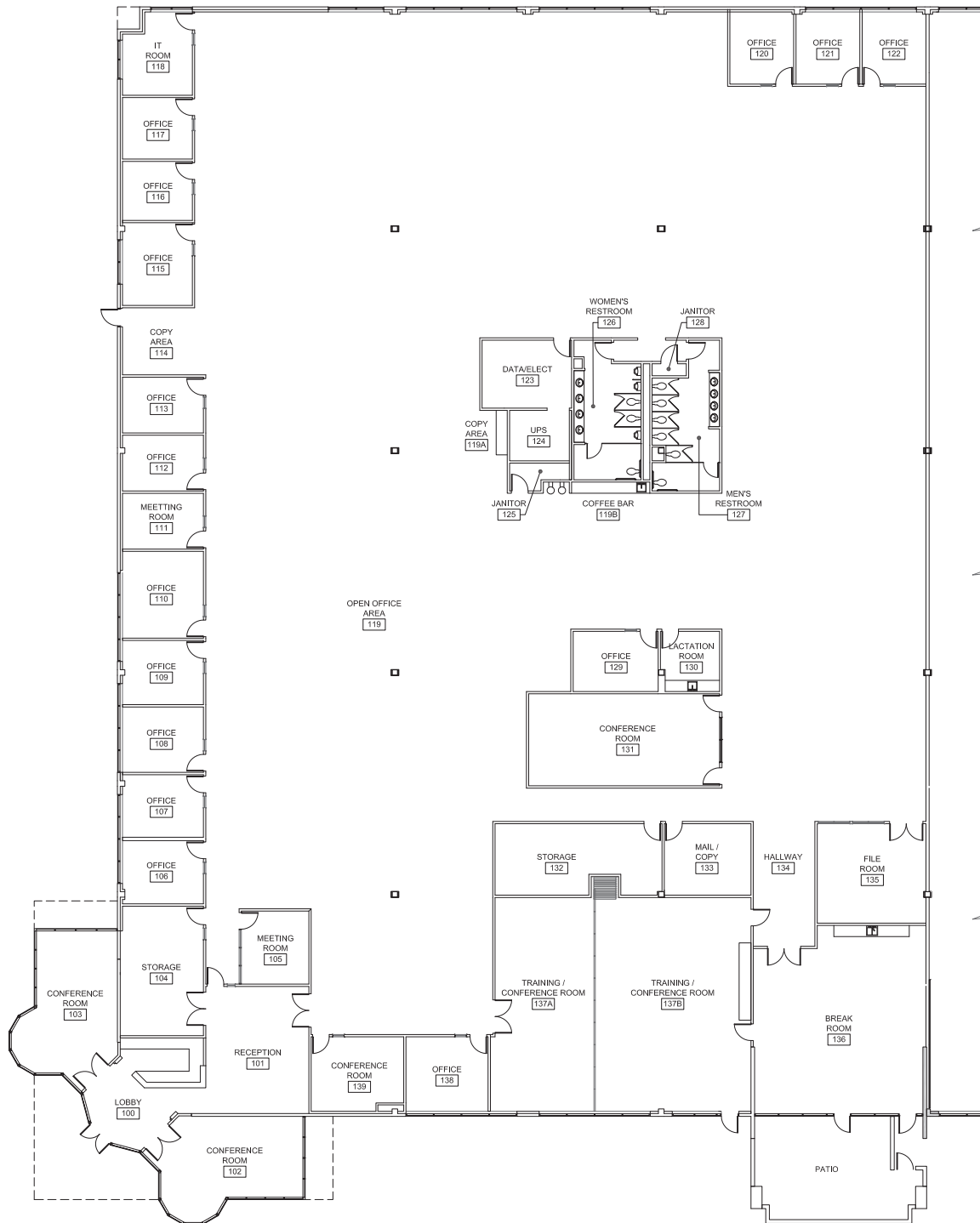


Close proximity to 405, 22 and 605 Freeways

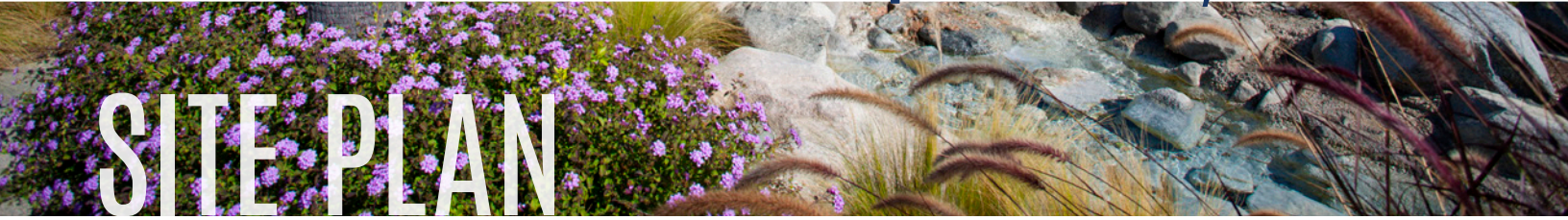


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FLOOR PLAN

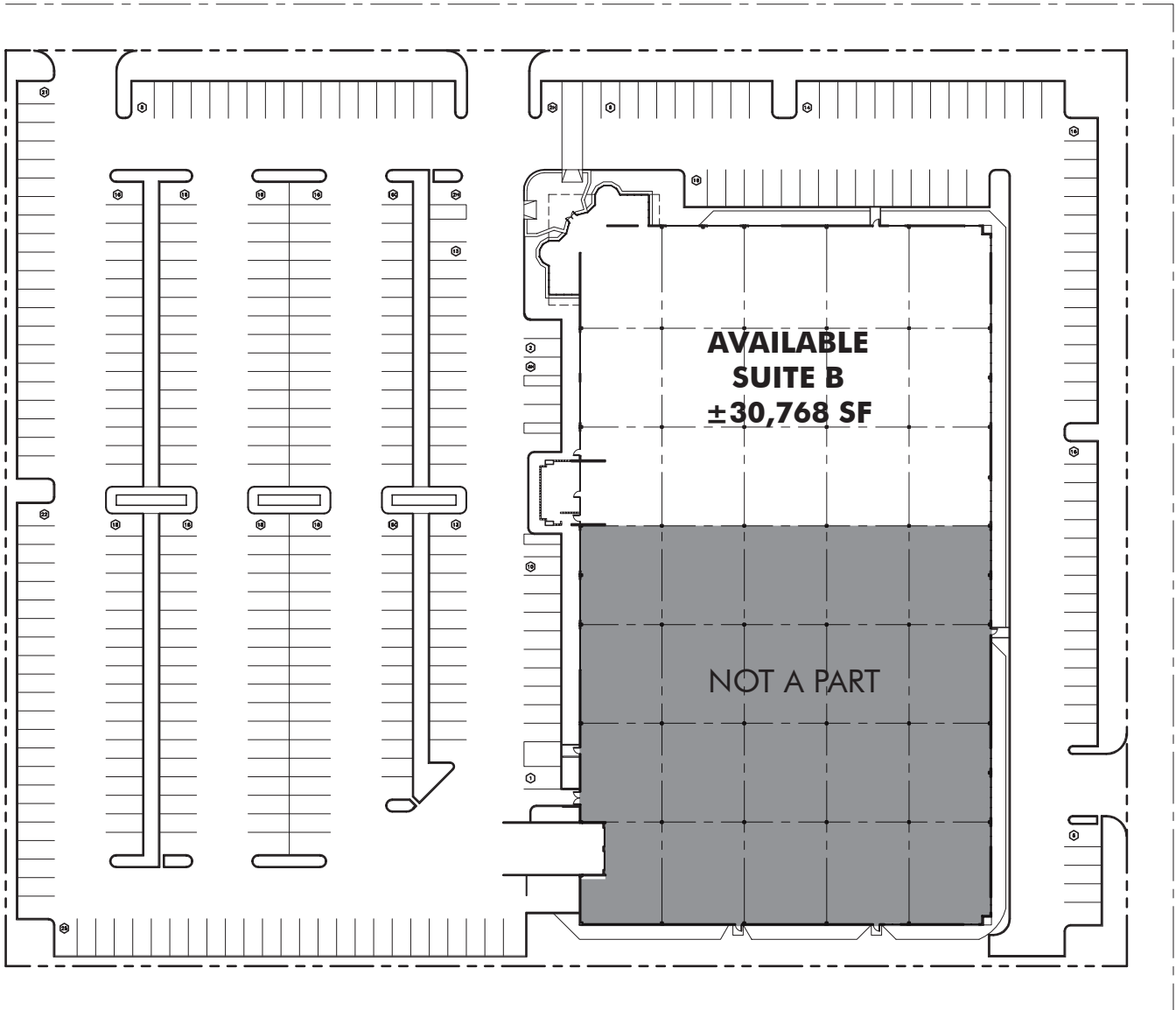


