## Industrial Space for Lease WARLAND CYPRESS BUSINESS CENTER

**CYPRESS :: CALIFORNIA** 



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# warland cypress business center

# CORPORATE NEIGHBORS



## warland cypress busine





200-Acre Planned Development



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



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



Long-term Ownership with Commitment to Building Quality



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



Professional on-site property management team



Investment grade real estate with high standard maintenance on all buildings



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



**Expansion Flexibility** 

#### **NEARBY FASTFOOD/RESTAURANTS**

- California Fish Grill Carl's Jr. Chilli's Grill & Bar Chipotle Mexican Grill Del Taco
- El Torito The Habit Burger Grill Juice It Up! Olive Garden Italian Panda Express

Panera Bread
Red Robin Burgers
Rubio's Coastal Grill
Starbucks
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 **Extended Stay America** Hampton Inn Hyatt House Cypress Residence Inn By Marriott
- 24 Hour Fitness **OrangeTheory Fitness**

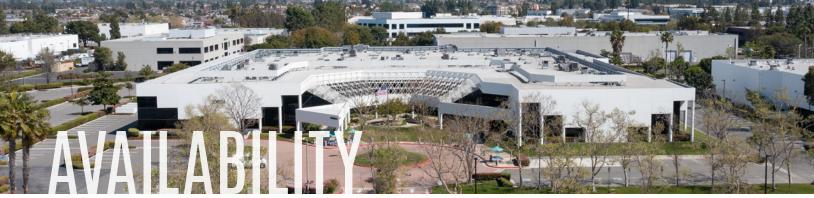
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# warland cypress business center

# REGIONAL MAP

a 90 Ladera Heights ANGELES	Huntington Park		Pico Rivera	Whittier	Heights	Rowland Heights
LOS ANGELES Inglewood	South Gate C	21 MILES TO DOWNTOWN OS ANGELES		outh Whittier		S ANGELES COUNTY Fires
405 105 110	Lynwood	105		La Mirada	La Habi	ra (57)
Manhattan Gardena	Compton P	19 Paramount	Norwalk		ARLAND	
Beach	Compton TIP P 91 LAX AIRPORT		605 91 Cerrit	Buen BI	PRESS	llerton Placentia
Redondo Beach Torrance Carsor	IRPORT	BEACH 19	bd		NTER	Anaheim (57)
West Carson	405 AIRP 710 Sig	anal Hill	MI TO LGB	Cypress tos Stanto	n	ANALEIM
Rolling Lomita Hills Estates	INGTON (103)	ich 13 MILES	TOPORTS	39	, Garden	ANAHEIM RESORT Orang Grove
Rolling Hills	0			405 Westmin Midway	City	Santa Ana
Palos Verdes	PORTS OF LOS ANG & LONG BEACH	LLLJ	Seal Beach SUNSET BEAG	CH GOLDENWEST	SNE	AIRPO
			<u> </u>		Valley	SOUTH COAST METRO
				1 Huntingto Beach		ORANGE COUNTY AIRPORT

## warland cypress business cen ter



## INDUSTRIAL / R&D / FLEX AVAILABILITY

TOTAL AVAILABLE SF	OFFICE SF	RATE	DH/GL	HEIGHT	PARKING	AVAILABILTY		
10824 Hope Street								
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		
6100 Chip Avenue								
Full Bldg: 81,554 SF	6,450	\$1.70/SF NNN	6/5	21'	3.5:1,000	Now		
6200 Gateway Drive								
Full Bldg: 53,228 SF	19,000	\$1.60/SF NNN	1/2	18'	3.7:1,000	Now		
5900 Katella Avenue, Building B								
Suite 100: ±45,578 SF	21,726	\$1.70/SF NNN	2/1	24'	2.8:1,000	9/1/24		
6101 Gateway Drive								
Full Bldg: 34,080 SF	30,000	\$1.60/SF NNN	0/2	24'	3.6:1,000	8/1/24		
5770 Warland Drive								
Suite A: 20,952 SF	8,000-20,000	\$1.70/SF NNN	1/1	18'	2.29:1,000	11/1/24		

