

# WARLAND

CYPRESS BUSINESS CENTER

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

WARLAND



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

**FOR LEASE :: ±13,327 SF**  
FIRST FLOOR OFFICE SPACE

## FEATURES:

- High Image 2-Story Building
- ±13,327 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



## Brian DeRevere

Lic. 00885755

T +1 714 371 9224

[brian.derevere@cbre.com](mailto:brian.derevere@cbre.com)

## Ryan Peterson

Lic. 01336025

T +1 714 371 9212

[ryan.peterson@cbre.com](mailto:ryan.peterson@cbre.com)

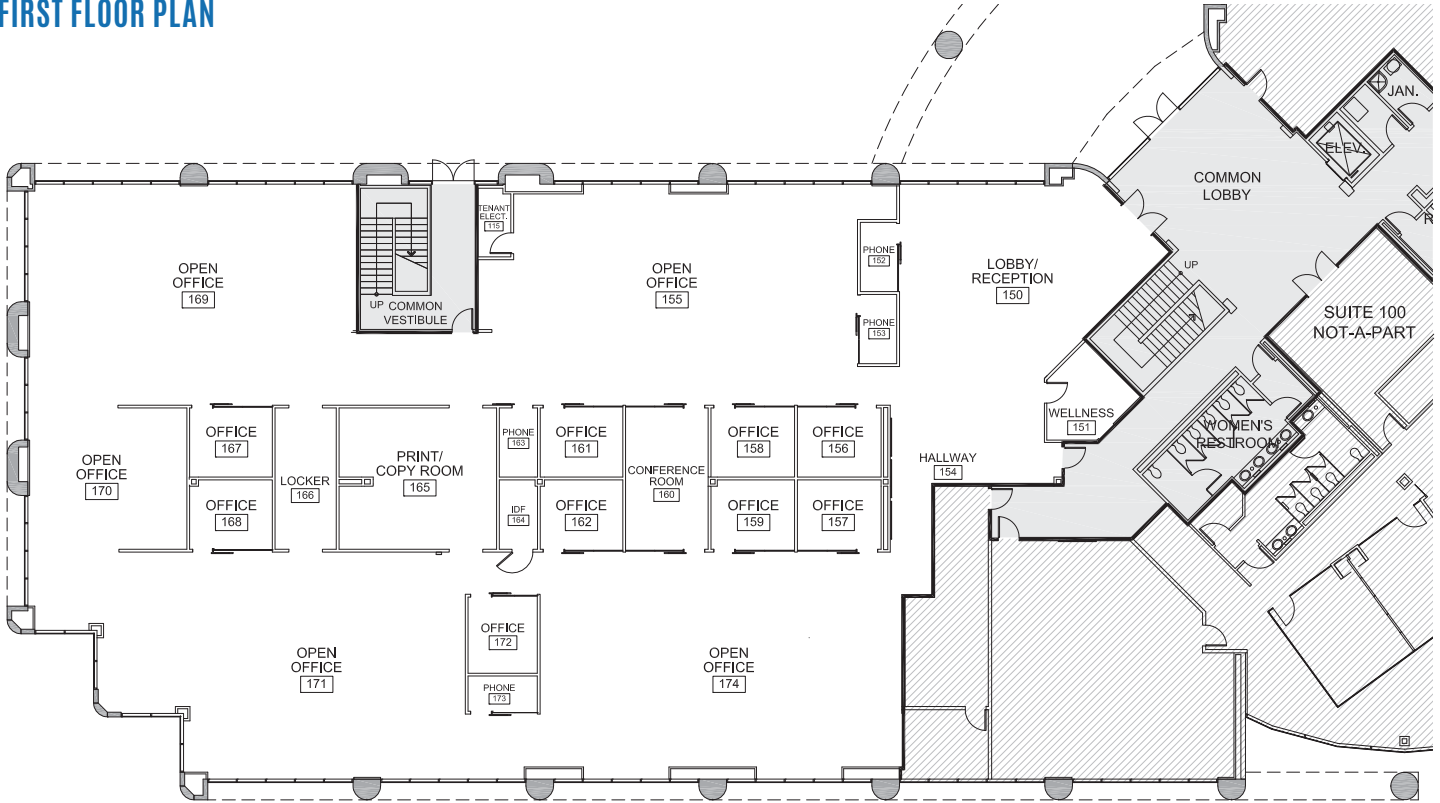
# CBRE

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

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 CYPRESS, CALIFORNIA  
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**WARLAND**  
 CYPRESS BUSINESS CENTER

**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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