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SITE PLAN

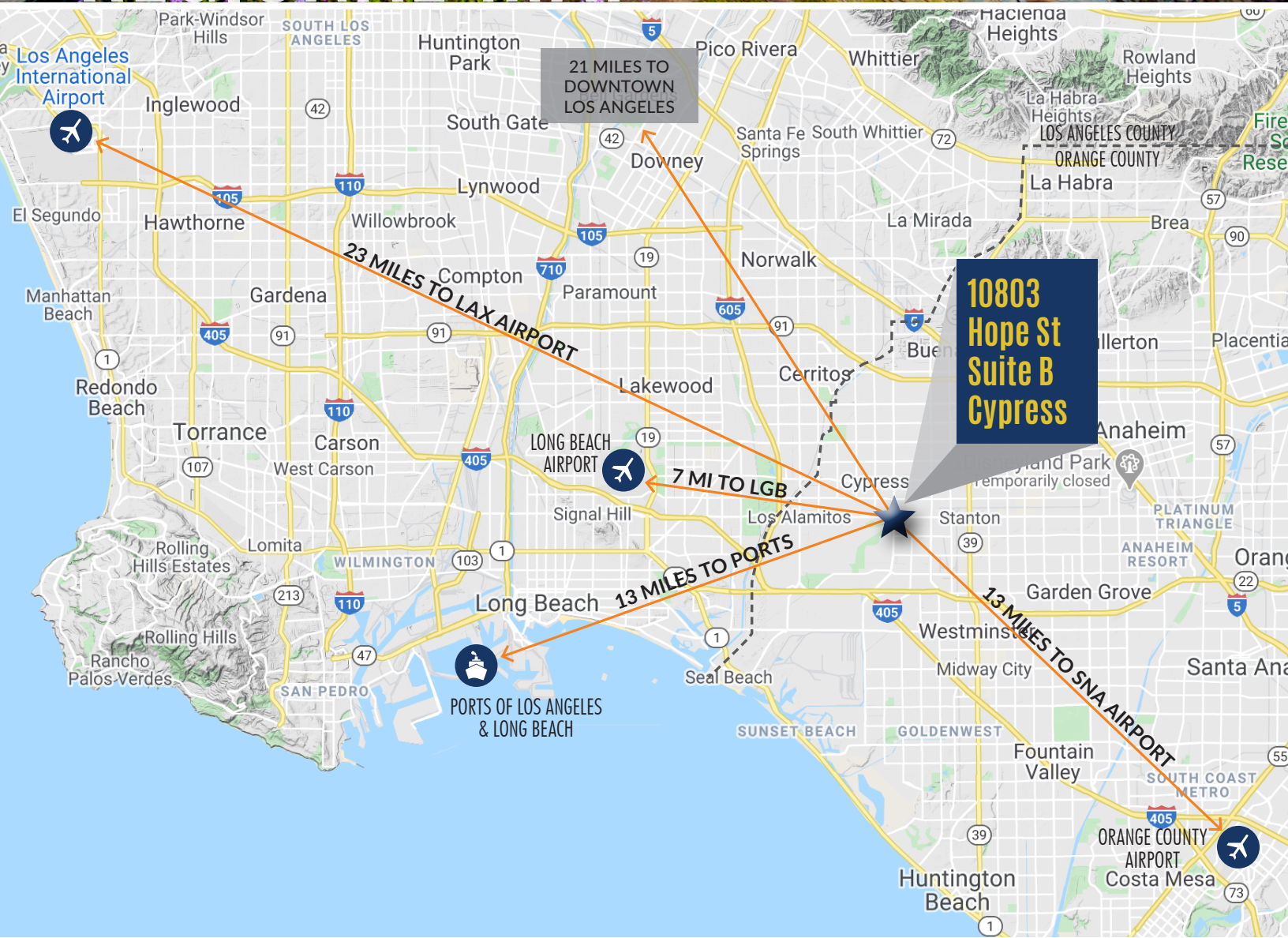
CHIP AVENUE



HOPE STREET

10803 Hope Street, Suite B

REGIONAL MAP



NEARBY RESTAURANTS

- | | | |
|------------------------|--------------------------|-------------------|
| California Fish Grill | The Habit Burger Grill | Red Robin Burgers |
| Chilli's Grill & Bar | Joe's Gourmet Sandwiches | Rubio's |
| Chipotle Mexican Grill | Jimmy John's | Sombrero's |
| El Torito | Olive Garden Italian | Starbucks |
| Five Guys Burger | Panda Express | Super Mex |