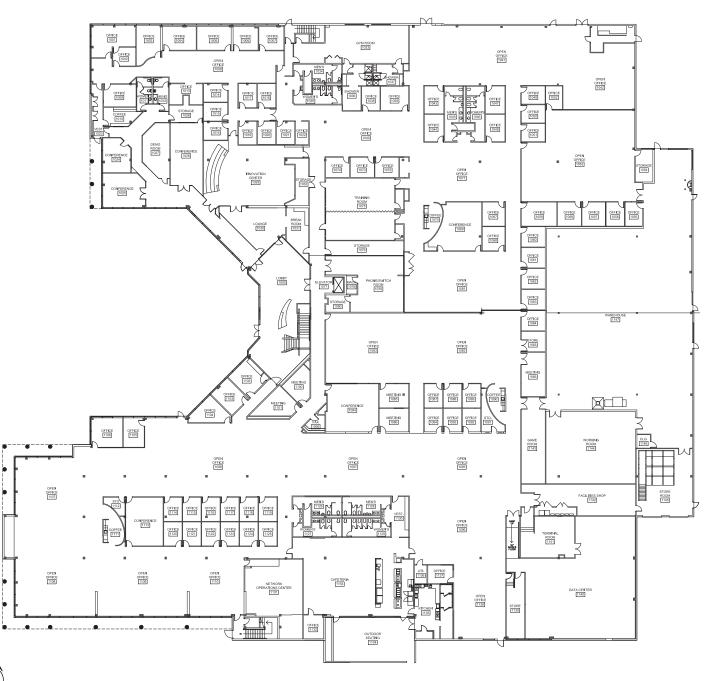
# 10824 Hope Street

#### AS BUILT FLOOR PLANS

## 128,224 SF

**FIRST FLOOR** 

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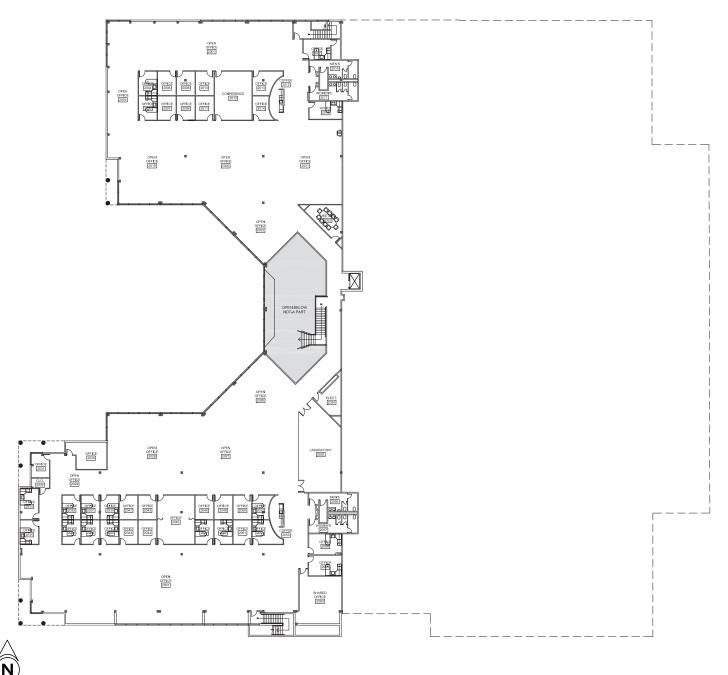


