

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

+72,753 SF FOR LEASE

10824 Hope Street, Suite 100

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



FOR MORE INFORMATION OR TO ARRANGE A TOUR, PLEASE CONTACT:

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

CBRE

10824 Hope Street, Suite 100

PROPERTY FEATURES



±72,753 SF Available



±39,600 Office SF



±33,153 Warehouse SF



24' Warehouse Clear



4:1,000 Parking Ratio



Two (2) Dock High Positions



One (1) Grade Level Loading Door



4000 Amps Power



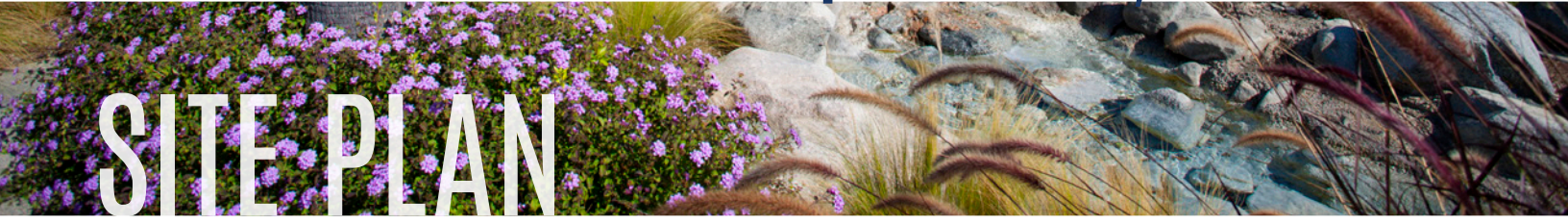
100% HVAC



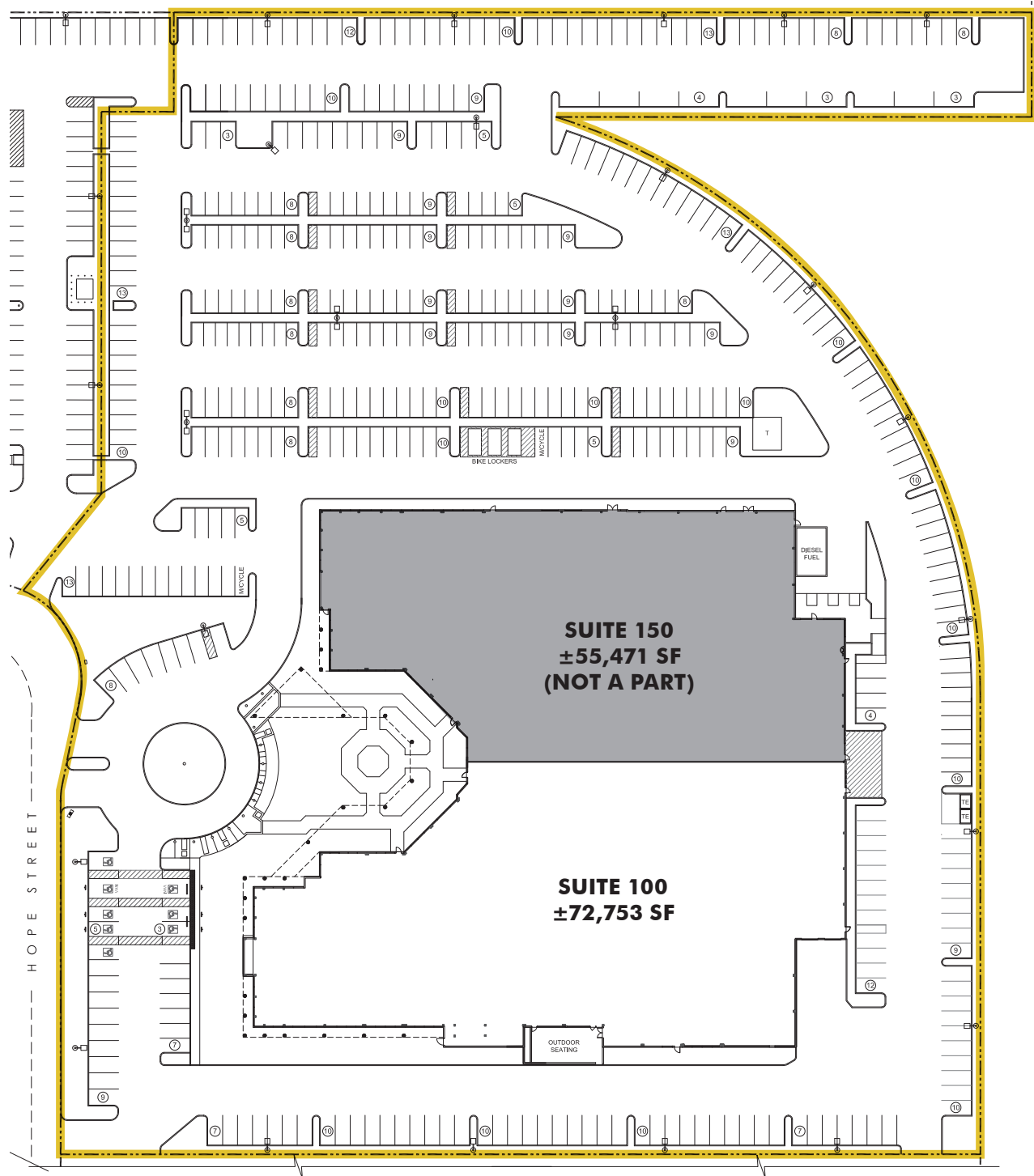
Close proximity to 405, 22 and 605 Freeways