SHOPPING

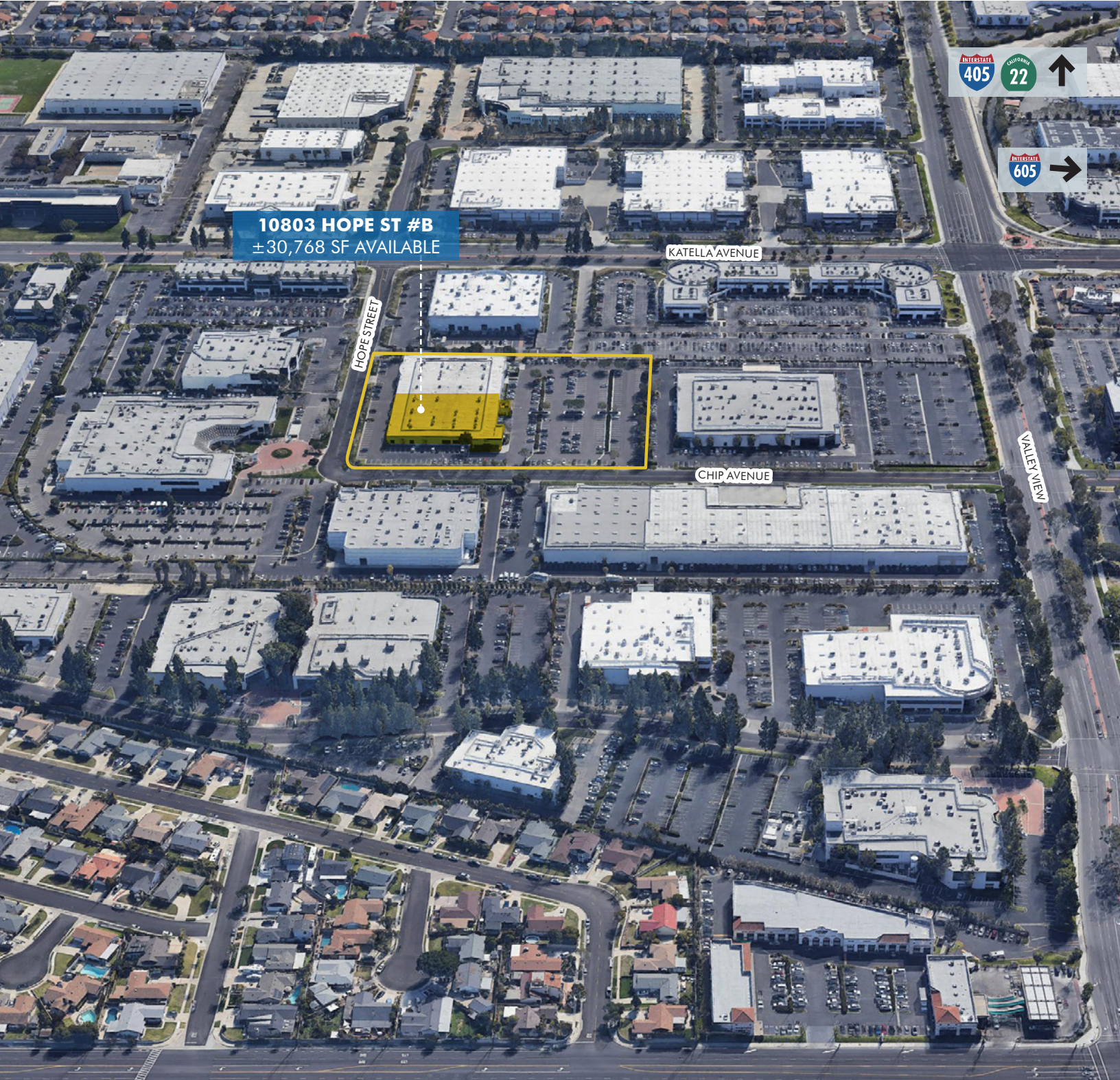
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|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

- | |
|---------------------------|
| Courtyard By Marriott |
| Hampton Inn |
| Hyatt House Cypress |
| Residence Inn By Marriott |
| 24 Hour Fitness |

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AERIAL MAP



10803 HOPE ST #B
±30,768 SF AVAILABLE

KATELLA AVENUE

HOPE STREET

CHIP AVENUE

VALLEY VIEW

INTERSTATE 405 CALIFORNIA 22 ↑

INTERSTATE 605 →

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AERIAL MAP