# 10824 Hope Street

#### AS BUILT FLOOR PLANS

## 128,224 SF

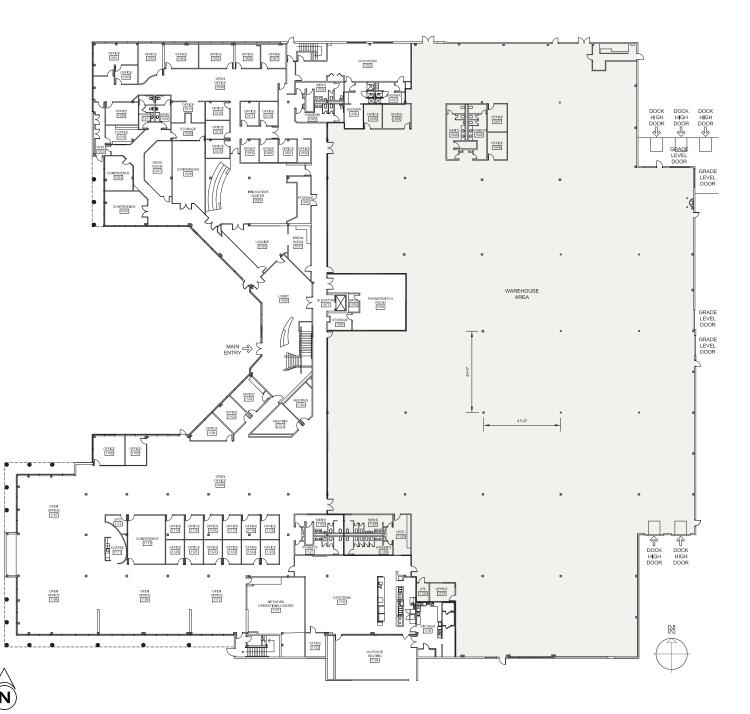
#### SECOND FLOOR



# 10824 Hope Street

### CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)

## 128,224 SF

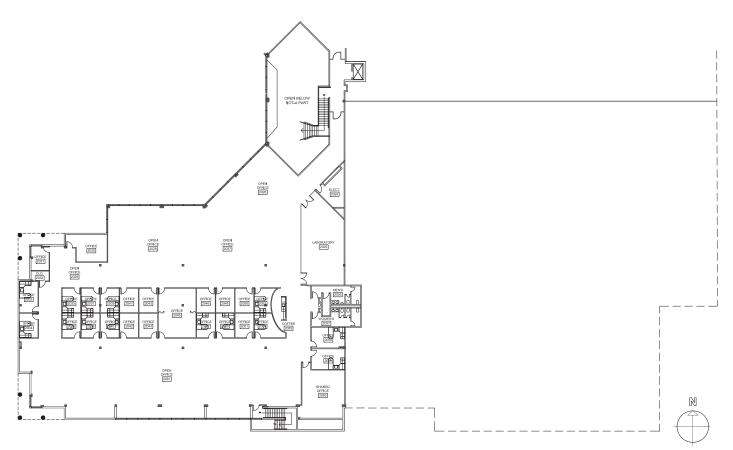


#### CONCEPTUAL FLOOR PLAN (WITH ENHANCED WAREHOUSE)

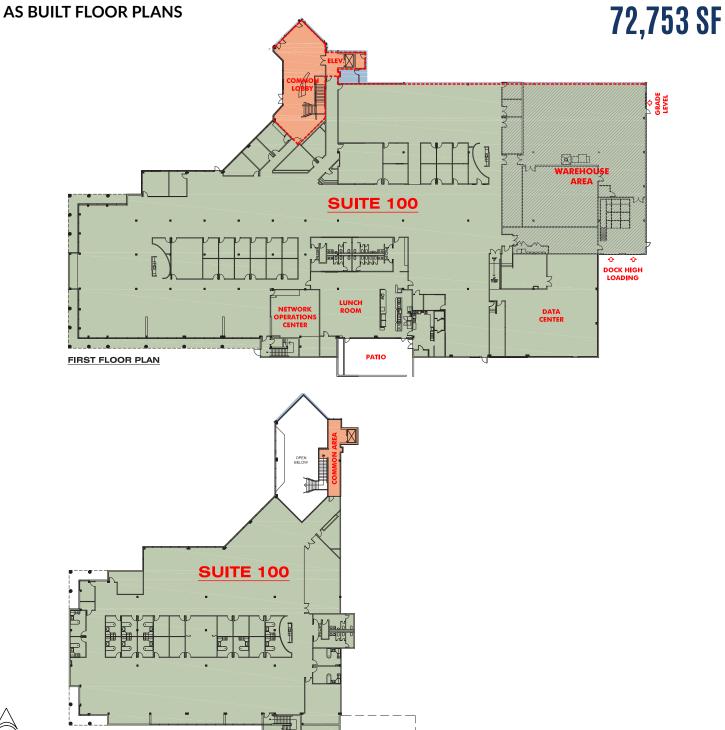
72,753 SF LOBBY 1000 γX MMON GRADE LEVEL DOOR 0FF1C8 1103 NEETING 1101 0771CE 0FT KE OPEN OFFICE 1107 l<sup>m</sup>r 1116 0FRC 1117 0ER 0000 1113 DOCK HIGH DOOR 0FFIC OFFICE 0FFICE DOCK HIGH 0FFIC 1123 OPEN OFFICE OPEN OFFICE 1109 OPEN OFFICE Ē CAFETER 1133 NETWORK ATIONS CER 1131  $\mathbb{N}$ OFRICE 1132 SEATING М OPEN BELOW NOT-A PART Ĩ J OPEN OFFICE 2025 ELECT 2024 OPEN OFFICE 2028 OPEN OFFICE 2027 LABORATORN 2025 077 CE 2030 0FFIC 2031 OPEN OFFICE 2001 SHARED OFFICE 2000 N