10824 Hope Street, Suite 100



SITE PLAN

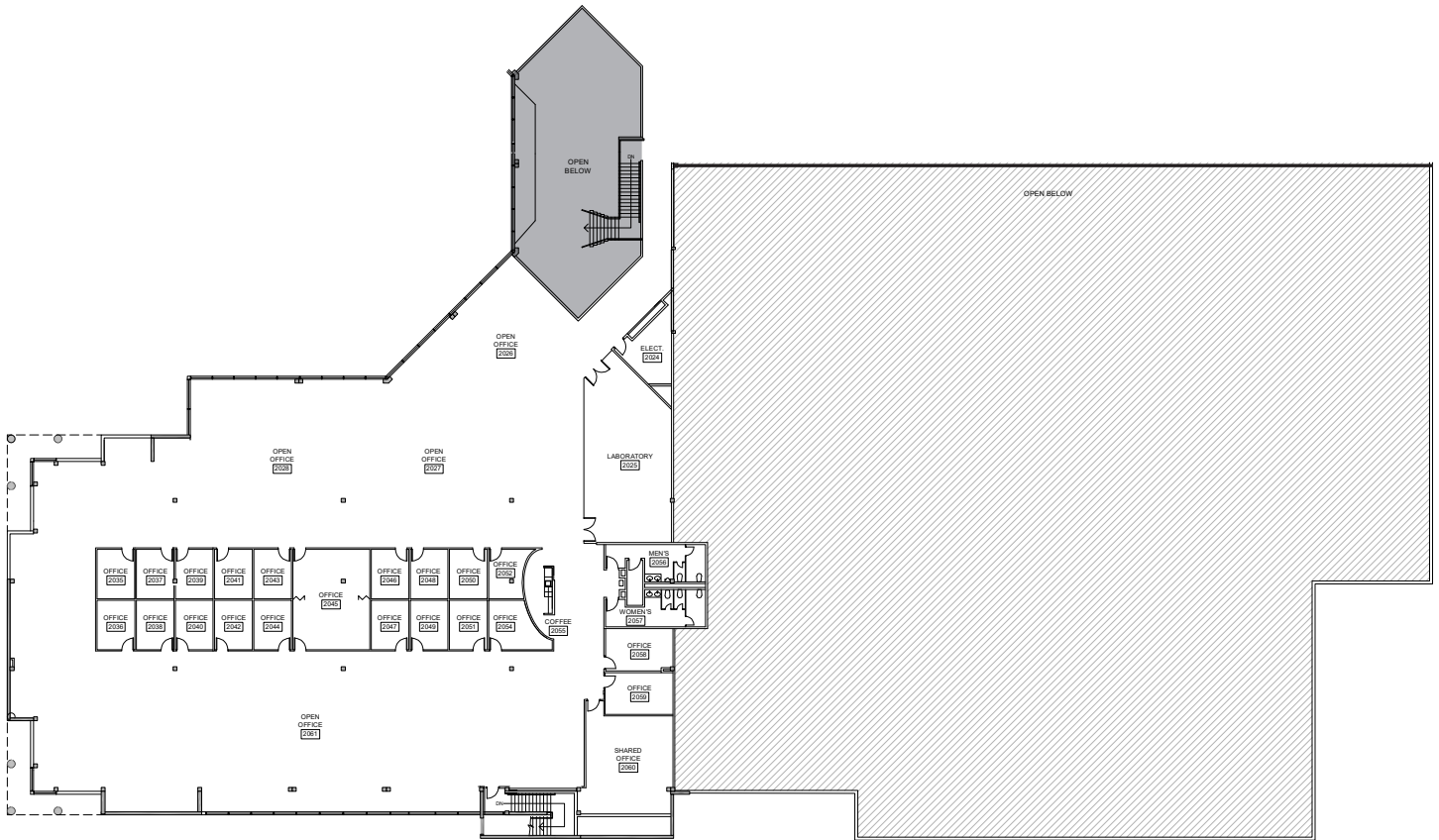


10824 Hope Street, Suite 100



