

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±128,224 SF FOR LEASE

10824 Hope Street

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



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

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CBRE

PROPERTY FEATURES



±128,224
Building SF



±120,000
Office SF



Warehouse
Expandable to
±55,000 SF



24'
Warehouse Clear



4:1,000
Parking Ratio



Five (5)
Dock High
Positions



Three (3)
Grade Level
Loading Doors



4000 Amps
Power



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



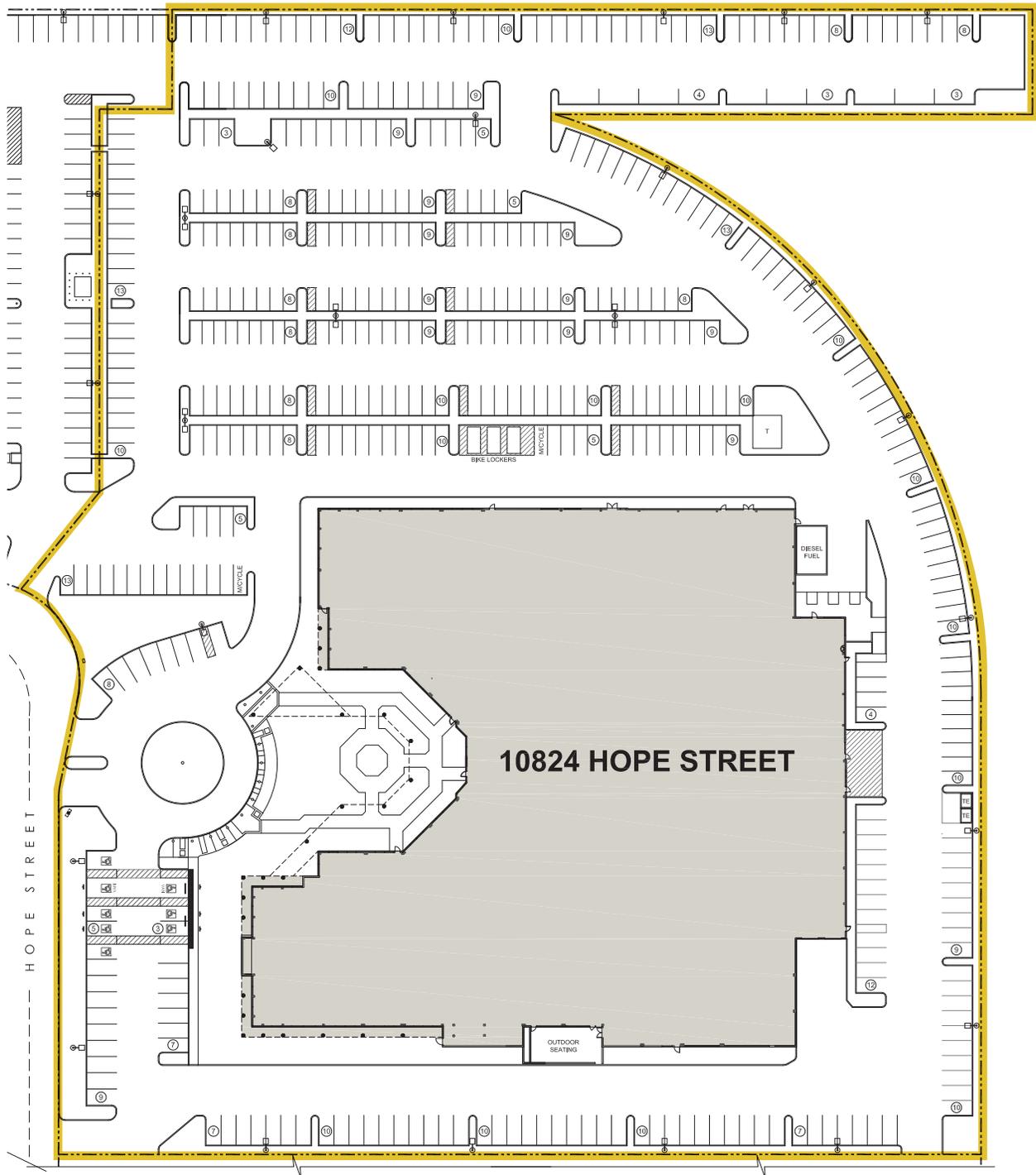
Close proximity to
405, 22 and 605
Freeways