#### CONCEPTUAL SECOND FLOOR PLAN

## 72,753 SF



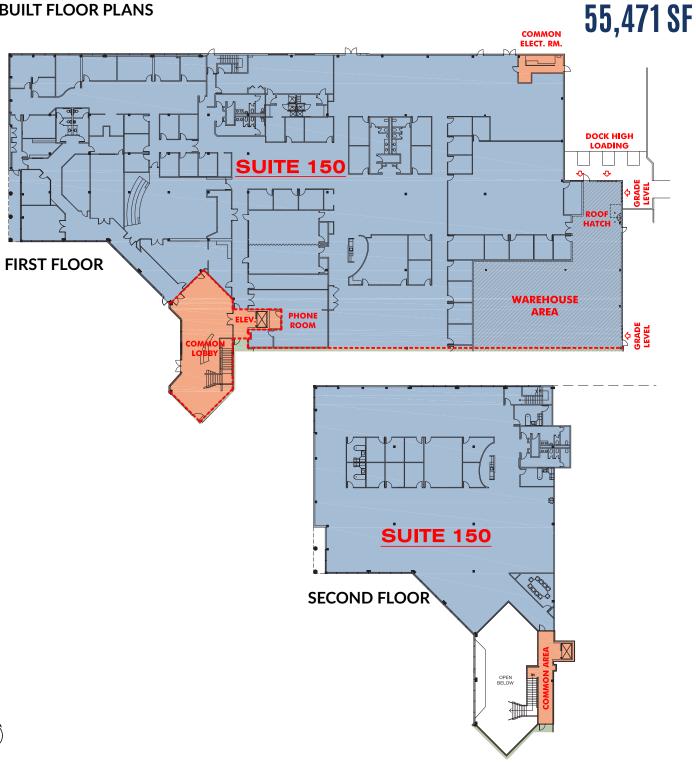




SECOND FLOOR PLAN

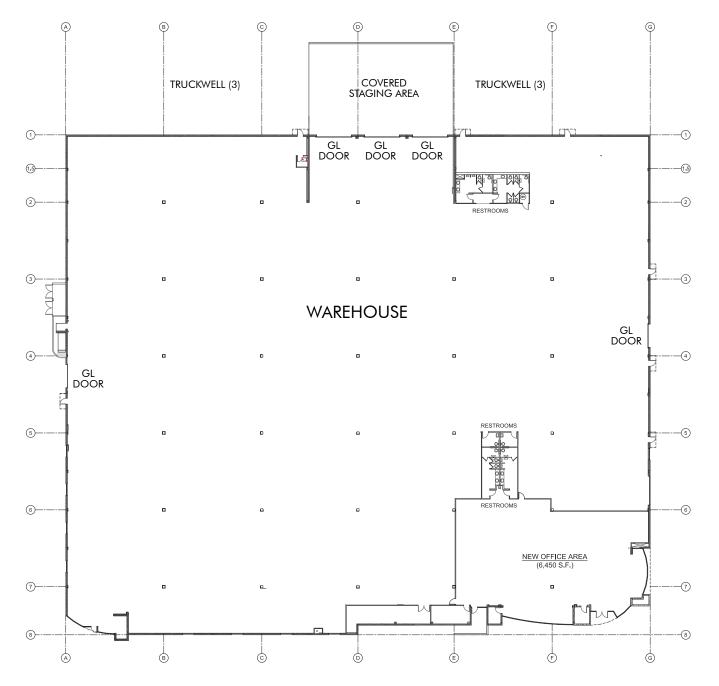
#### CONCEPTUAL FLOOR PLAN (WITH ENHANCED WAREHOUSE) 55,471 SF OFFICE 1004 OFFICE 1005 OFFICE 1005 OFFICE 1007 0FFICE 1001 OFFICE 1003 T033 OFFICE 1002 OPEN OFFICE OFFICE OFFICE OFFICE OFFICE 1009 OFFICE 1039 OFFICE STORAGE COFFE 1010 1016 OFFICE OFFICE GRADE LEVEL DOOR OFFICE 1021 DFFICE DEMO ROOM 1027 ONFEREN 1028 GRADE LEVEL DOOR IO24 CENTER 1029 0 I025 BREAK ROOM 1031 LOUNGE 1030 WAREHOUSE AREA LOBBY 1000 ROOM 1079 COMMON A GRADE LEVEL DOOR STORAGE <u>t</u> OPEN OFFICE 2001 æя OFFICE 2008 OFFICE 2013 OFFICE 2010 OPEN OFFICE 2003 ONFERENCE 2012 OFFICE 0FFIC OFFIC OFFICE 2010 OPEN OFFICE 2019 OPEN OFFICE 2020 OPEN OFFICE 2021 OPEN OFFICE 2022 X OPEN BELOW NOT-A PART