FLOOR PLANS

AS BUILT FLOOR PLANS SECOND FLOOR

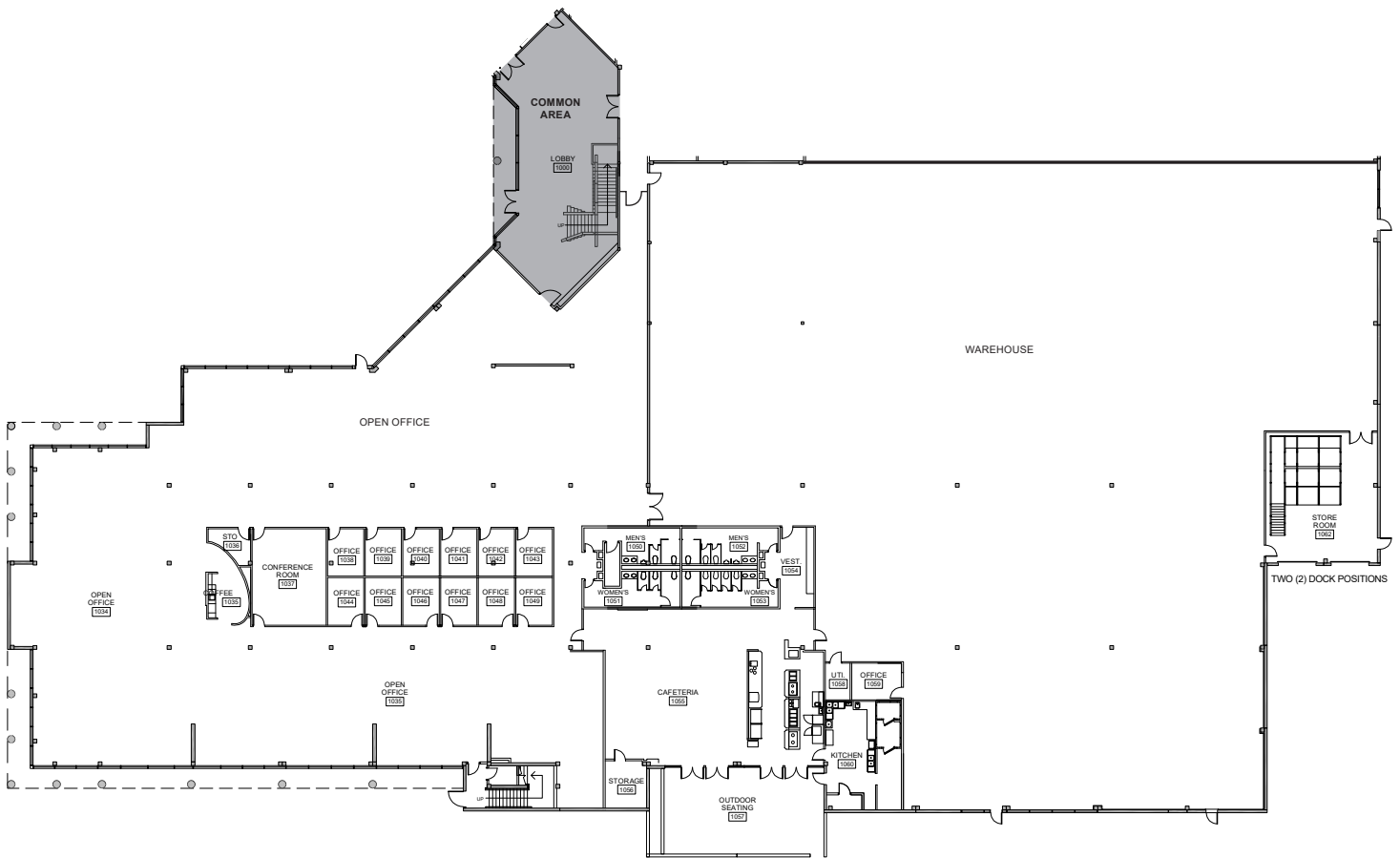


10824 Hope Street, Suite 100



