

# WARLAND

CYPRESS BUSINESS CENTER

**6141 KATELLA AVE**  
**SUITE 150**  
CYPRESS, CALIFORNIA



[www.warlandcypress.com](http://www.warlandcypress.com)

**FOR LEASE :: ±13,065 SF**  
**FIRST FLOOR OFFICE SPACE**

#### FEATURES:

- High Image 2-Story Building
- ±13,065 SF First Floor Office Space Available
- Major Street Frontage
- 4:1 Car Parking (Expandable)
- Efficient Layout
- Improvements to Suit
- See Reverse for Floor Plan

#### 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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Newport Beach, CA 92660

# 6141 KATELLA AVENUE, SUITE 150

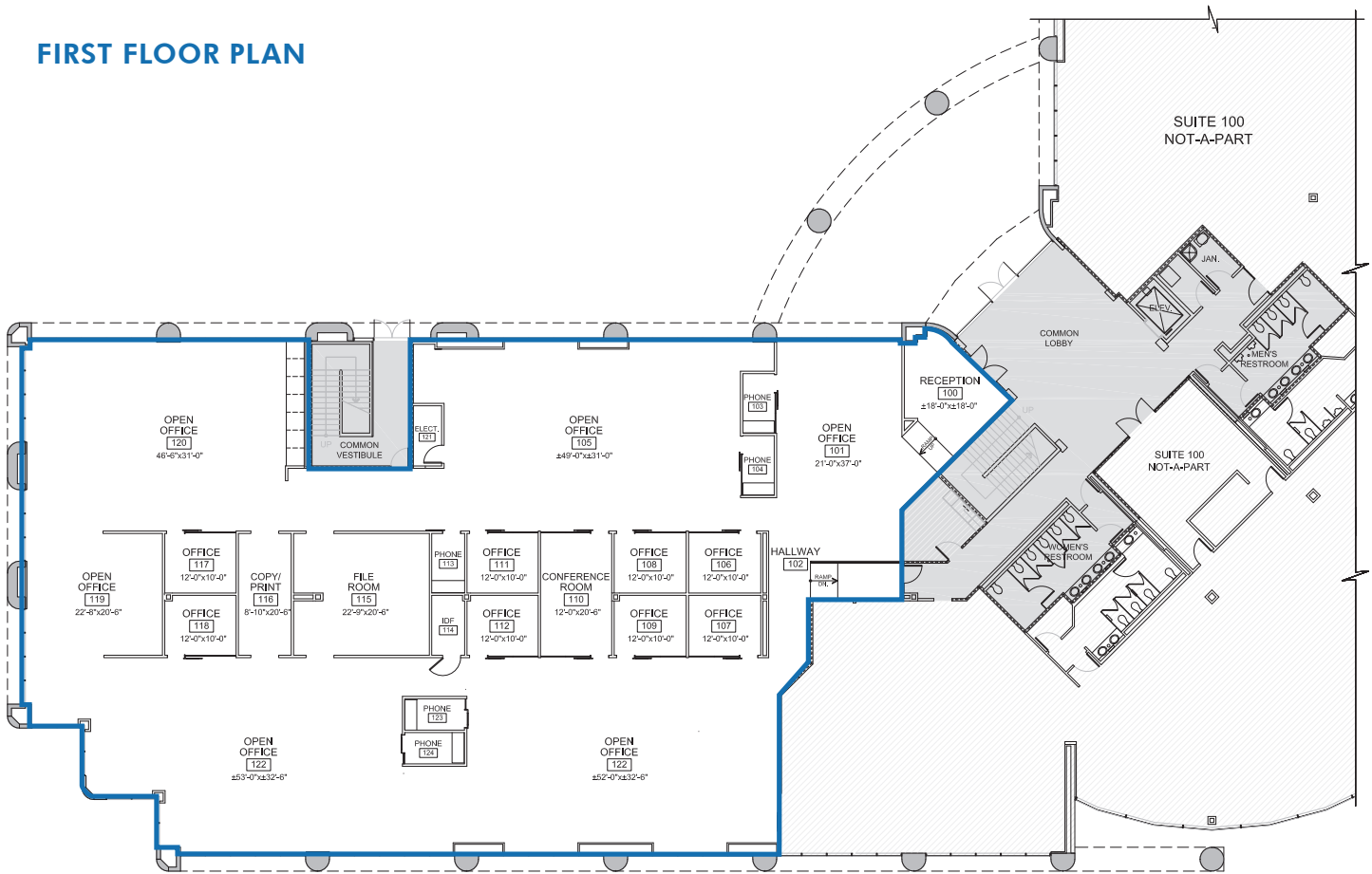
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## FIRST FLOOR PLAN



## CORPORATE NEIGHBORS:

- |                     |               |
|---------------------|---------------|
| Evergreen Shipping  | Amazon        |
| PVH/Speedo          | Time Warner   |
| DRS Technologies    | United Health |
| Yamaha              | Rolls Royce   |
| Mitsubishi Electric | Siemens       |



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