

WARLAND

CYPRESS BUSINESS CENTER

6261 KATELLA AVE
SUITE 175
CYPRESS, CA

WARLAND



www.warlandcypress.com

FOR LEASE :: ±3,022 SF
FIRST FLOOR OFFICE SPACE

FEATURES:

- High Image 2-Story Building
- ±520' of Katella Avenue Frontage
- Flexible Perimeter Office with Open Bay
- Improvements to Suit
- 4.0:1,000 Parking
- Part of a Larger ±74,000 SF Building
- See Reverse for Floor Plan
- 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



Brian DeRevere

Lic. 00885755

T +1 714 371 9224

brian.derevere@cbre.com

Ryan Peterson

Lic. 01336025

T +1 174 371 9212

ryan.peterson@cbre.com

CBRE

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

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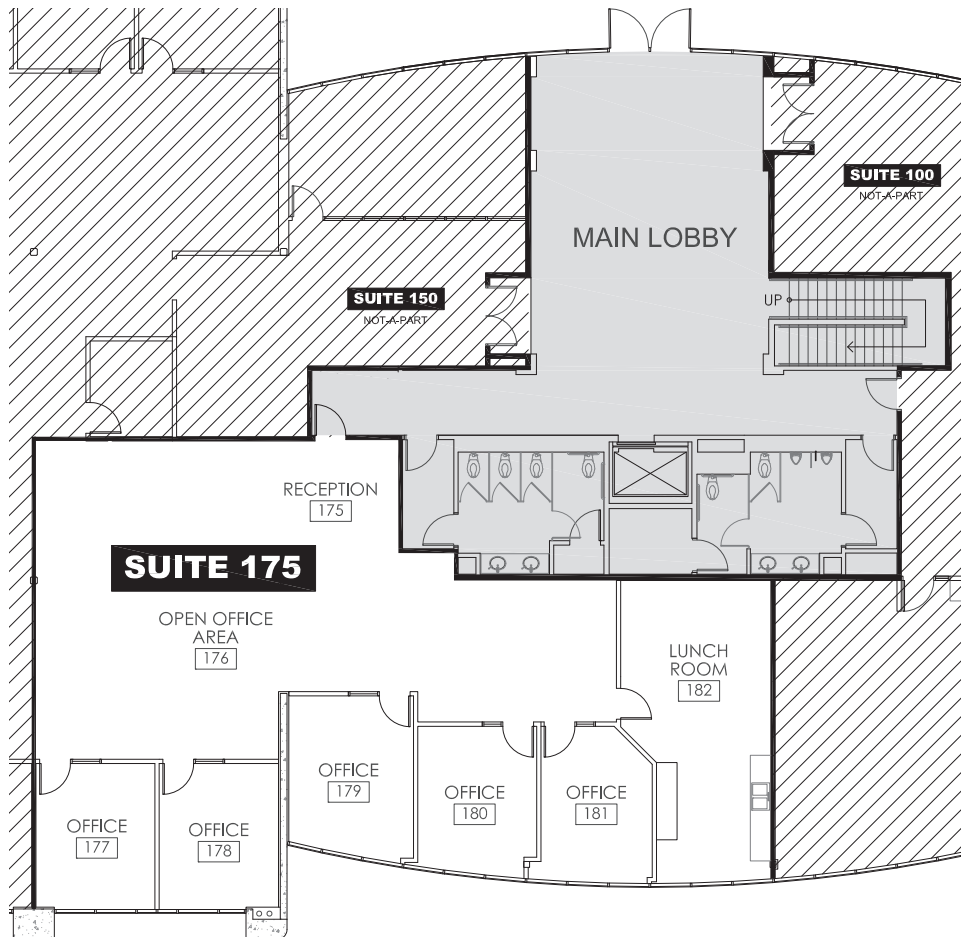
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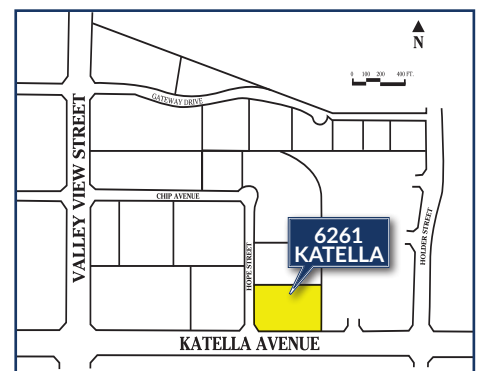
FLOOR PLAN



CORPORATE NEIGHBORS:

Rolls Royce
Charter Communications
DRS Technologies
Johnson Controls
Mitsubishi Electric

Mitsubishi Motors
Evergreen Shipping
Shaw Carpet
United Health
Siemens



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