FLOOR PLANS

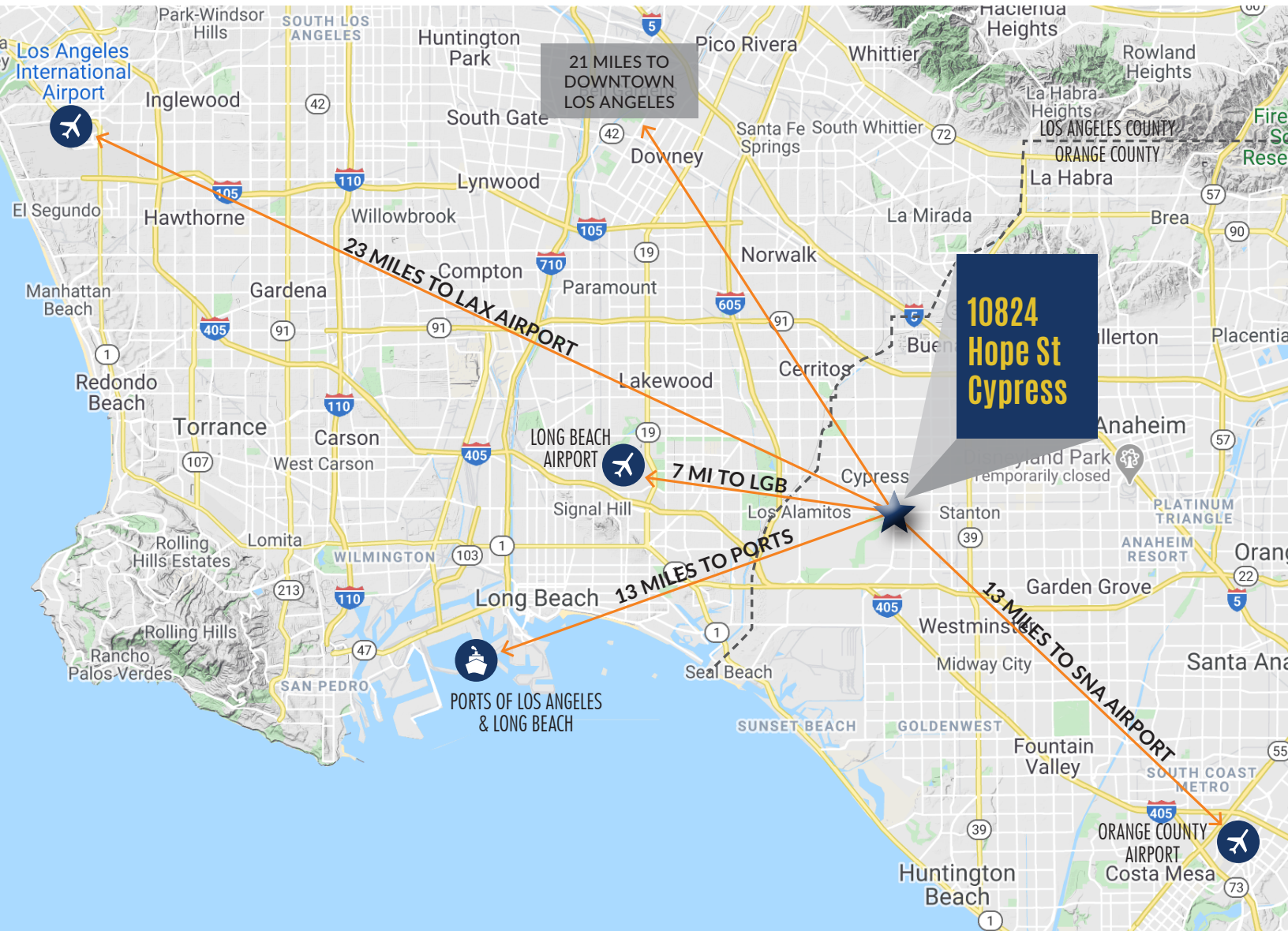
CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)