10824 Hope Street



SITE PLAN

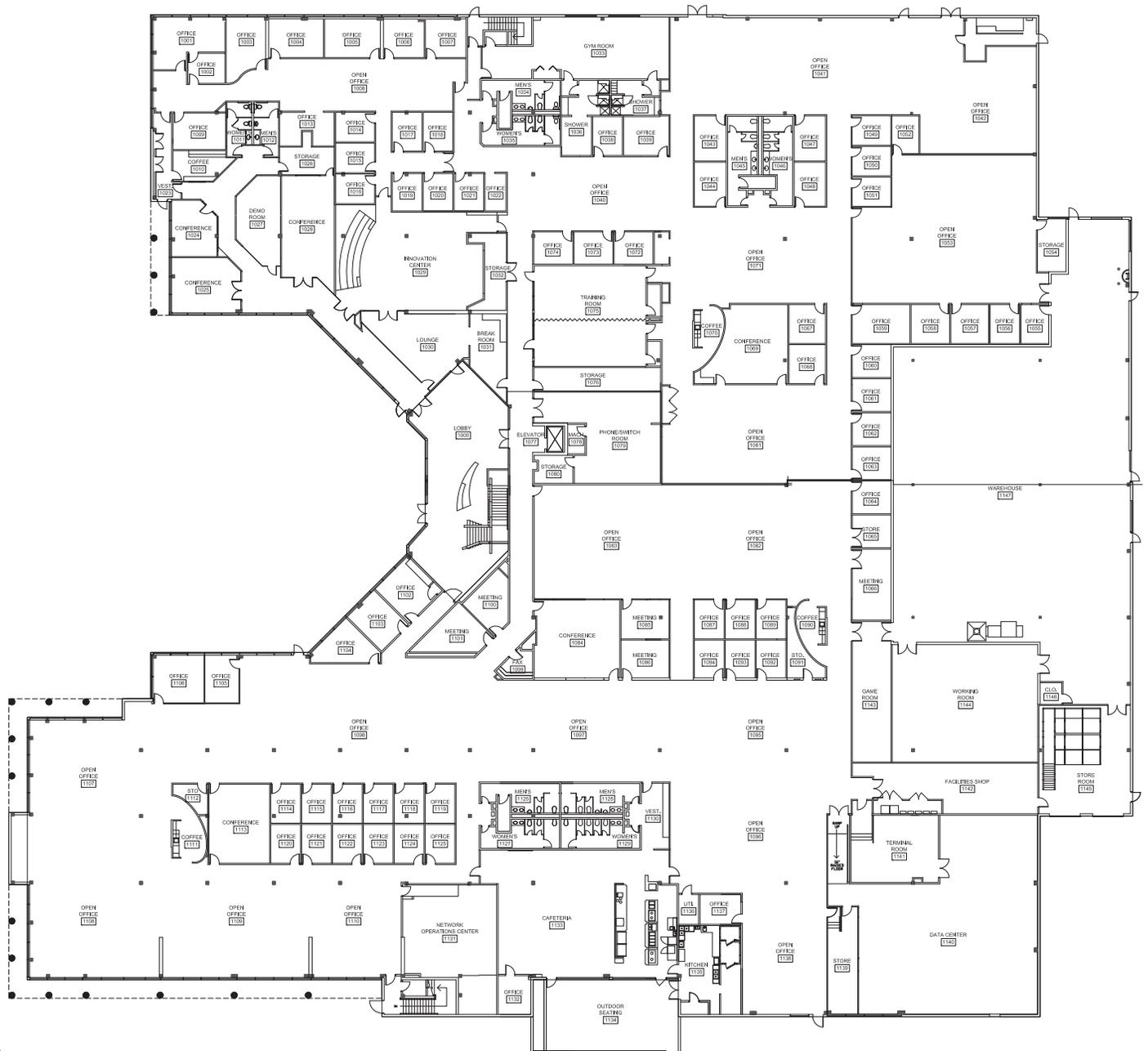




FLOOR PLANS

AS BUILT FLOOR PLANS

