



# WARLAND BUSINESS PARK

11065-11235 KNOTT AVENUE CYPRESS, CA 90630



## AVAILABLE SPACE

(Updated Aug. 26, 2024)



ADDRESS	BLDG	SF	RATE (NNN)	AVAILABILITY	COMMENTS
11075 Knott	2B	7,839	\$1.45	1/1/25	30% Office, 3 private offices, 1 reception area, large break room, restrooms, 2 GL doors, 4:1 parking.
11075 Knott	2C	9,994	\$1.45	1/1/25	70% Office, 7 private offices + large open office, reception area, conference room, tech room with server room, restrooms, 1 GL door, 4:1 parking.
11075 Knott	2BC	17,833	\$1.45	1/1/25	60% Office, 10 private offices + large open office, 2 reception areas, large conference room, large break room, 3 GL doors, 4:1 parking.
11155 Knott	9AB	±3,662	\$1.35	Now	60% office, five (5) private offices + open office, reception area, 1 GL door, 3.5:1 parking.
11155 Knott	9CDE	±5,501	\$1.35	Now	65% office, five (5) private offices + open office, conference room, break room reception area, 3 GL doors, 3.5:1 parking.
11155 Knott	9ABCDE	±9,163	\$1.35	Now	60% office, multiple private offices, open office area, conference room, reception area, break room, two (2) sets of restrooms, 4 GL doors, 3.5:1 parking.
11215 Knott	12B	±4,240	\$1.45	Now	100% office, reception, open office area, 1 private office, conference room, coffee bar, IT/storage, 4:1 parking.

### FEATURES:

- Award-Winning Design
- High Image Corporate Park
- 13 Buildings Totaling 233,160 S.F./ On-Site Leasing Office
- Direct Access to Restaurants/Shopping
- Minutes to San Diego (405), Garden Grove (22), and San Gabriel (605) Freeways
- See Reverse for Site Plan

### FOR MORE INFORMATION, PLEASE CONTACT:

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WATCH  
VIRTUAL  
TOUR

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