#### AS BUILT FLOOR PLANS



# 6100 Chip Avenue

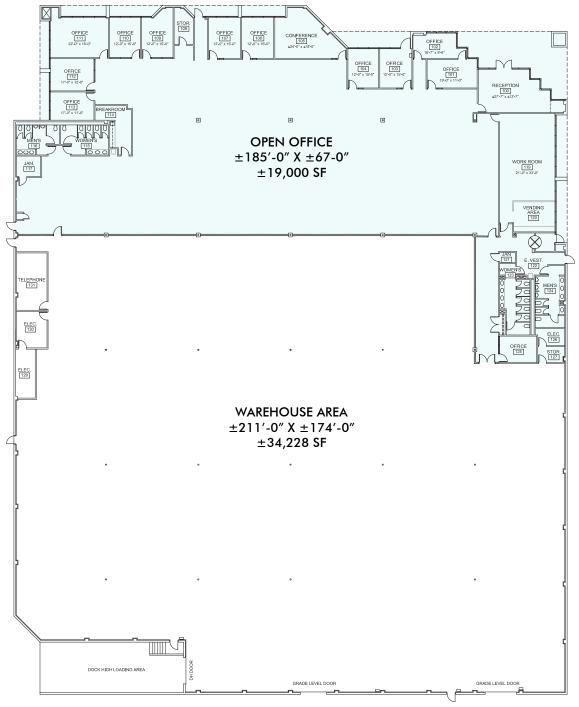
## 81,554 SF



# 6200 Gateway Drive

## CONCEPTUAL FLOOR PLAN

## 53,228 SF

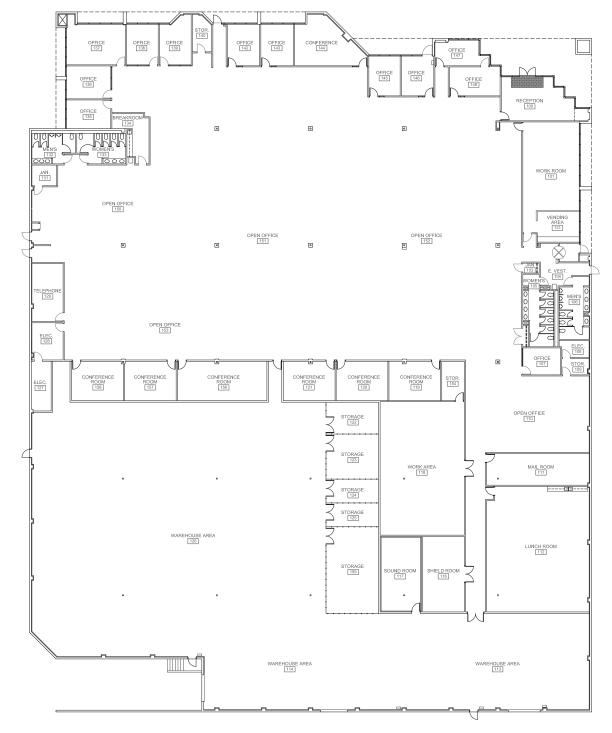


# 6200 Gateway Drive

## AS-BUILT FLOOR PLAN

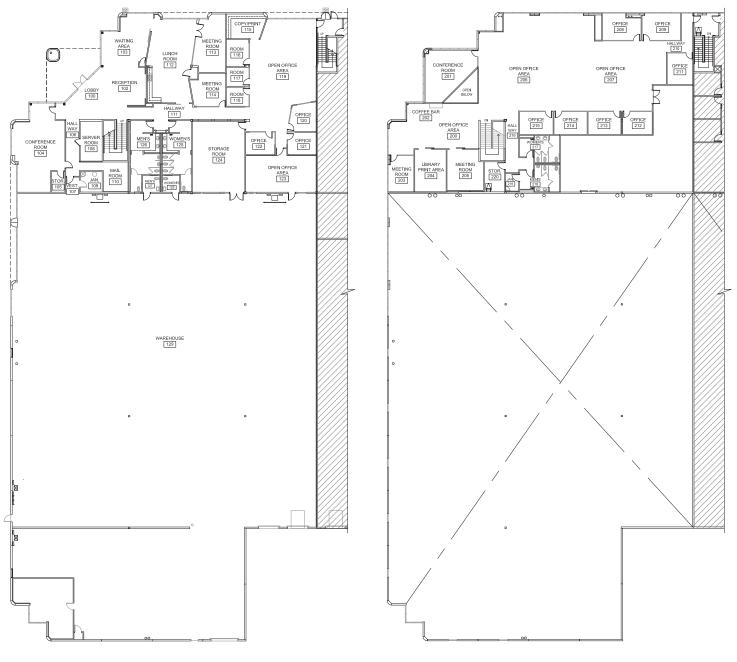
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## 53,228 SF



