



**Industrial Space for Lease**

# **WARLAND CYPRESS BUSINESS CENTER**

CYPRESS :: CALIFORNIA



**BRIAN DEREVERE**

Senior Vice President  
Lic. 00885755  
+1 714 371 9224  
brian.derevere@cbre.com



**RYAN PETERSON**

Senior Vice President  
Lic. 01336025  
+1 714 371 9212  
ryan.peterson@cbre.com

**CBRE**

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

ANOTHER QUALITY PROJECT BY  
WARLAND INVESTMENTS



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

**CBRE**

# warland cypress business center



## CORPORATE NEIGHBORS

Clarion

WellCare  
Health Plans

Evergreen

Manhattan  
BEACHWEAR INC

MQ  
MULTIQUIP

MITSUBISHI  
ELECTRIC

MITSUBISHI  
MOTORS

MARY KAY

ROLLS  
ROYCE

Shaw  
Where Great Floors Begin®

SIEMENS

SPEEDO

INTERNATIONAL PAPER

UnitedHealthcare®

TimeWarner

YAMAHA

ZODIAC  
AEROSPACE



# warland cypress business center



## AMENITIES



200-Acre Planned Development



Strategically located in Cypress, at the border of Los Angeles and Orange County



Professional on-site property management team



Primary goal to create a tenant-focused environment catering to long-term occupancy



Long-term Ownership with Commitment to Building Quality



Investment grade real estate with high standard maintenance on all buildings



Expansion Flexibility



Ideal destination for users to service Southern California and take advantage of superior labor demographics.



Close proximity to three freeways: San Diego (405), Garden Grove (22) and San Gabriel (605) Freeways

### NEARBY FASTFOOD/RESTAURANTS

- |                        |                        |                       |
|------------------------|------------------------|-----------------------|
| California Fish Grill  | El Torito              | Panera Bread          |
| Carl's Jr.             | The Habit Burger Grill | Red Robin Burgers     |
| Chilli's Grill & Bar   | Juice It Up!           | Rubio's Coastal Grill |
| Chipotle Mexican Grill | Olive Garden Italian   | Starbucks             |
| Del Taco               | Panda Express          | Taco Bell             |

### SHOPPING

- |                      |                     |
|----------------------|---------------------|
| BevMo                | Ross Dress For Less |
| Costco Wholesale     | Staples             |
| Daiso                | Stater Bros.        |
| Dollar Tree          | Target              |
| Smart & Final Extra! | Tillys              |

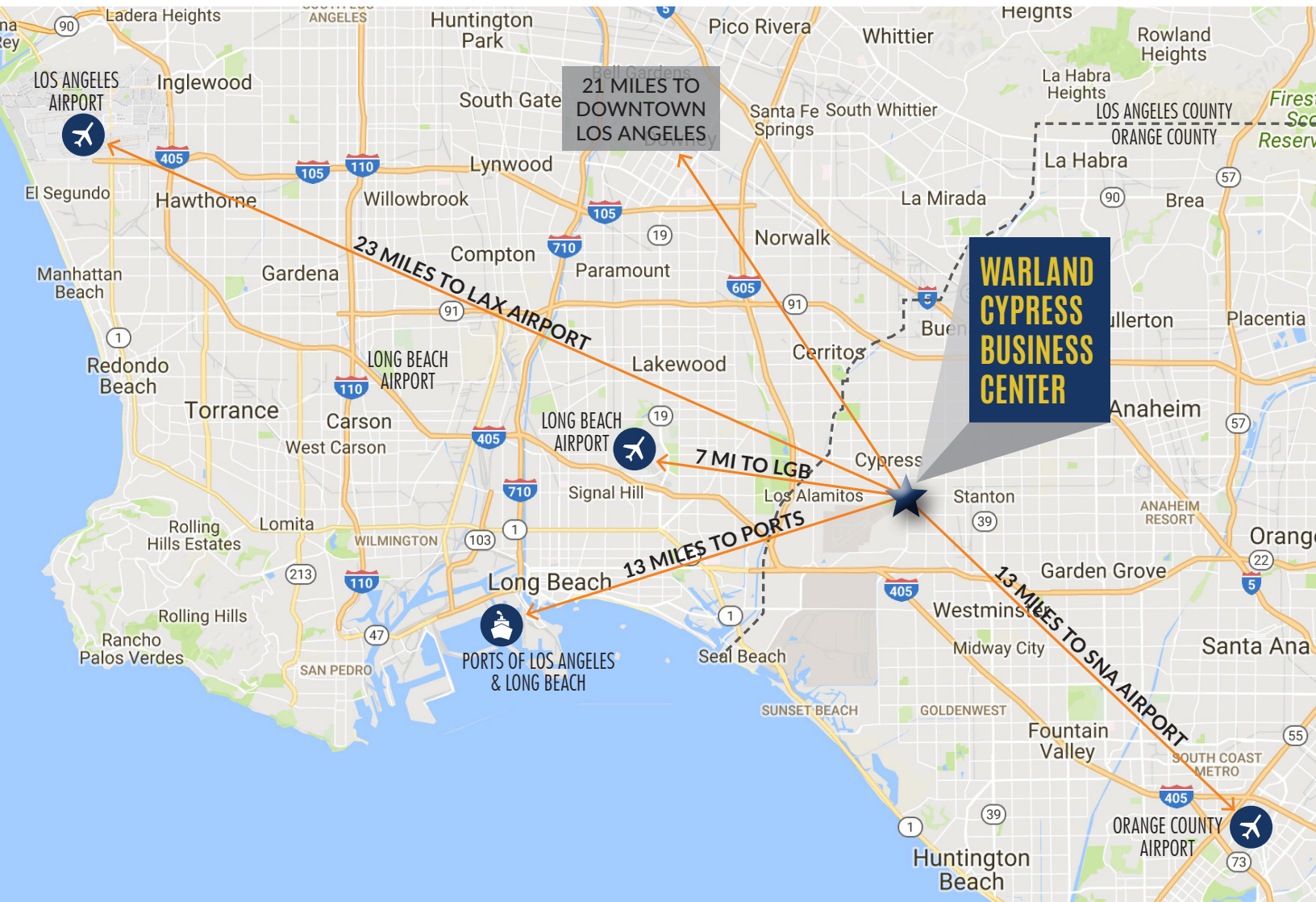
### HOTELS/FITNESS CLUB

- |                           |                      |
|---------------------------|----------------------|
| Courtyard By Marriott     | 24 Hour Fitness      |
| Extended Stay America     | OrangeTheory Fitness |
| Hampton Inn               |                      |
| Hyatt House Cypress       |                      |
| Residence Inn By Marriott |                      |

# warland cypress business center



## REGIONAL MAP



# warland cypress business center

# AVAILABILITY

## INDUSTRIAL / R&D / FLEX AVAILABILITY

TOTAL AVAILABLE SF	OFFICE SF	RATE	DH/GL	HEIGHT	PARKING	AVAILABILITY
<b>10824 Hope Street</b>						
Full Bldg: 128,224	120,000	\$1.60/SF NNN	5 / 3	24'	4:1,000	Now
Suite 100: 72,753 SF	39,600	\$1.65/SF NNN	2 / 1	24'	4:1,000	Now
Suite 150: 55,471 SF	27,000	\$1.65/SF NNN	3 / 2	24'	4:1,000	Now
<b>6100 Chip Avenue</b>						
Full Bldg: 81,554 SF	6,450	\$1.70/SF NNN	6 / 5	21'	3.5:1,000	Now
<b>6200 Gateway Drive</b>						
Full Bldg: 53,228 SF	19,000	\$1.60/SF NNN	1 / 2	18'	3.7:1,000	Now
<b>5900 Katella Avenue, Building B</b>						
Suite 100: ±45,578 SF	21,726	\$1.70/SF NNN	2 / 1	24'	2.8:1,000	9/1/24
<b>6101 Gateway Drive</b>						
Full Bldg: 34,080 SF	30,000	\$1.60/SF NNN	0 / 2	24'	3.6:1,000	8/1/24
<b>5770 Warland Drive</b>						
Suite A: 20,952 SF	8,000-20,000	\$1.70/SF NNN	1 / 1	18'	2.29:1,000	11/1/24

