

OFFICE SPACE FOR LEASE

# WARLAND CYPRESS BUSINESS CENTER

CYPRESS :: CALIFORNIA



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ANOTHER QUALITY PROJECT BY  
WARLAND INVESTMENTS



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

**CBRE**



# warland cypress business center



## CORPORATE NEIGHBORS



# warland cypress business center



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

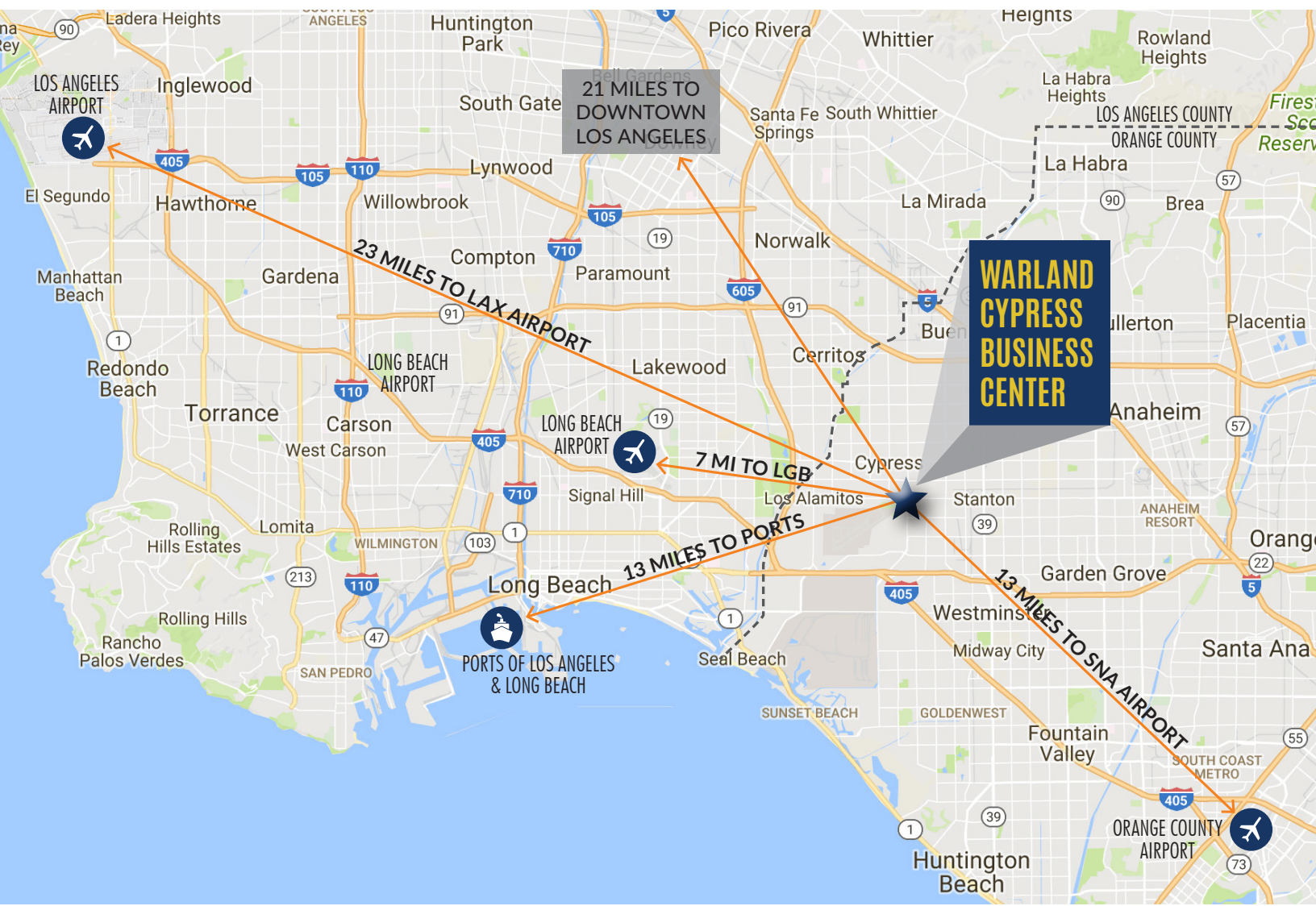
- |                           |                      |
|---------------------------|----------------------|
| Courtyard By Marriott     | 24 Hour Fitness      |
| Extended Stay America     | OrangeTheory Fitness |
| Hampton Inn               |                      |
| Hyatt House Cypress       |    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



