

6803
INTERNATIONAL
AVE.



6803 International Ave,
Cypress, CA 90630

The Premier Destination for Innovation and Convenience

- + Located in the heart of Cypress, California, **6803 International** is surrounded by a vibrant community of innovative businesses, it serves as a hub for forward-thinking professionals seeking to push the boundaries of their industries.
- + Beyond its role as a center for innovation, **6803 International** offers unparalleled convenience to its occupants. Situated within walking distance to a plethora of restaurants, retail shops, and gyms, it provides easy access to amenities that cater to both professional and personal needs.
- + Whether grabbing a quick lunch with colleagues, indulging in some retail therapy after work, or squeezing in a workout session during lunch break, the building's prime location enhances the overall work-life balance for its tenants.

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Leasing Contact :
Thomas@TheLeeGrp.com



Project Stats

- **Stories:** 2
- **Rentable Area:** 37,000 sq ft
- **Number of Elevators:** 1
- **Parking Spaces:** 103 stalls

Access

- **Regular Business Hours:**
Monday – Friday: 7am – 6pm;
Saturday 7am – 1pm
- **Building Access For Tenants:**
24/7, 365

MEP

- **HVAC:** Full Central HVAC
- **Electrical:** 1.4 MW
- **Riser Management:** Property Management

Wellness + Sustainability

- **Healthy Building for Indoor Air:** We meticulously evaluate Indoor Air Quality and implement strategies to enhance and sustain optimal IAQ standards
- **We routinely test the HVAC system and air quality** to ensure sufficient property air filtration and ventilation leading to decreased levels of volatile compounds
- **Cleaning Protocols:** The cleaning contractor on the property uses processes and materials of the highest quality to promote a clean work environment

Features + Amenities

- + Lounge Rooms
- + Break Rooms
- + Kitchenettes
- + Onsite Shower Facilities
- + Entry Lobby
- + Newly Renovated Common Areas
- + Large Storefront Windows With Ample Natural Light
- + Plenty of Free Private Parking
- + Large Electrical Capacity
- + Dock Door Access
- + Full Central HVAC





Premier Office Suites with Unparalleled Design

- + 6803 International provides a work environment designed to boost employee well-being, creativity, and collaboration. Our array of amenities at 6803 International reshapes your work approach, offering opportunities for collaborative meetings in our lounge spaces.
- + Each suite has expansive windows flooding the space with natural lighting fostering a bright and uplifting atmosphere that enhances the well-being of its occupants. The suites are move-in ready, yet also offer customization options, allowing tenants to tailor their workspace to meet their specific needs and preferences.

The Hub of Cypress

+ Located in a dynamic ecosystem where innovation thrives and convenience is at your fingertips.

+ With its strategic location and abundant amenities, it creates an environment where productivity flourishes, making it an ideal choice for businesses and professionals alike.



6803 International
 is Located in a Retail and Restaurant Plaza
 Walking distance to over 50
 Restaurants, Coffee Shops, and Shopping

RESTAURANTS	
1 Starbucks	20 Irrawaddy Taste of Burma
2 Chodang Tofu & BBQ	21 Pizza Grande
3 Wienerschnitzel	22 Rubio's Coastal Grill
4 Taco Bell	23 El Torito
5 The Habit Burger Grill	24 Panda Express
6 Olive Garden	25 Tacomas Cantina
7 Egg N Bird	26 Loft Hawaiian Grill
8 Carl's Jr.	27 BB Mongolian BBQ
9 Chipotle	28 Chili's
10 Subway	29 California Fish Grill
11 Everytable	30 Sweetee Thai
12 Papa Johns	31 Yuka Japanese Cuisine
13 Lucky Chinese	32 Pho May
14 Double Bamboo	33 Athenian Burgers 4
15 The Boil Daddy	34 Neighborhood Bento
16 Mama's Kabab	35 Flame Broiler
17 Tacos El Jefe	36 El Pollo Loco
18 WaBa Grill	37 Café Hiro
19 WaBa Grill	