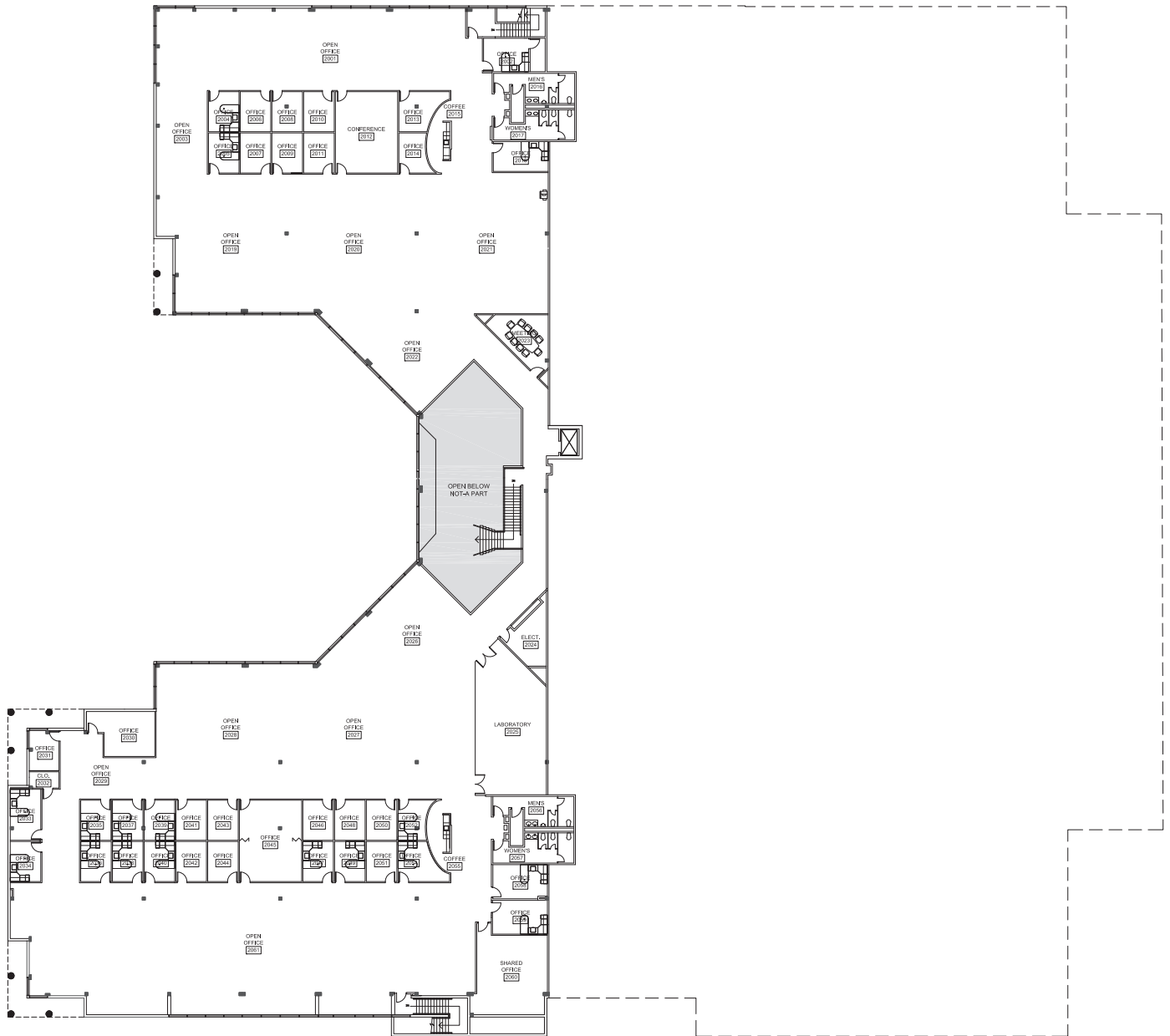


# FLOOR PLANS

AS BUILT FLOOR PLANS

## 128,224 SF

SECOND FLOOR

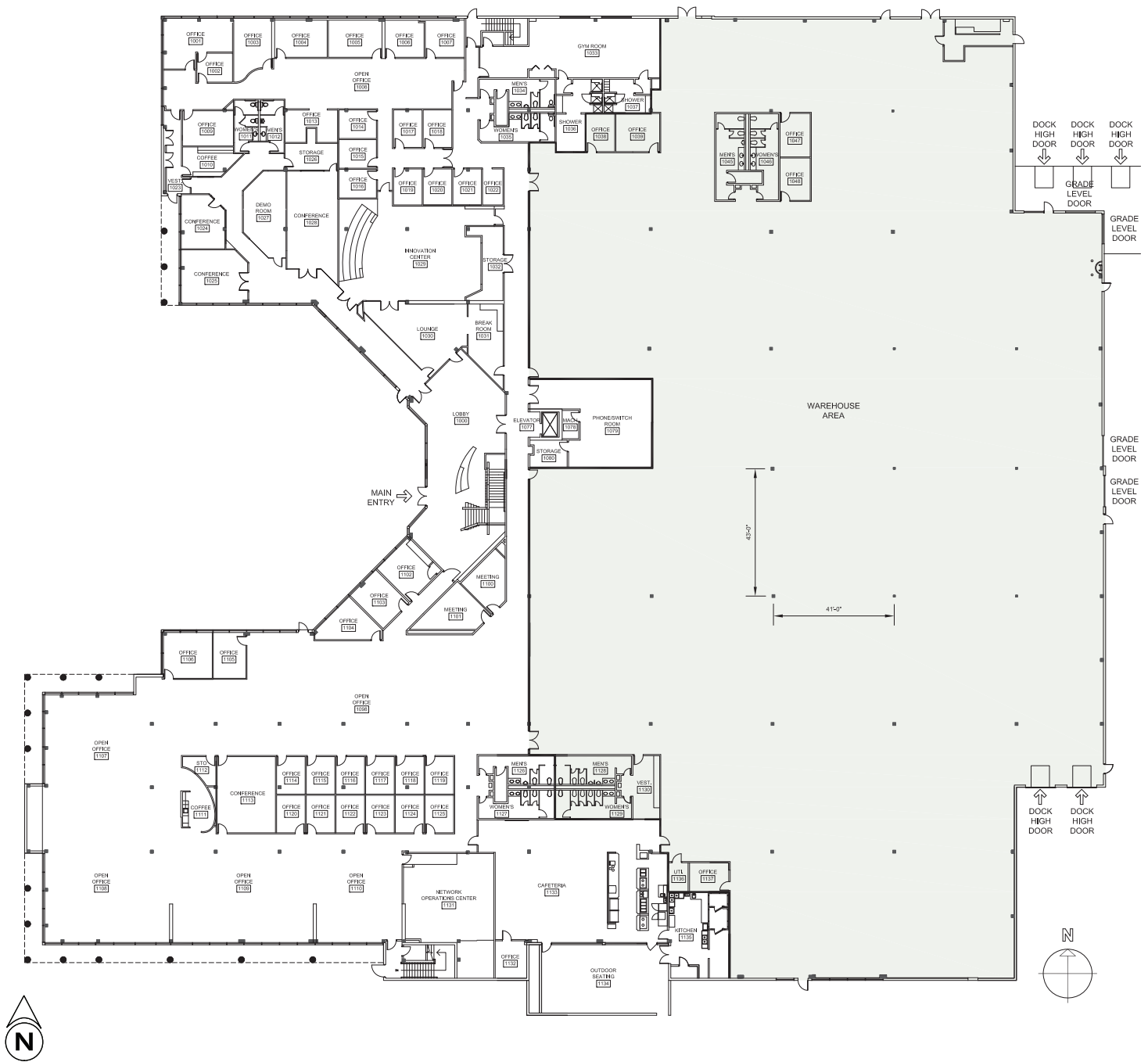




# FLOOR PLANS

CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)