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## REGIONAL MAP



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**RATE: \$1.60/SF NNN**

## 6141 KATELLA AVENUE

High Image, Class A, Two-Story building with major street frontage; Improvements to Suit, 4:1,000 Parking, Call to Show

SUITES	AVAIL SF	T.I.s	Parking	COMMENTS
150	13,327	Negotiable	4:1,000	Available Now

## 6261 KATELLA AVENUE

High Image, Class A, Two-Story building with major street frontage; Divisible to ±3,000 SF, Improvements to Suit, 4:1,000 Parking, Call to Show

SUITES	AVAIL SF	T.I.s	Parking	COMMENTS
175	3,022	Negotiable	4:1,000	Available Now
200	11,995	Negotiable	4:1,000	Available Now

## 6021 KATELLA AVENUE

High Image, Class A, Two-Story building with major street frontage; First and Second Floor Available; Improvements to Suit, up to 4:1,000 Parking, Call to Show

SUITES	AVAIL SF	T.I.s	Parking	COMMENTS
150	14,221	Negotiable	4:1,000	Available Now
250	9,062	Negotiable	4:1,000	Available Now

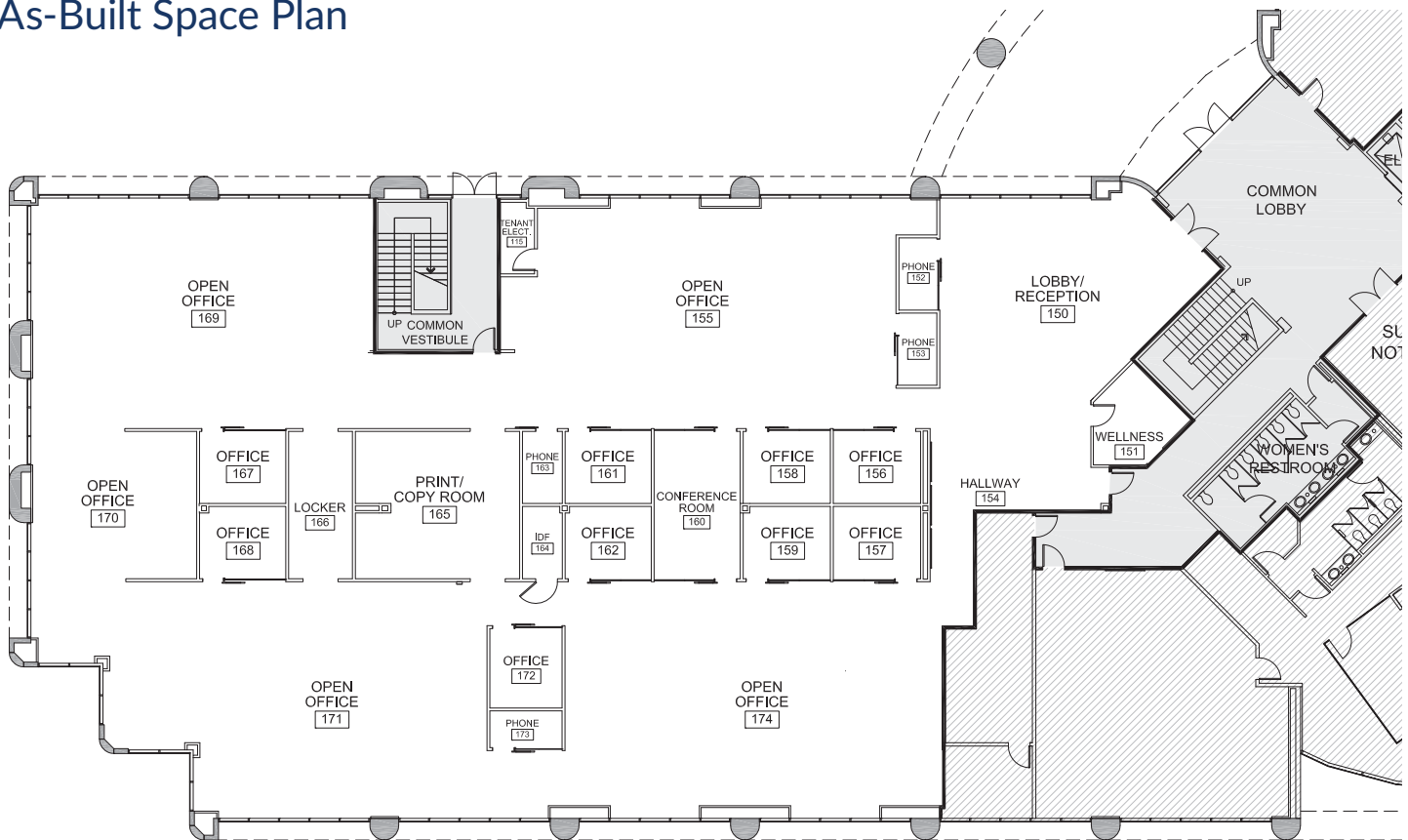




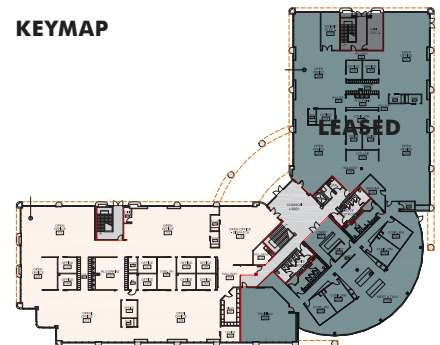
# FLOOR PLANS

## SUITE 150: 13,327 SF

As-Built Space Plan



KEYMAP

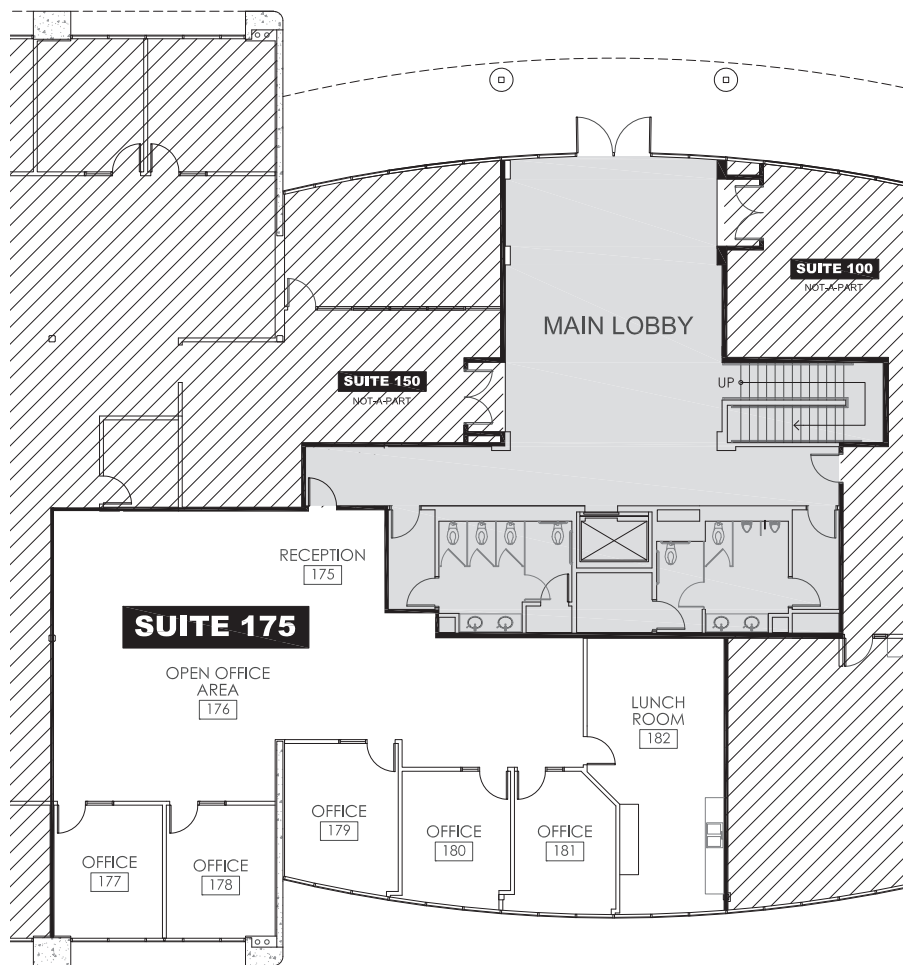




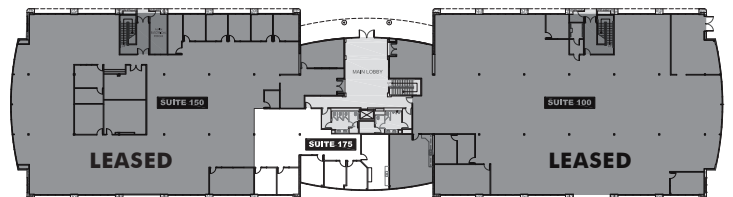
# FLOOR PLANS

## SUITE 175: 3,022 SF

As-Built Space Plan



### KEYMAP





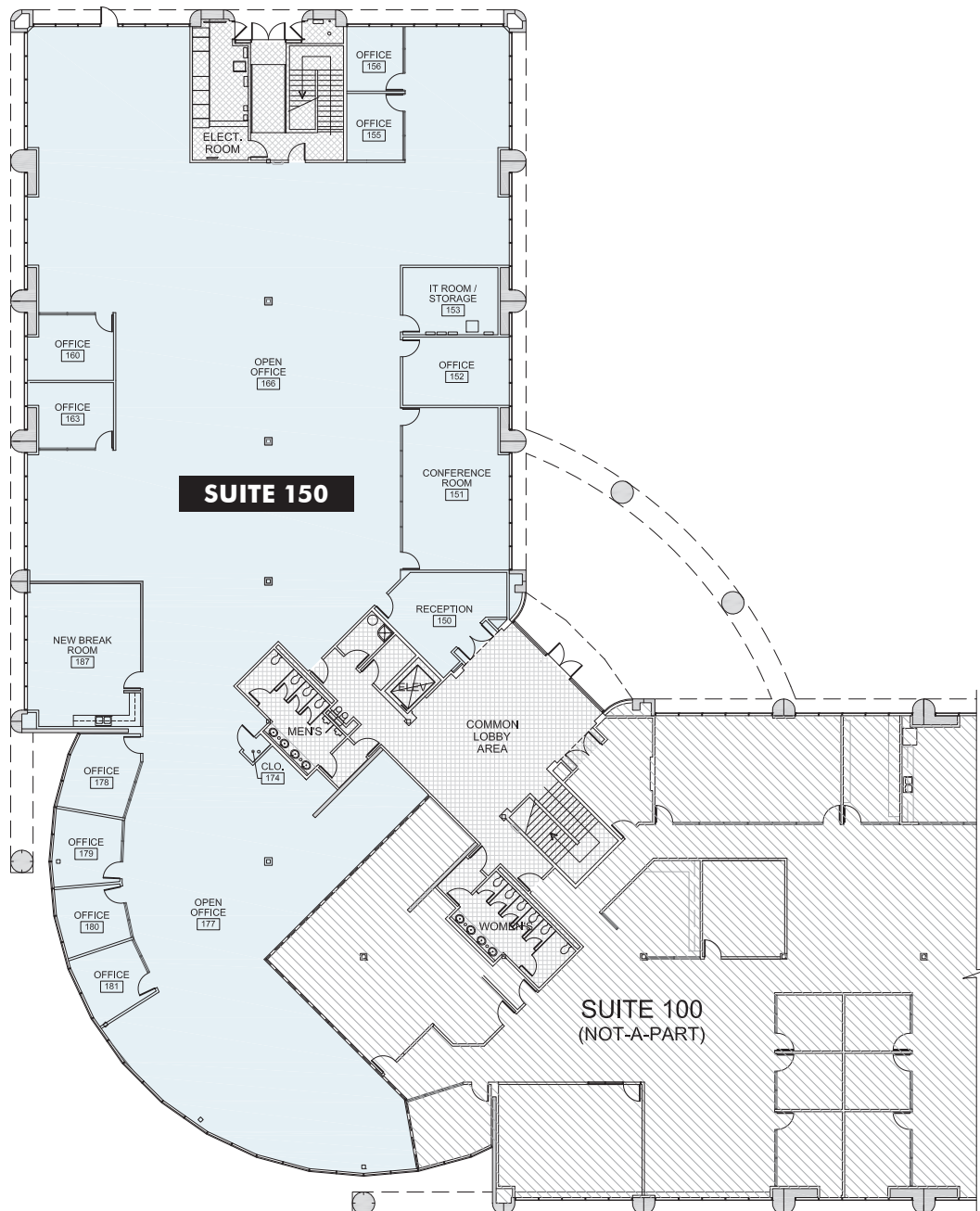




# FLOOR PLANS

## SUITE 150: 14,221 SF

As-Built Space Plan