10824 Hope Street, Suite 100



REGIONAL MAP



NEARBY RESTAURANTS

- | | | |
|------------------------|--------------------------|-----------------------|
| California Fish Grill | The Habit Burger Grill | Red Robin Burgers |
| Chilli's Grill & Bar | Joe's Gourmet Sandwiches | Rubio's Coastal Grill |
| Chipotle Mexican Grill | Jimmy John's | Starbucks |
| El Torito | Olive Garden Italian | Super Mex |
| Five Guys Burger | Panda Express | |

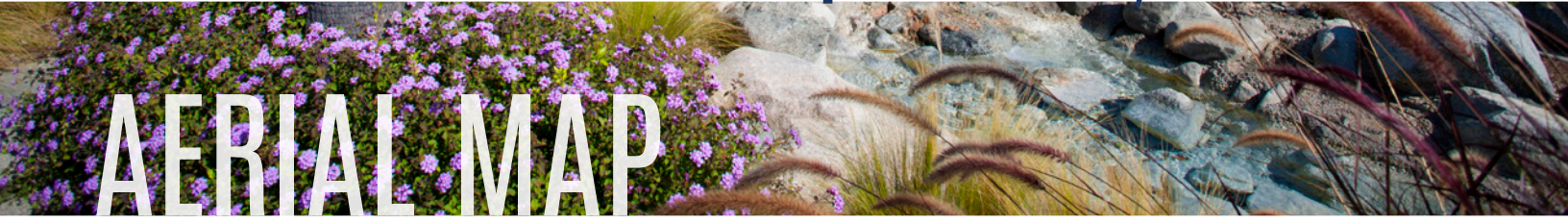
SHOPPING

- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

- | |
|-------------------------------|
| Courtyard By Marriott |
| Hampton Inn |
| Hyatt House Cypress |
| Residence Inn By Marriott |
| 24 Hour Fitness, Orangetheory |

10824 Hope Street, Suite 100



AERIAL MAP



10824 HOPE ST, #100
±72,753 SF AVAILABLE

PORT OF LONG BEACH
& LONG BEACH AIRPORT →

INTERSTATE
605 →