## 128,224 SF





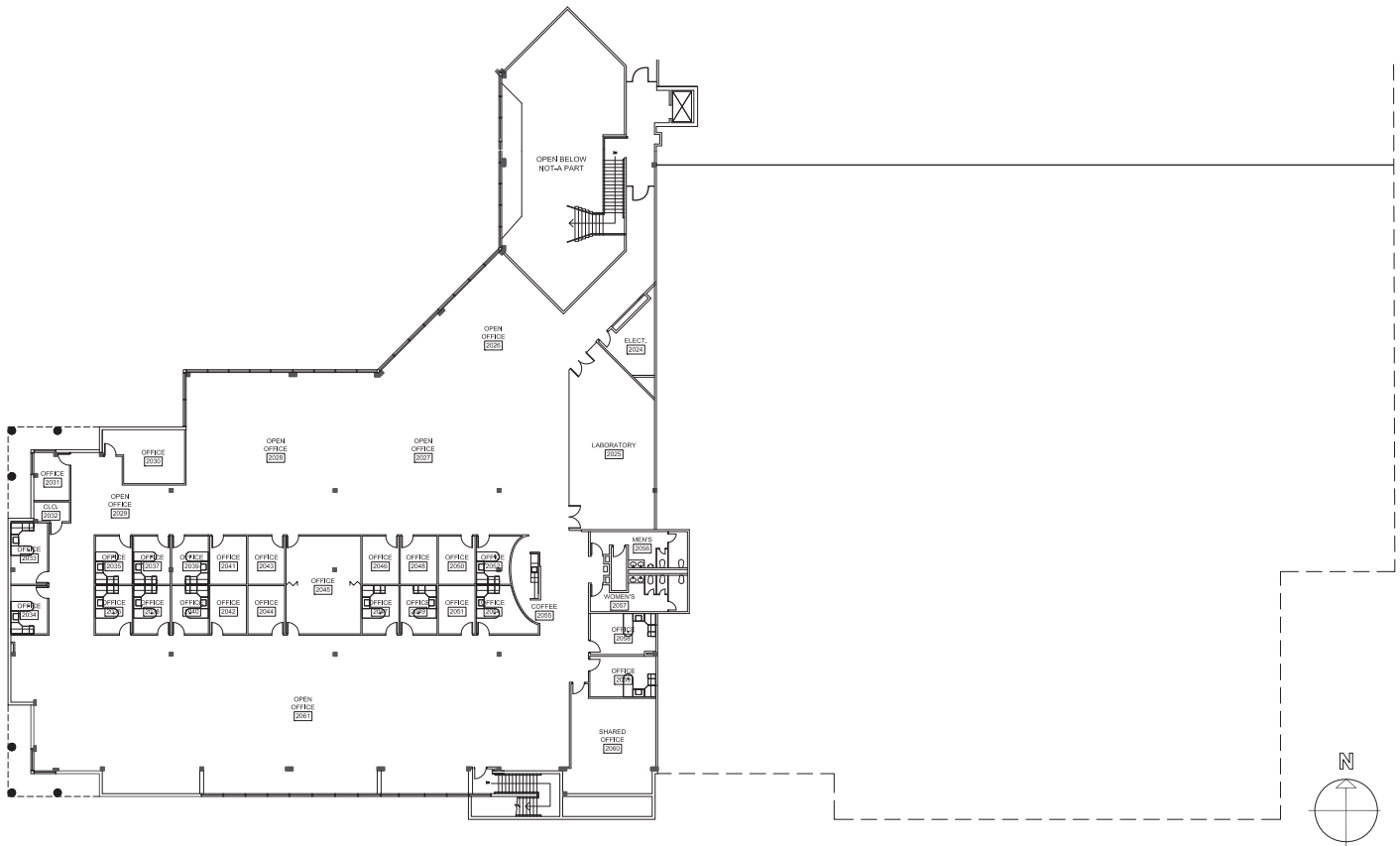


# 10824 Hope Street, Suite 100

# FLOOR PLANS

CONCEPTUAL SECOND FLOOR PLAN

72,753 SF

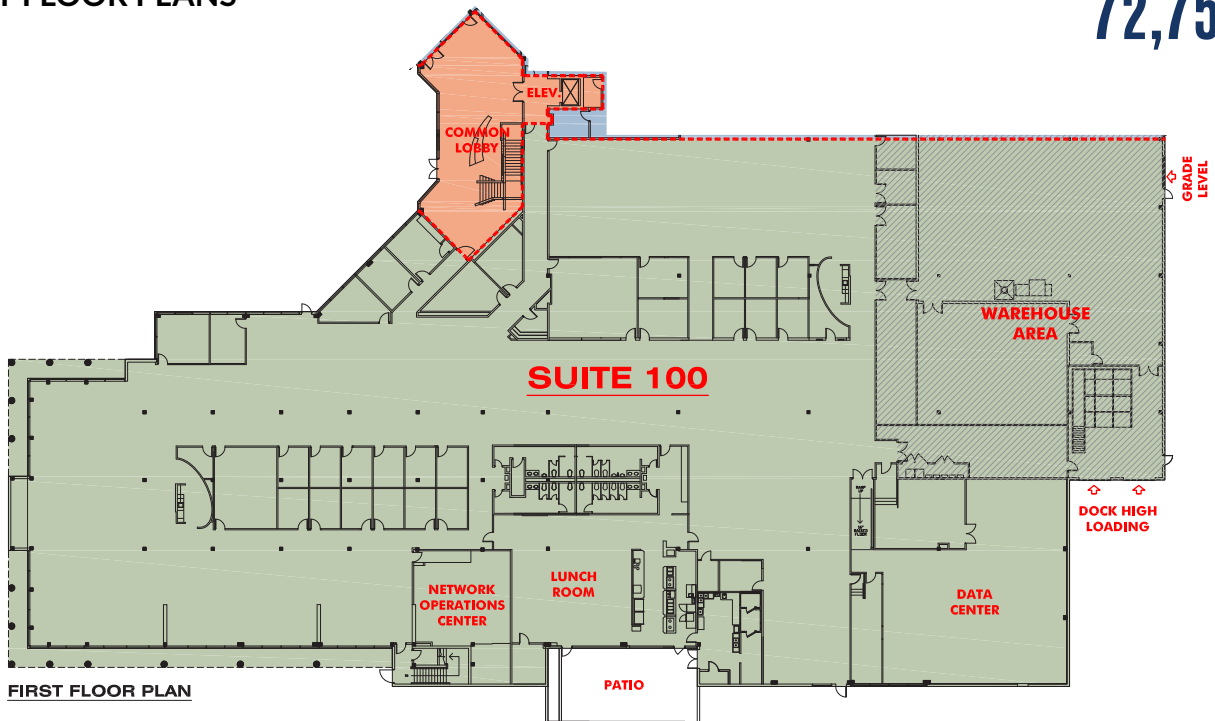


# 10824 Hope Street, Suite 100

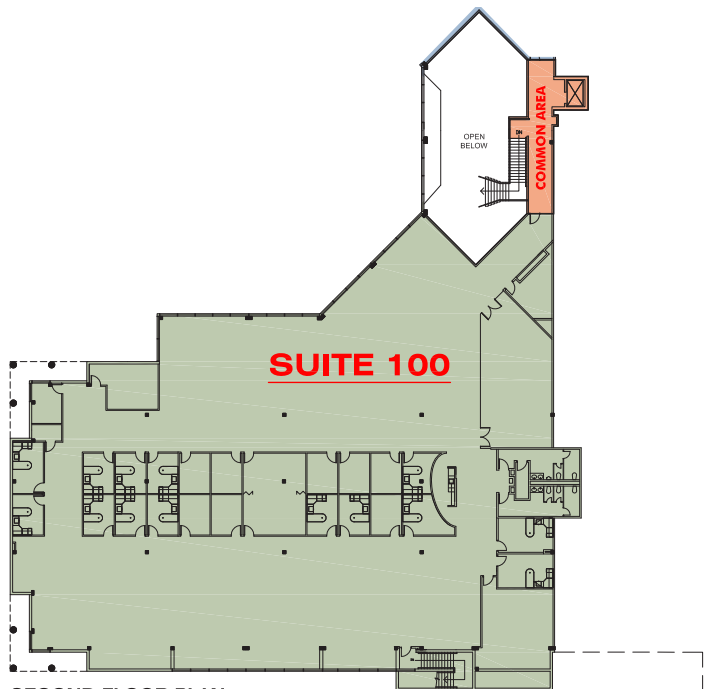
# FLOOR PLANS

AS BUILT FLOOR PLANS

