

WARLAND

CYPRESS BUSINESS CENTER

6021 KATELLA AVE
SUITE 150
CYPRESS, CALIFORNIA



www.warlandcypress.com

FOR LEASE :: ±14,221 SF
FIRST FLOOR OFFICE SPACE

FEATURES:

- High Image 2-Story Building
- Dual Major Arterial Street Frontage
- 4.0:1 Parking
- Efficient Layout
- TI's to Suit
- Part of a Larger 63,235 SF Building
- Call to show

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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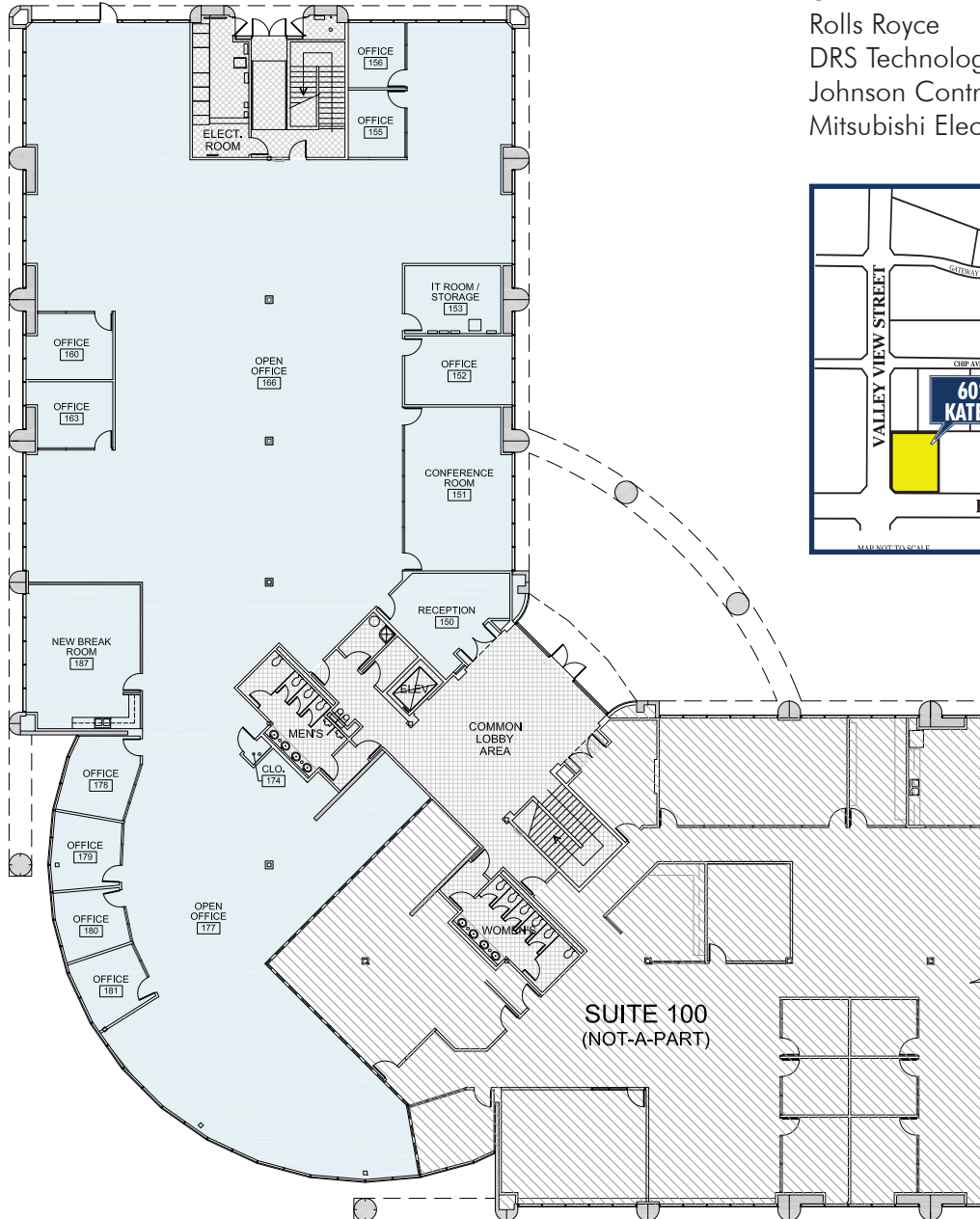
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FLOOR PLAN



CORPORATE NEIGHBORS:

- | | |
|---------------------|-------------|
| United Health | Yamaha |
| Rolls Royce | Time Warner |
| DRS Technologies | Shaw Carpet |
| Johnson Controls | Siemens |
| Mitsubishi Electric | TDK |



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