# 5900 Katella Ave, Bldg B, Suite 100

## SUITE 100: 45,578 SF

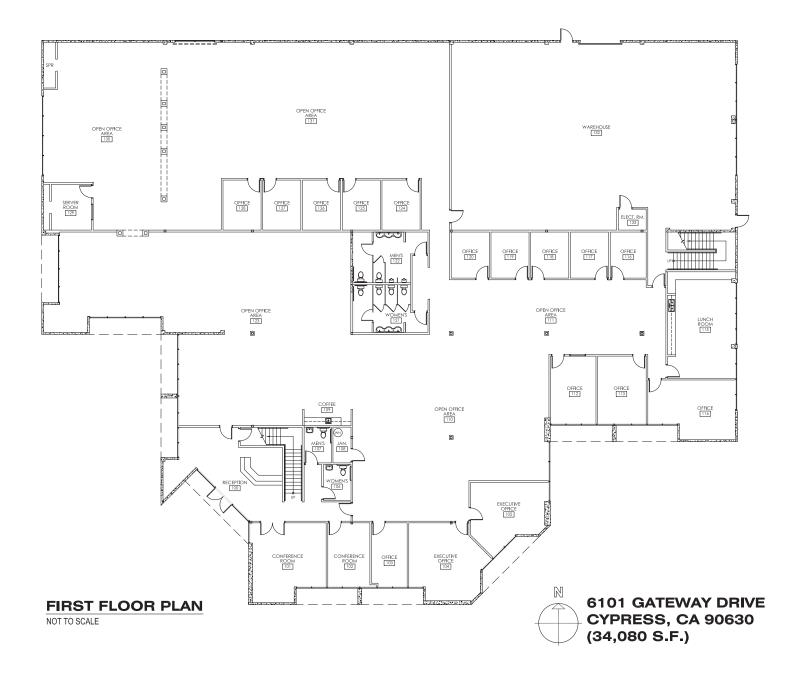


**FIRST FLOOR PLAN** 

**MEZZANINE FLOOR PLAN** 

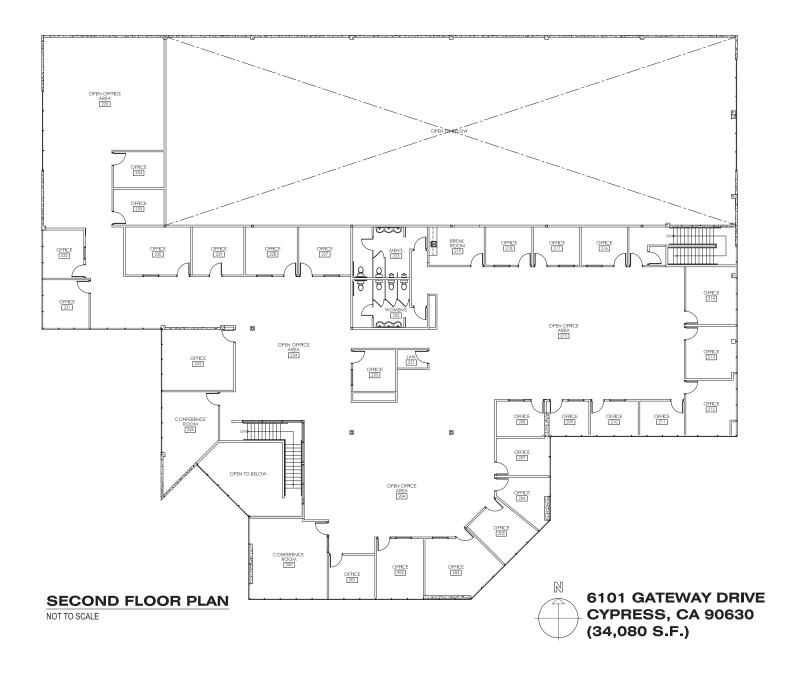
# 6101 Gateway Drive

## 34,080 SF



# 6101 Gateway Drive

## 34,080 SF

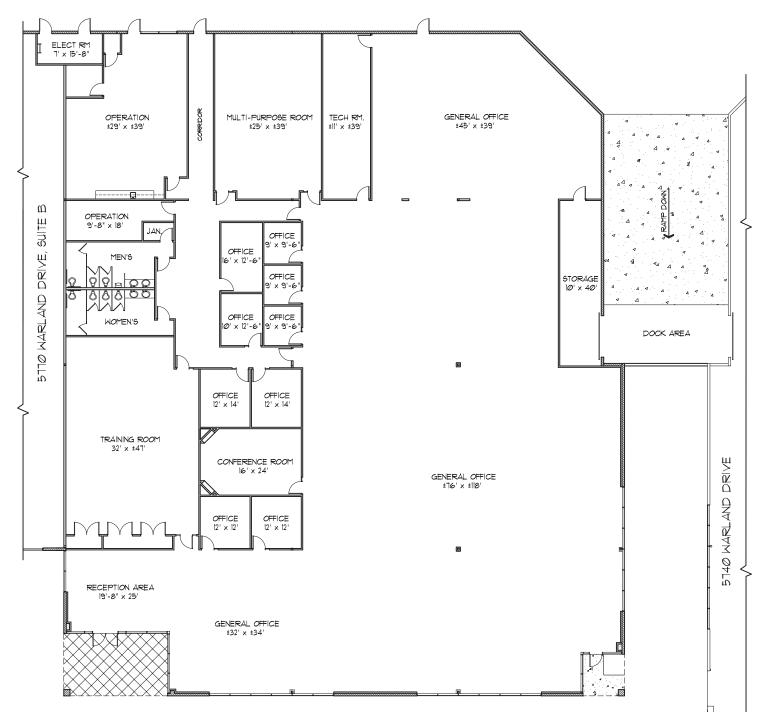


E. S. R.D.