72,753 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

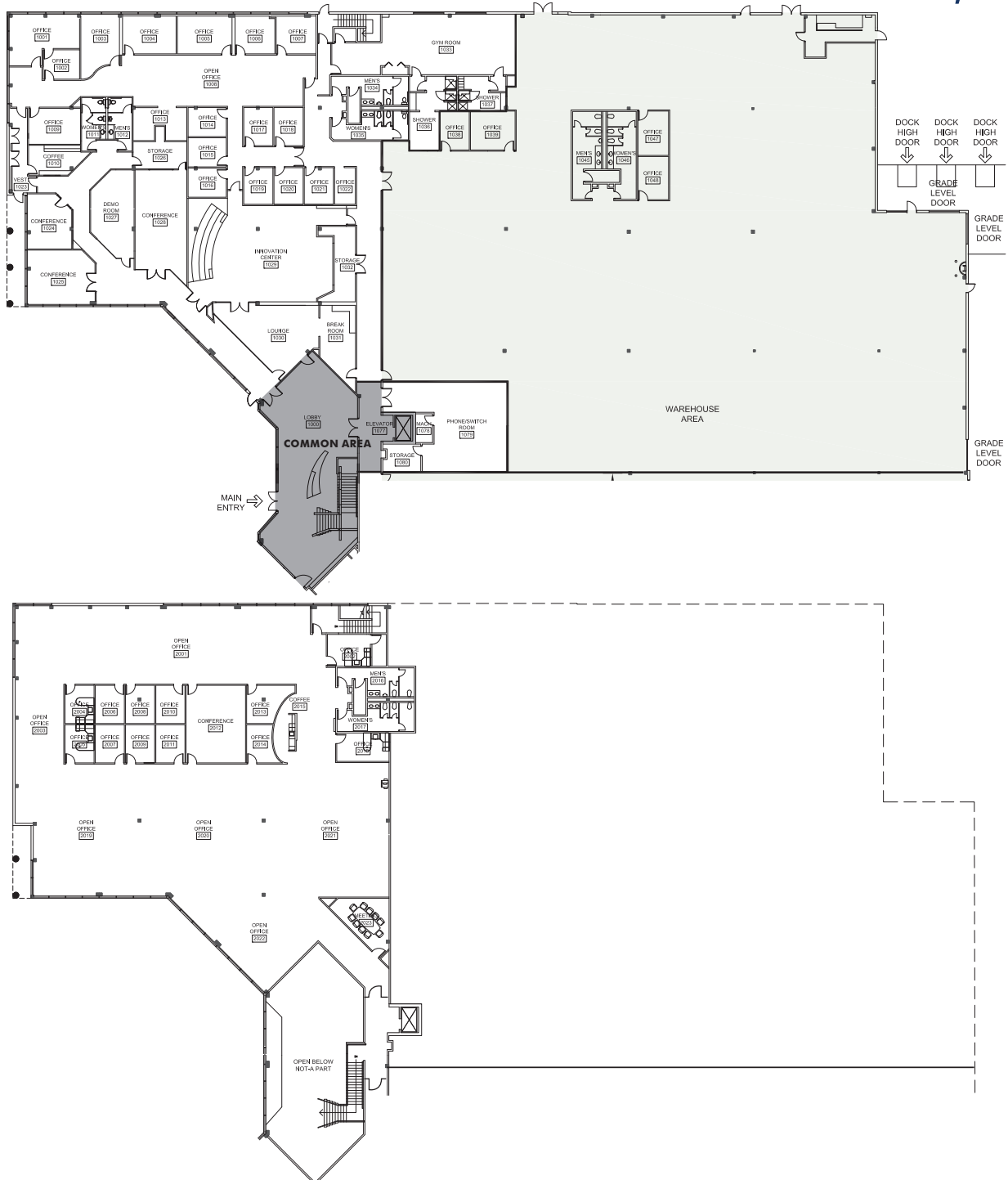


# 10824 Hope Street, Suite 150

# FLOOR PLANS

## CONCEPTUAL FLOOR PLAN (WITH ENHANCED WAREHOUSE)

# 55,471 SF

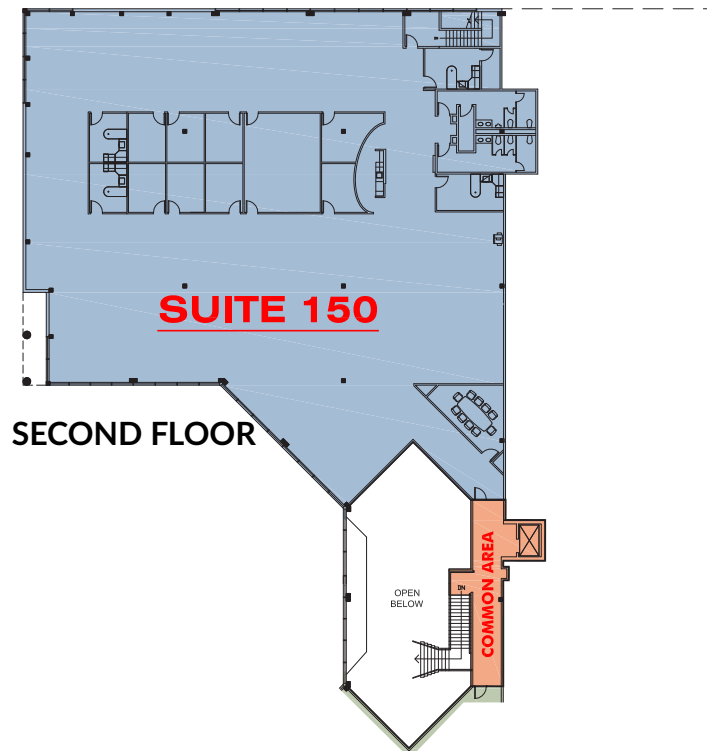
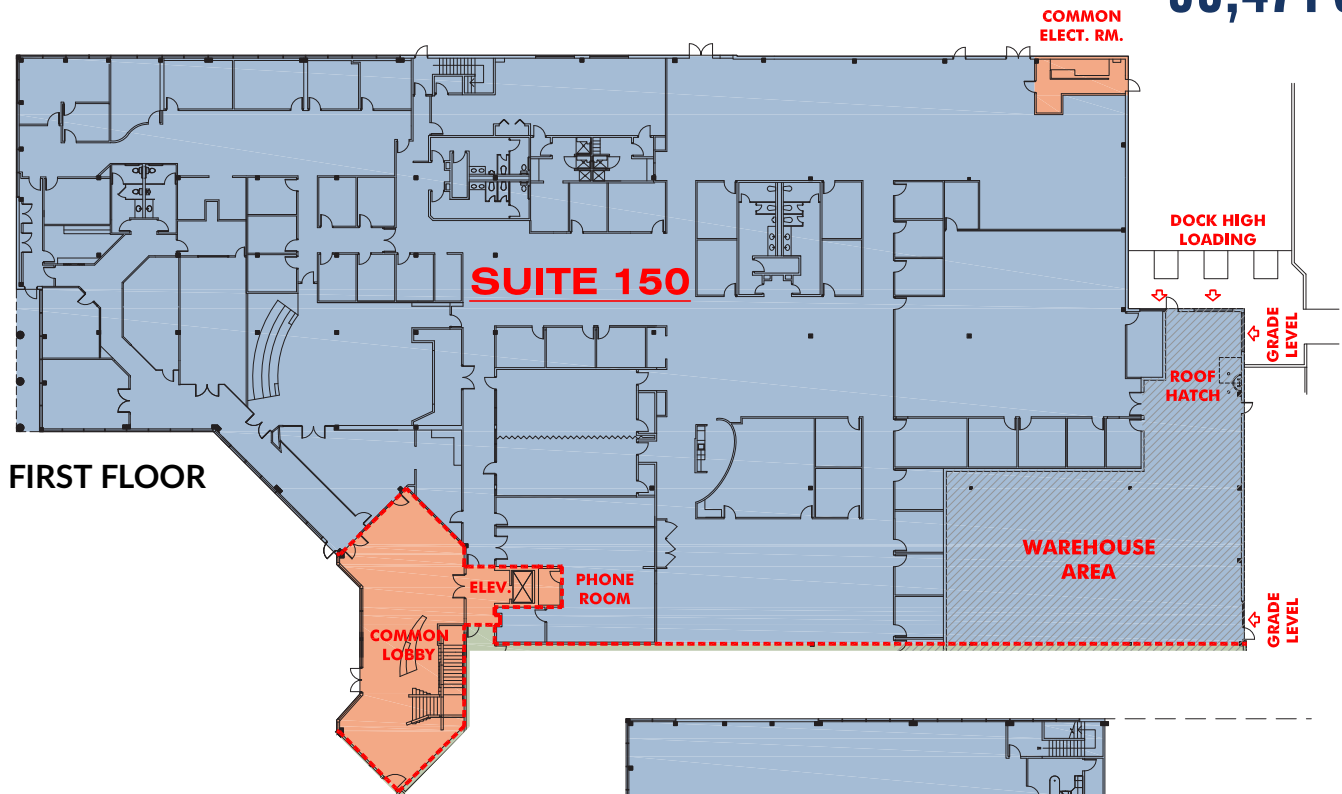