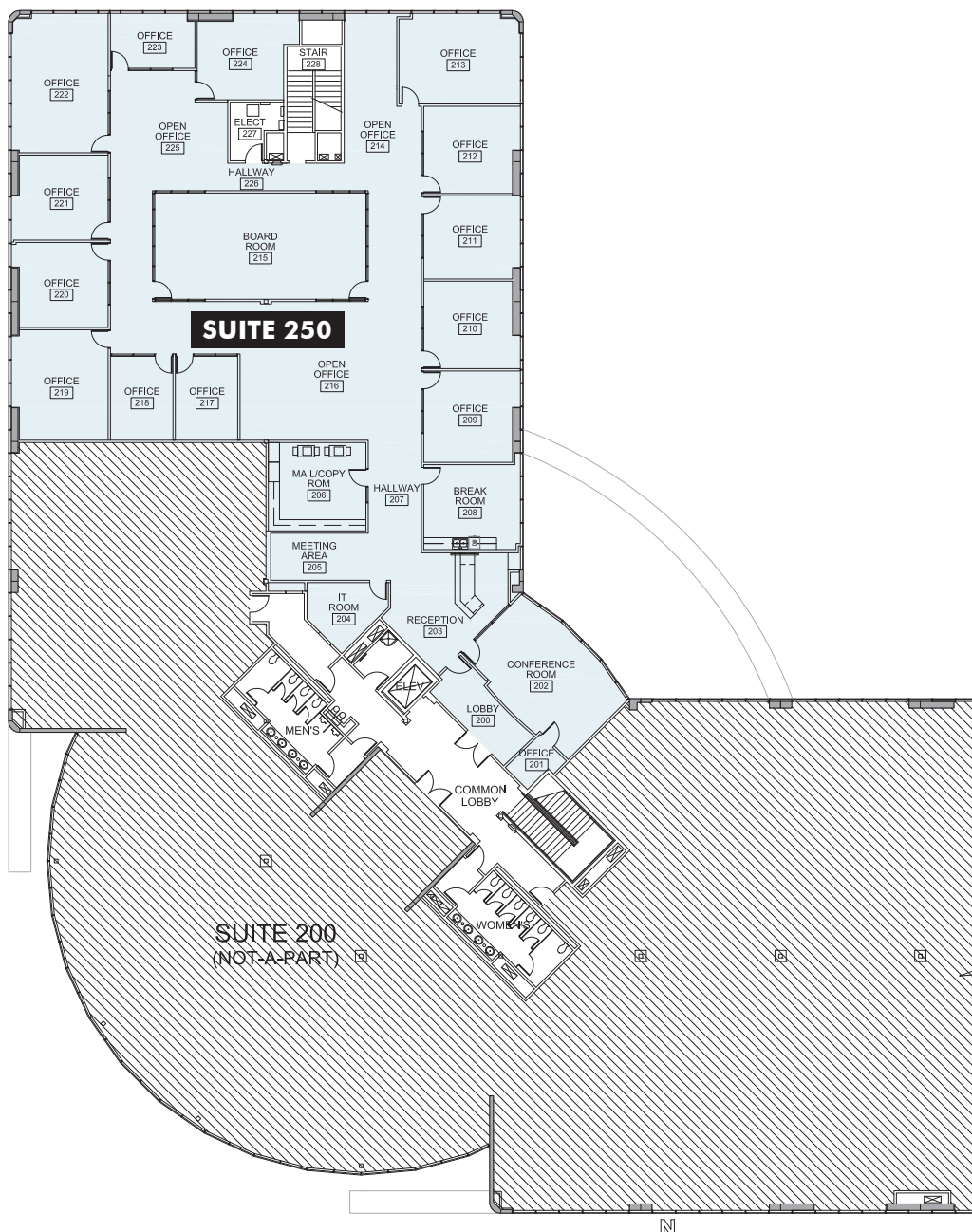




# FLOOR PLANS

## SUITE 250: 9,062 SF

As-Built Space Plan





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## AERIAL MAP



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# WARLAND CYPRESS BUSINESS CENTER

Cypress, CA

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6261 Katella Avenue



6021 Katella Avenue



6141 Katella Avenue



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