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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# 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

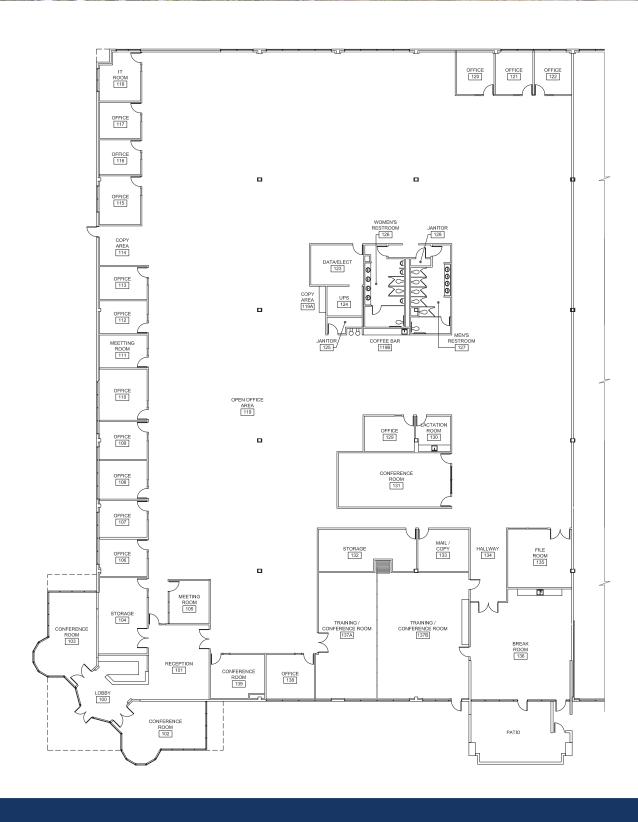


Close proximity to 405, 22 and 605 Freeways

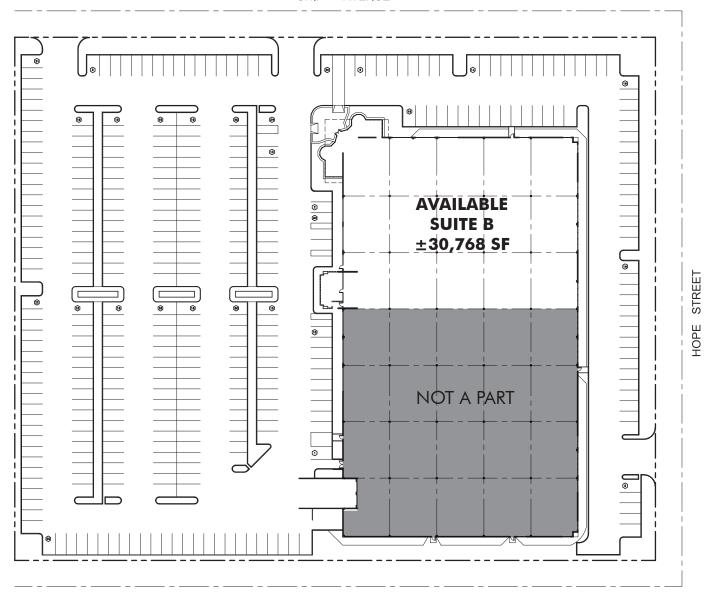




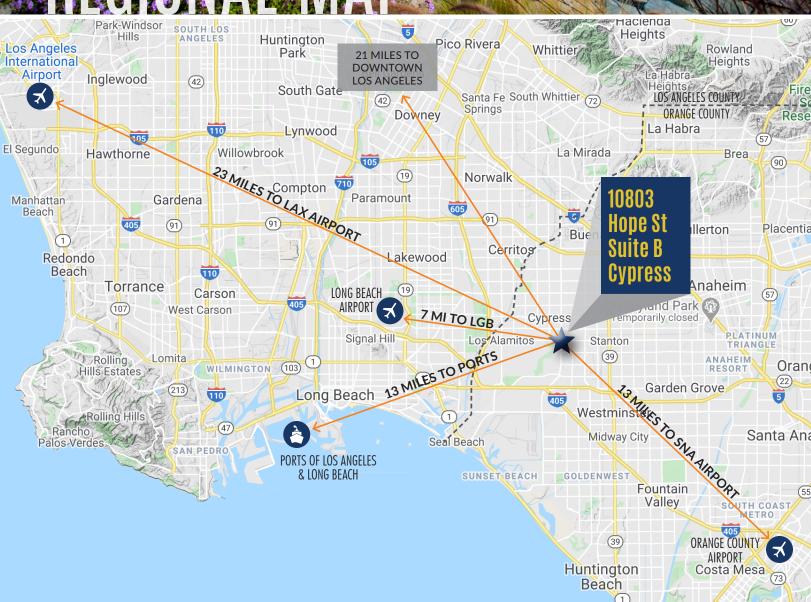
## FINAR PIAN



CHIP **AVENUE** 



## 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**

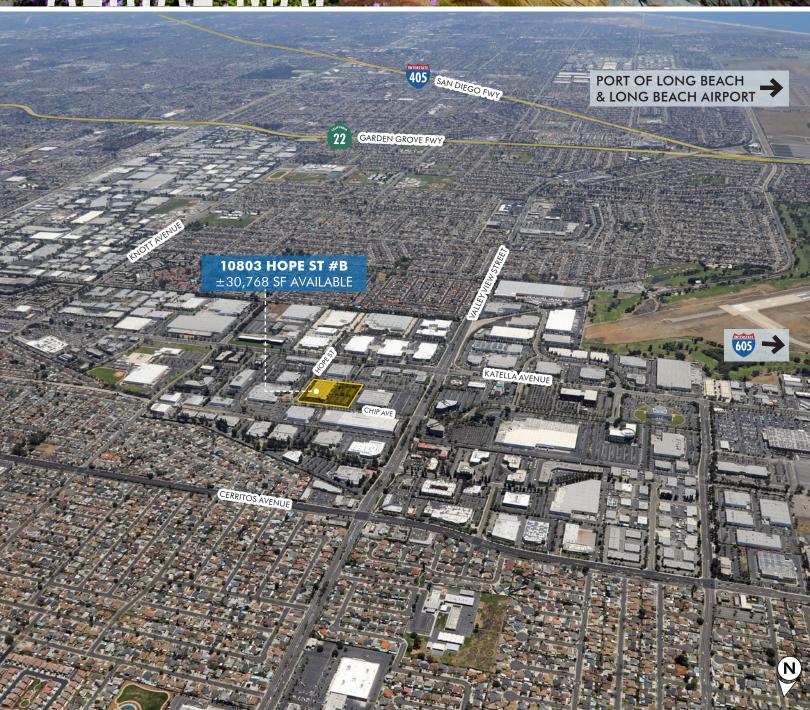
BevMoSmart & Final Extra!Costco WholesaleStaplesCypress Plaza Shopping CtrStater Bros. MarketsDaisoTargetMeridian PlazaTillys

### HOTELS/FITNESS CLUB

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



# AERIALMAP



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