# 10824 Hope Street, Suite 150

# FLOOR PLANS

AS BUILT FLOOR PLANS

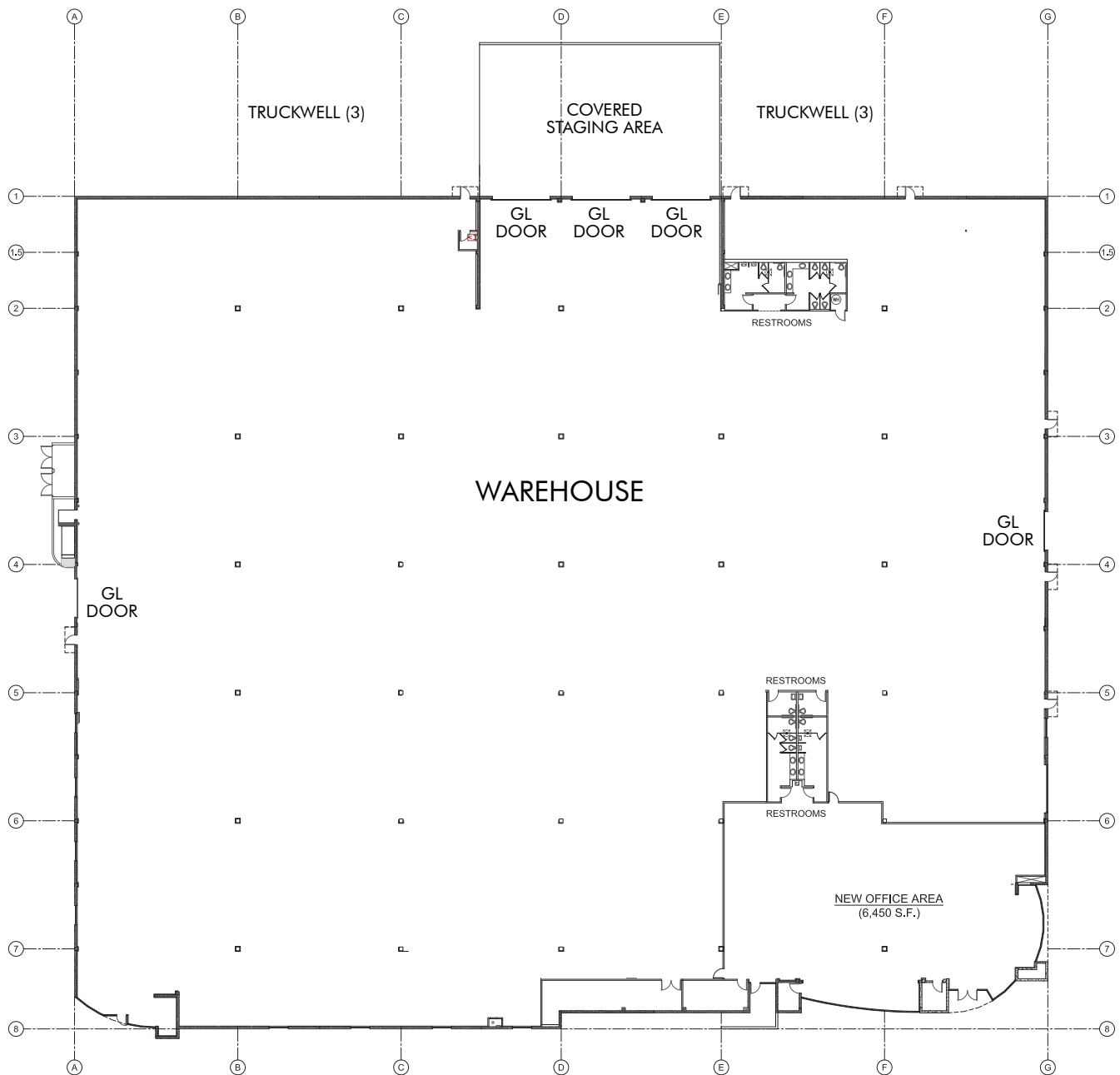
55,471 SF





# FLOOR PLANS

## 81,554 SF

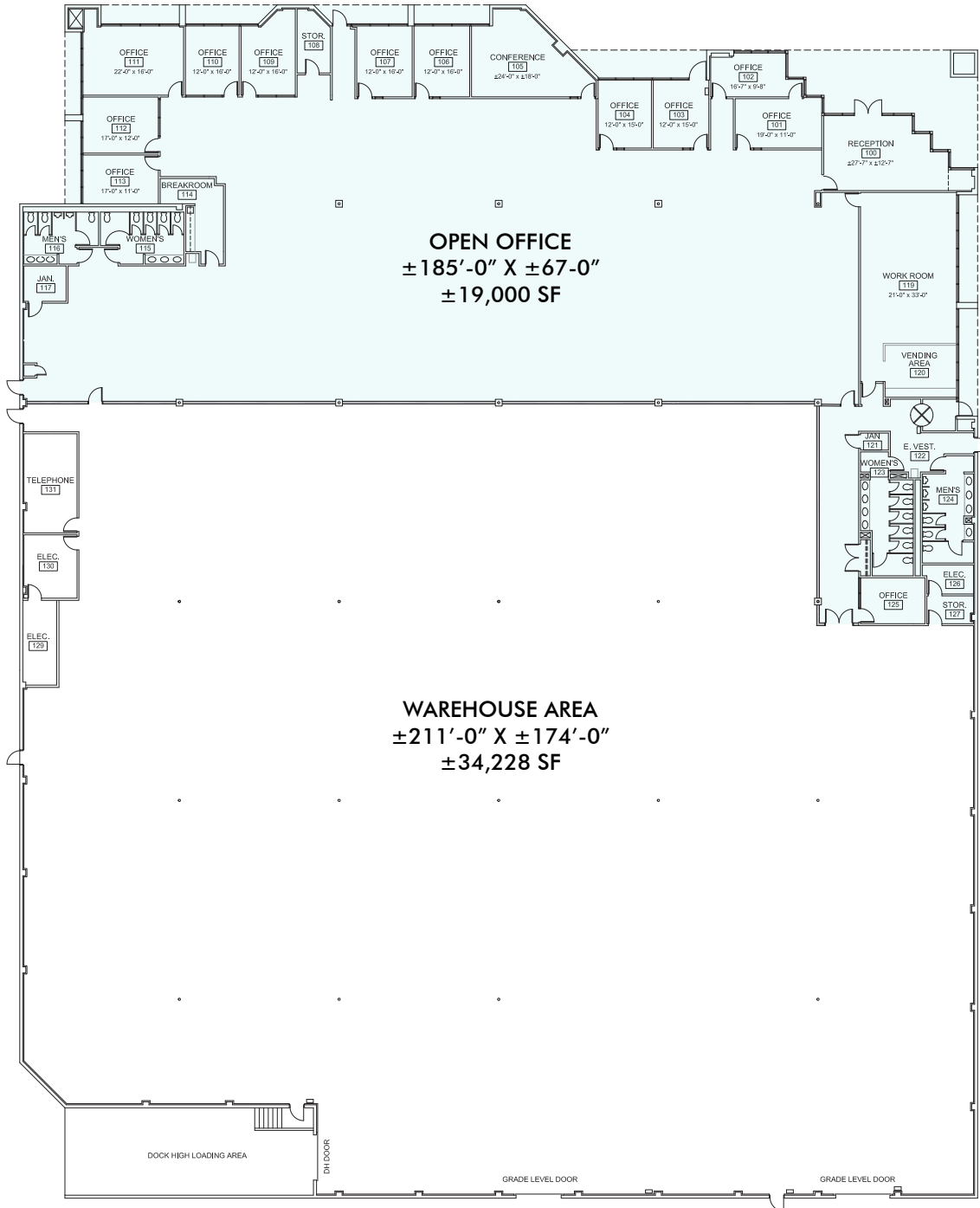


# 6200 Gateway Drive

# FLOOR PLANS

## CONCEPTUAL FLOOR PLAN

## 53,228 SF



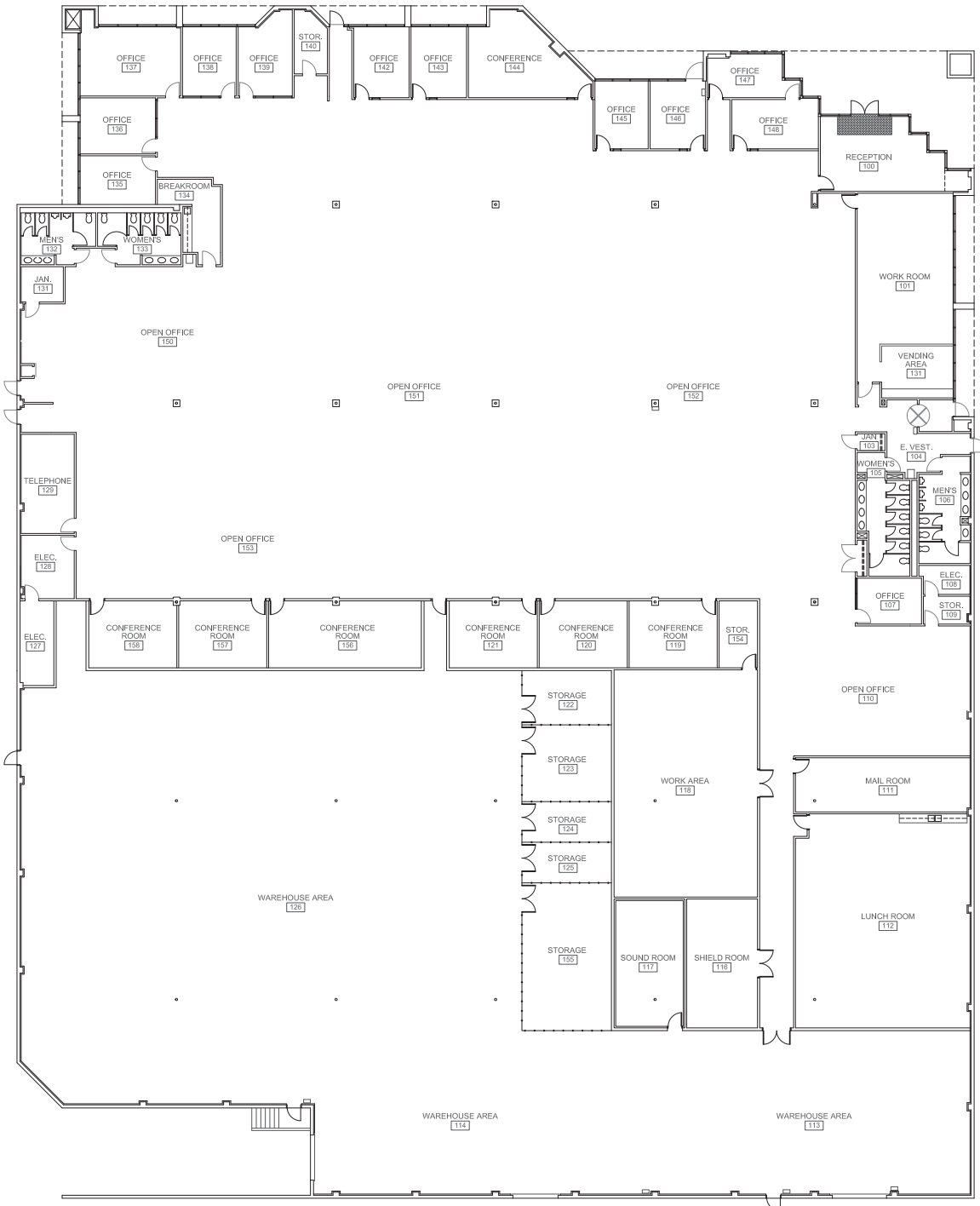