SHOPS	
1 Target	10 Ross
2 GNC	11 T-Mobile
3 AT&T	12 Fantastic Sams
4 I Look Threading Salon	13 Smart & Final Extra
5 Orangetheory Fitness	14 Bloom in Box
6 LA Noir Nails Spa	15 Costco
7 Shoe City	16 Verizon
8 Tillys	17 24 Hour Fitness
9 Staples	

HOTELS:	
1 Hampton Inn	5 Residence Inn by Marriott
2 Hyatt House	6 Stanton Inn & Suites
3 Extended Stay America	7 Motel 6
4 Courtyard by Marriott	

Office Suites Available/ Pricing

Competitive pricing to give you affordability and flexibility to accommodate your business needs.

Suite Available	Size	Pricing per Month
Suite 207	1,051 Sq.Ft.	\$1.30/Sq.Ft.
Suite 206	1,425 Sq.Ft.	\$1.30/Sq.Ft.
Suite 211	1,500 Sq.Ft.	\$1.25/Sq.Ft.
Suite 203	1,650 Sq.Ft.	\$1.20/Sq.Ft.

2ND FLOOR PLAN



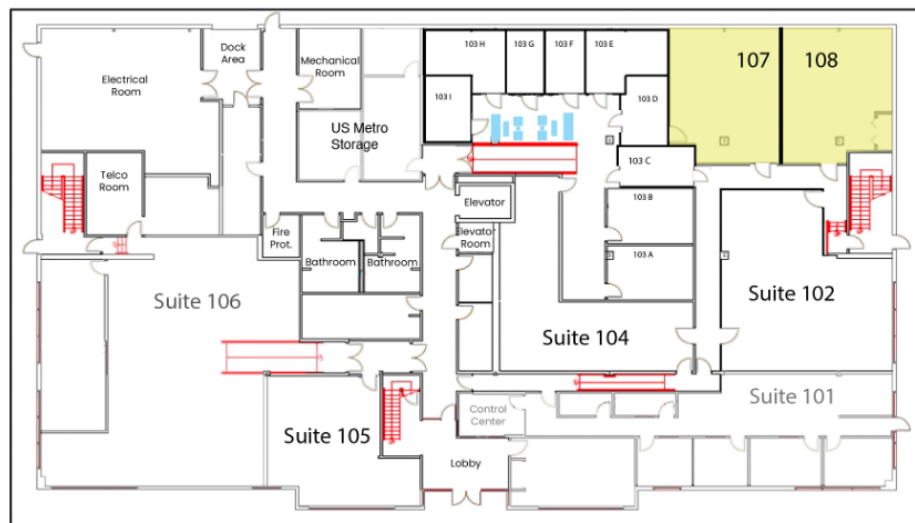
Office and
Property Photos

Executive Suites Available/ Pricing

Smaller suites available for executives and growing teams. Suites include access to all property amenities, parking, and includes utilities.