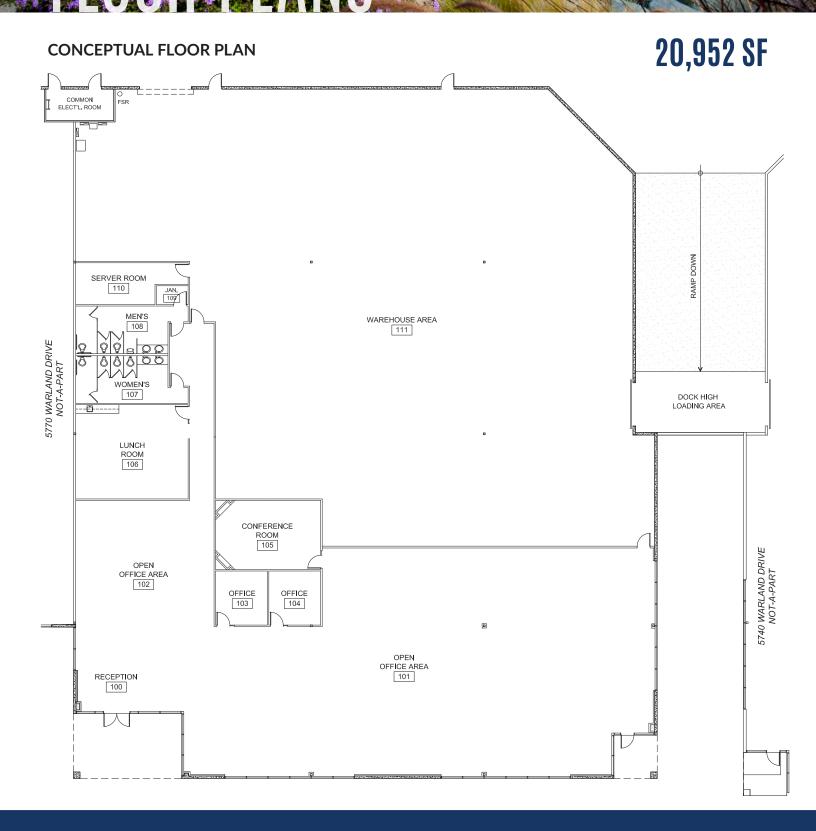
# 5770 Warland Drive #A

#### CURRENT "AS-BUILT" FLOOR PLAN

## 20,952 SF



# 5770 Warland Drive #A



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## WARLAND CYPRESS BUSINESS CENTER

Cypress, CA

## 5990 Katella Avenue, Bldg B







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