# 6200 Gateway Drive



# FLOOR PLANS

AS-BUILT FLOOR PLAN

53,228 SF

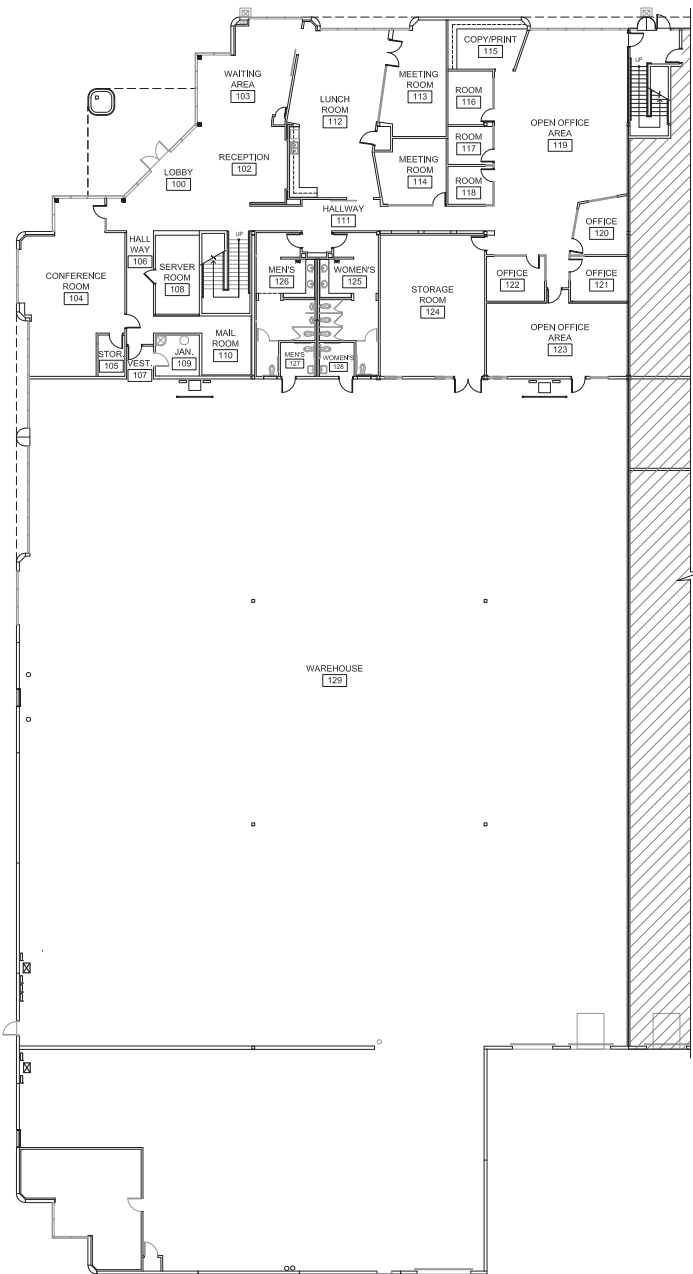




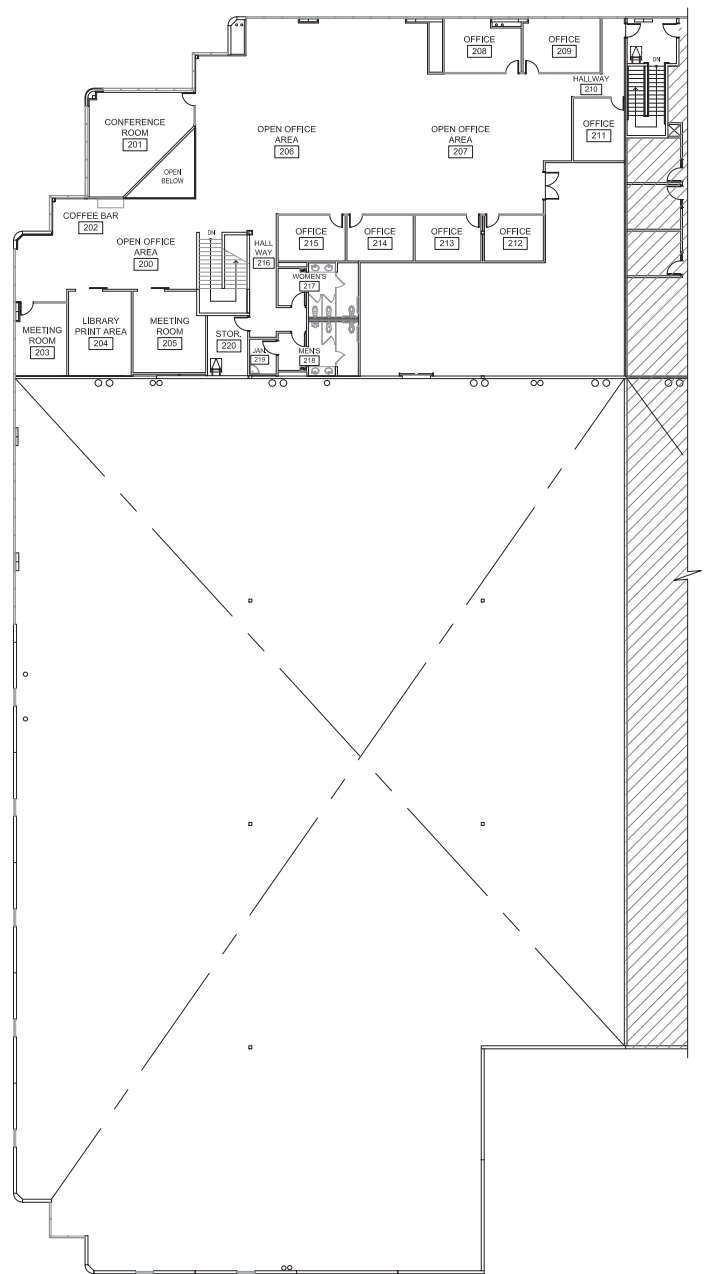
# 5900 Katella Ave, Bldg B, Suite 100

## FLOOR PLANS

**SUITE 100: 45,578 SF**



**FIRST