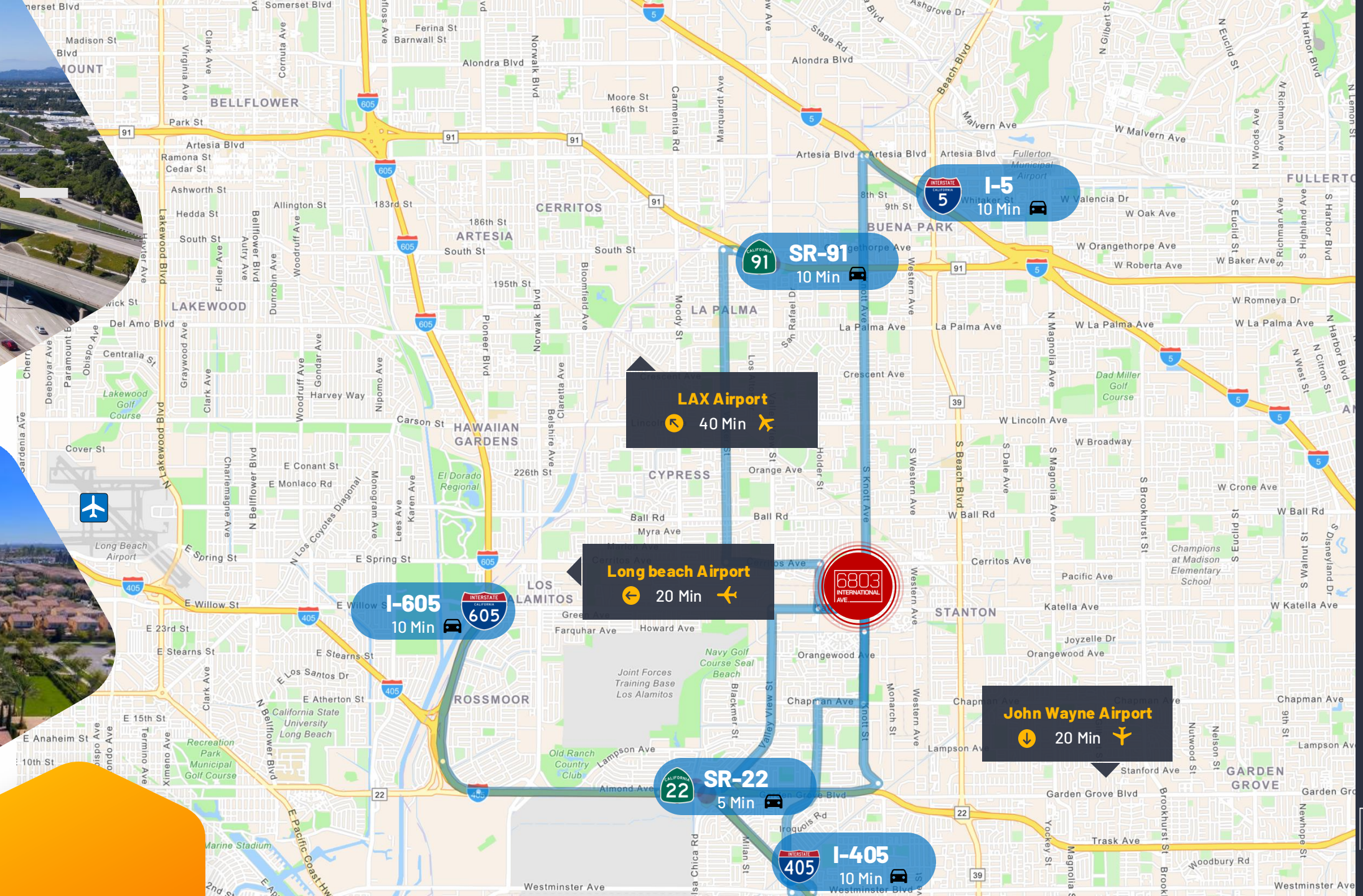
Suite Available	Size	Pricing per Month
103 A thru F	1-3 person office	\$850
103 A thru F	2-4 person office	\$950
103 A thru F	5+ person office	\$1,250

1ST FLOOR PLAN



Suites and Property Photos

Superior Access at a Prime Location



About Us /Contact

For more than two decades, we have worked extensively in acquiring and stabilizing real estate assets, developing new projects, rehabilitating and repositioning existing properties, taking over underperforming portfolios, and managing assets to higher value.

We focus exclusively on investments that promote smart growth, urban revitalization and sustainability in urban and high-density suburban submarkets of select "Gateway Neighborhoods" within Salt Lake and Los Angeles. Our objective: to achieve investment success while making a positive impact in the communities in which we invest.

Contact info:

Thomas Lee

✉ Thomas@TheLeeGrp.com

☎ 801-898-8901

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