

WARLAND

CYPRESS BUSINESS CENTER

6261 KATELLA AVE
SUITE 150
CYPRESS, CA

WARLAND



www.warlandcypress.com

FOR LEASE :: ±15,045 SF

FIRST FLOOR OFFICE SPACE

FEATURES:

- High Image 2-Story Building
- Katella Avenue Frontage
- Perimeter Office with Open Bay
- Improvements to Suit
- 4.0:1,000 Parking
- Part of a Larger ±73,525 SF Building
- See Reverse for Floor Plans
- Call to show

AMENITIES:

- 200-Acre Planned Development
- People-Oriented Environment
- Long-term Ownership with Commitment to Building Quality
- Outstanding Labor Supply
- Expansion Flexibility
- Minutes to San Diego (405), Garden Grove (22) and San Gabriel (605) Freeways



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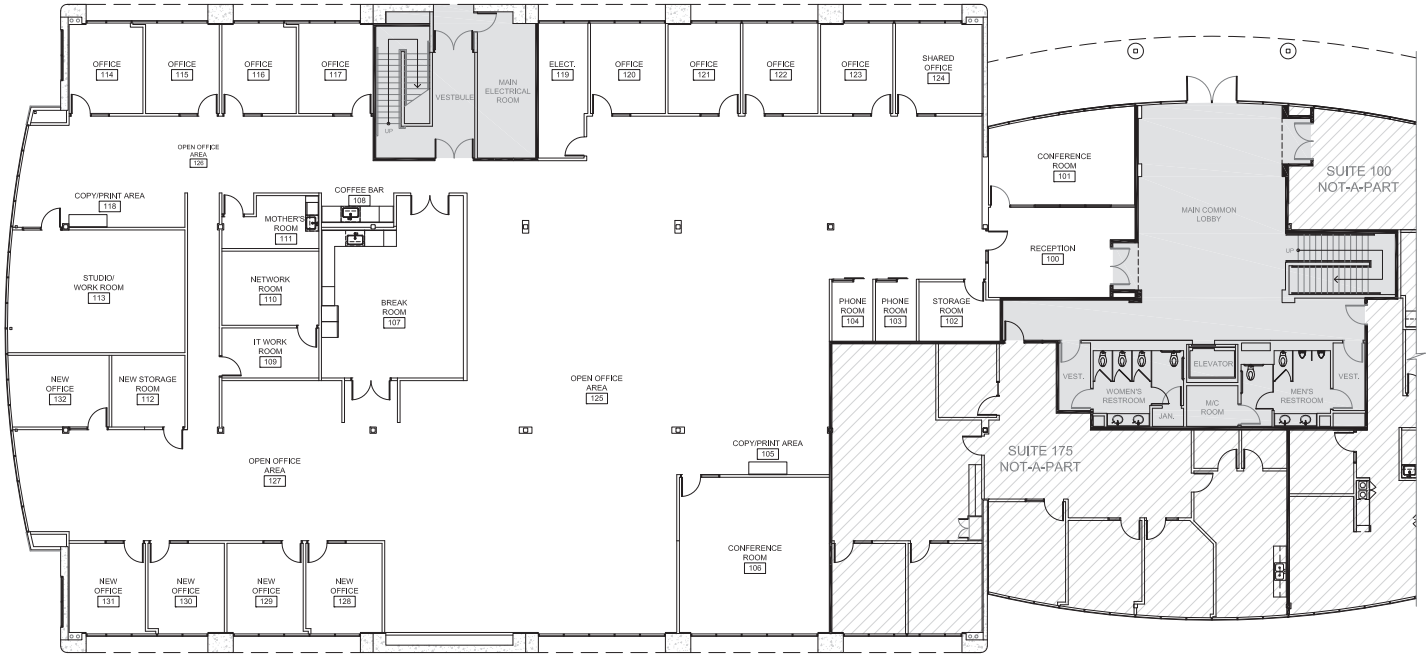
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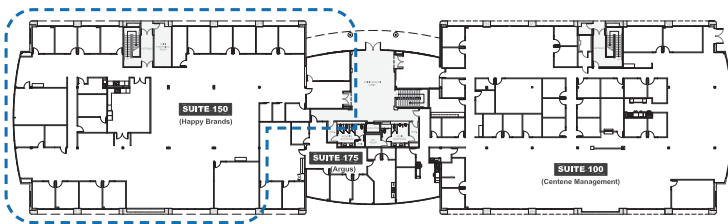
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CYPRESS, CALIFORNIA

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FLOOR PLAN

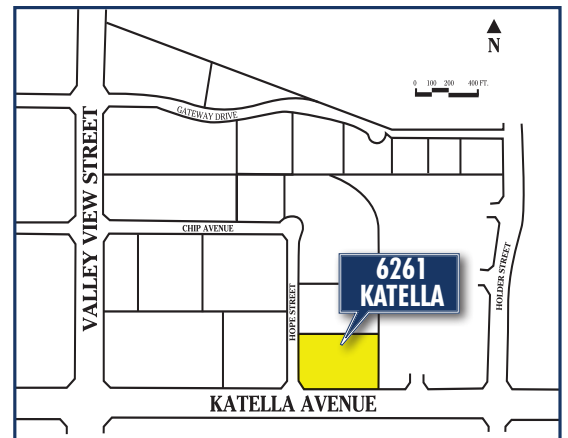


KEY MAP



CORPORATE NEIGHBORS:

- | | |
|---------------------|-------------|
| United Health | Yamaha |
| Rolls Royce | Time Warner |
| Dream Trans | Shaw Carpet |
| DRS Technologies | Siemens |
| Mitsubishi Electric | TDK |



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