FLOOR PLAN**



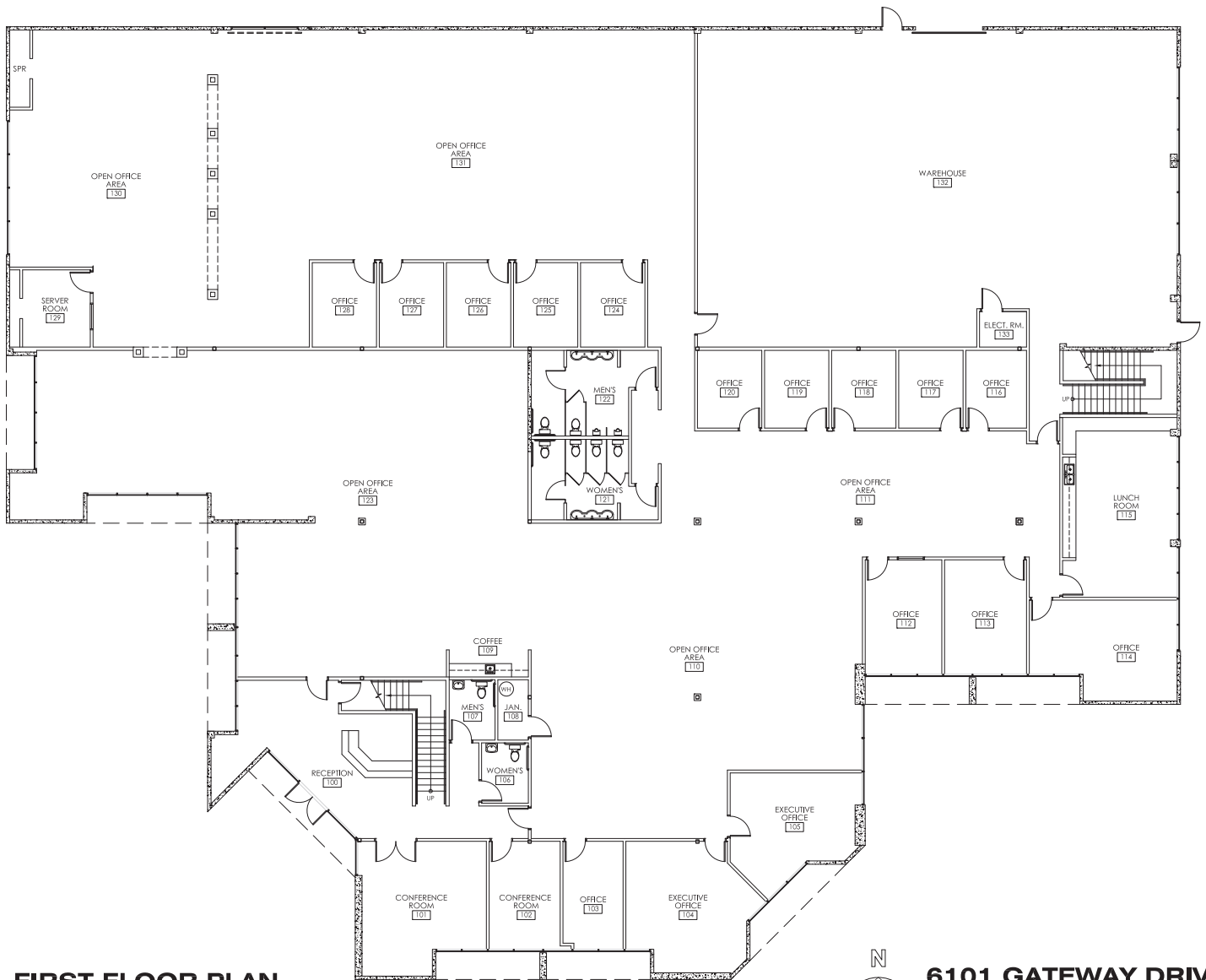
**MEZZANINE FLOOR PLAN**

# 6101 Gateway Drive



# FLOOR PLANS

## 34,080 SF



### FIRST FLOOR PLAN

NOT TO SCALE



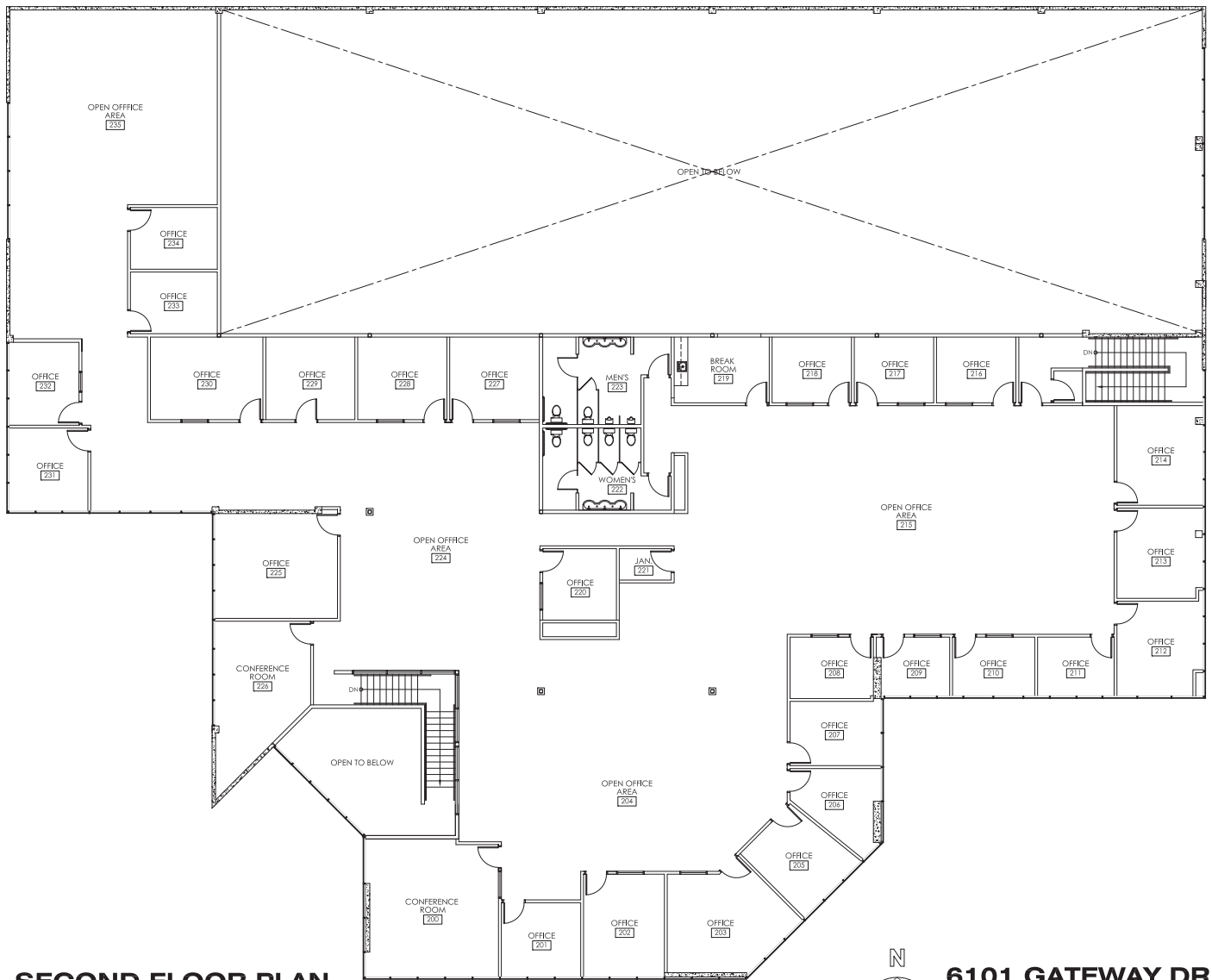
**6101 GATEWAY DRIVE  
CYPRESS, CA 90630  
(34,080 S.F.)**

# 6101 Gateway Drive



# FLOOR PLANS

## 34,080 SF



### SECOND FLOOR PLAN

NOT TO SCALE



**6101 GATEWAY DRIVE  
CYPRESS, CA 90630  
(34,080 S.F.)**

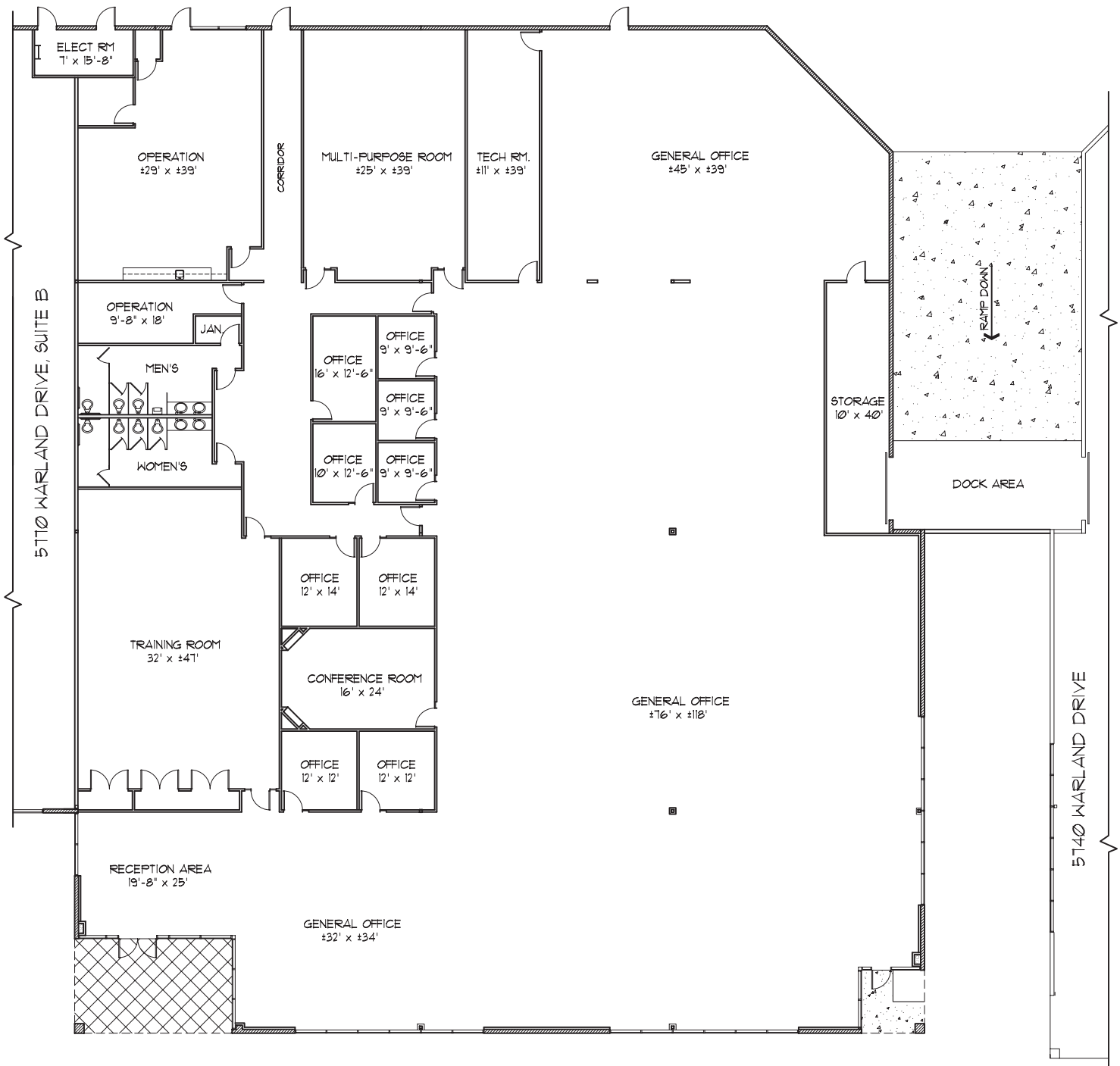
# 5770 Warland Drive #A



# FLOOR PLANS

## CURRENT "AS-BUILT" FLOOR PLAN

## 20,952 SF



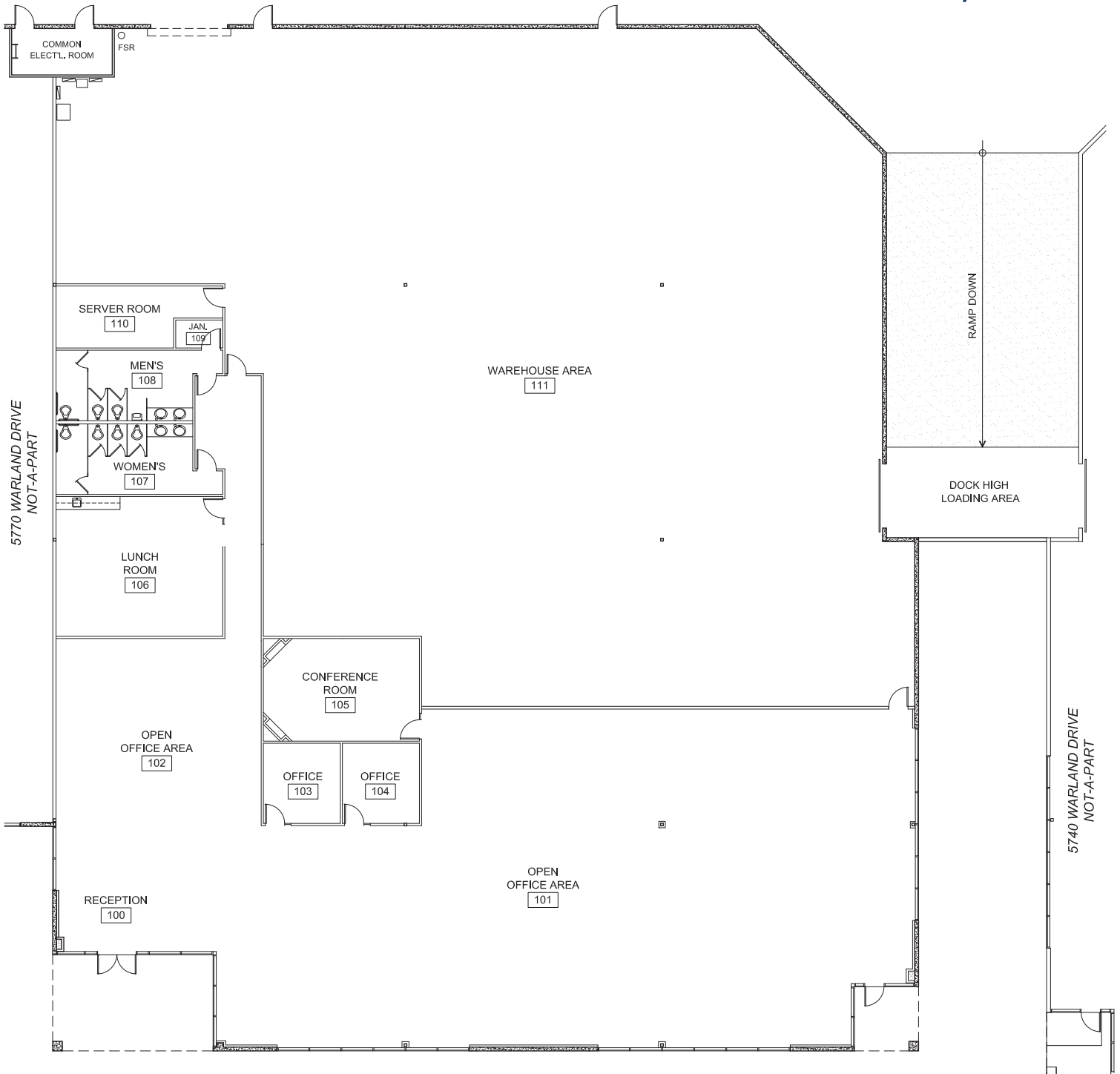
# 5770 Warland Drive #A



# FLOOR PLANS

## CONCEPTUAL FLOOR PLAN

## 20,952 SF



# warland cypress business center



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# WARLAND CYPRESS BUSINESS CENTER

Cypress, CA

5990 Katella Avenue, Bldg B



6200 Gateway Drive



10824 Hope Street



6100 Chip Avenue



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