FIRST FLOOR

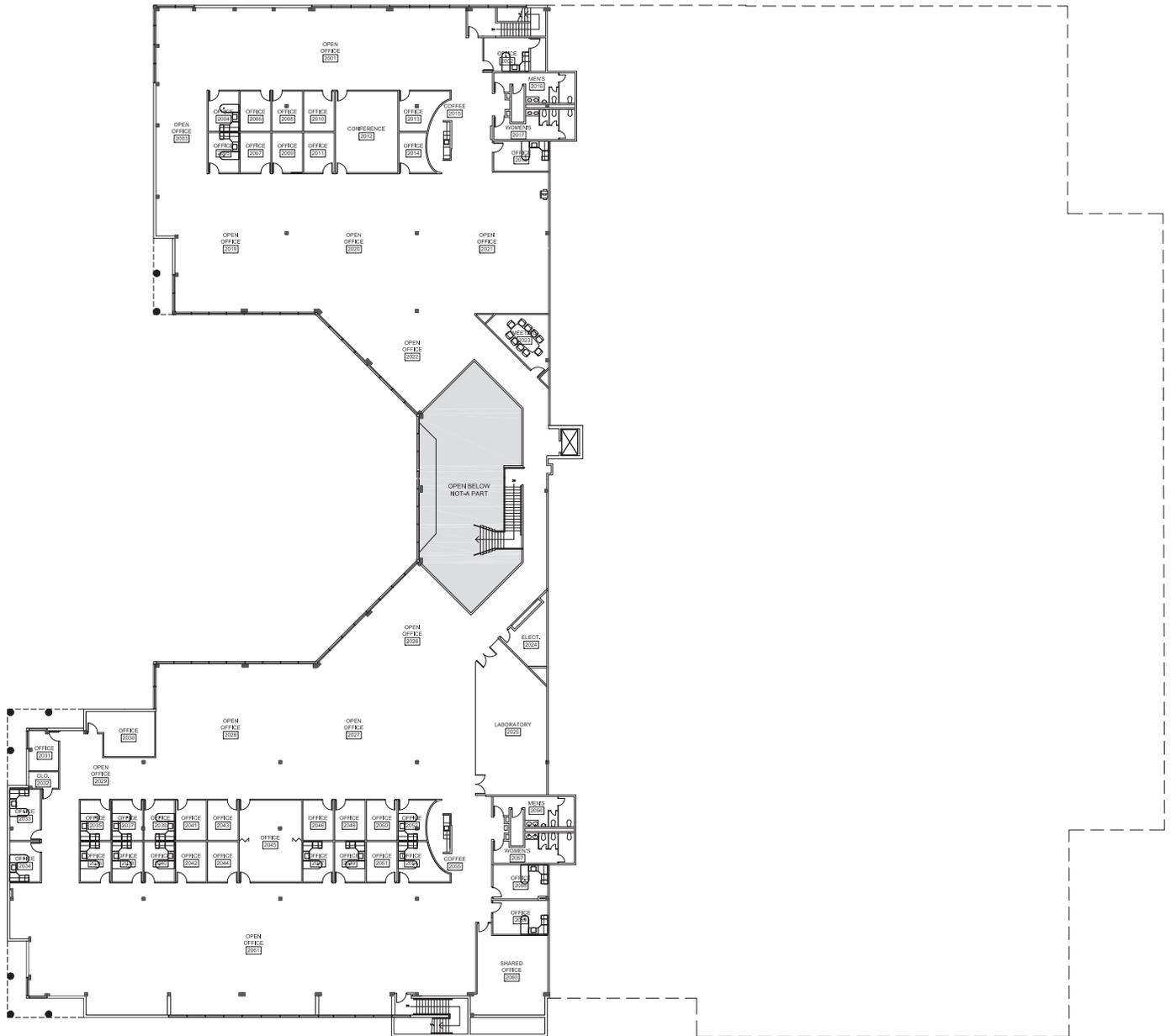




FLOOR PLANS

AS BUILT FLOOR PLANS

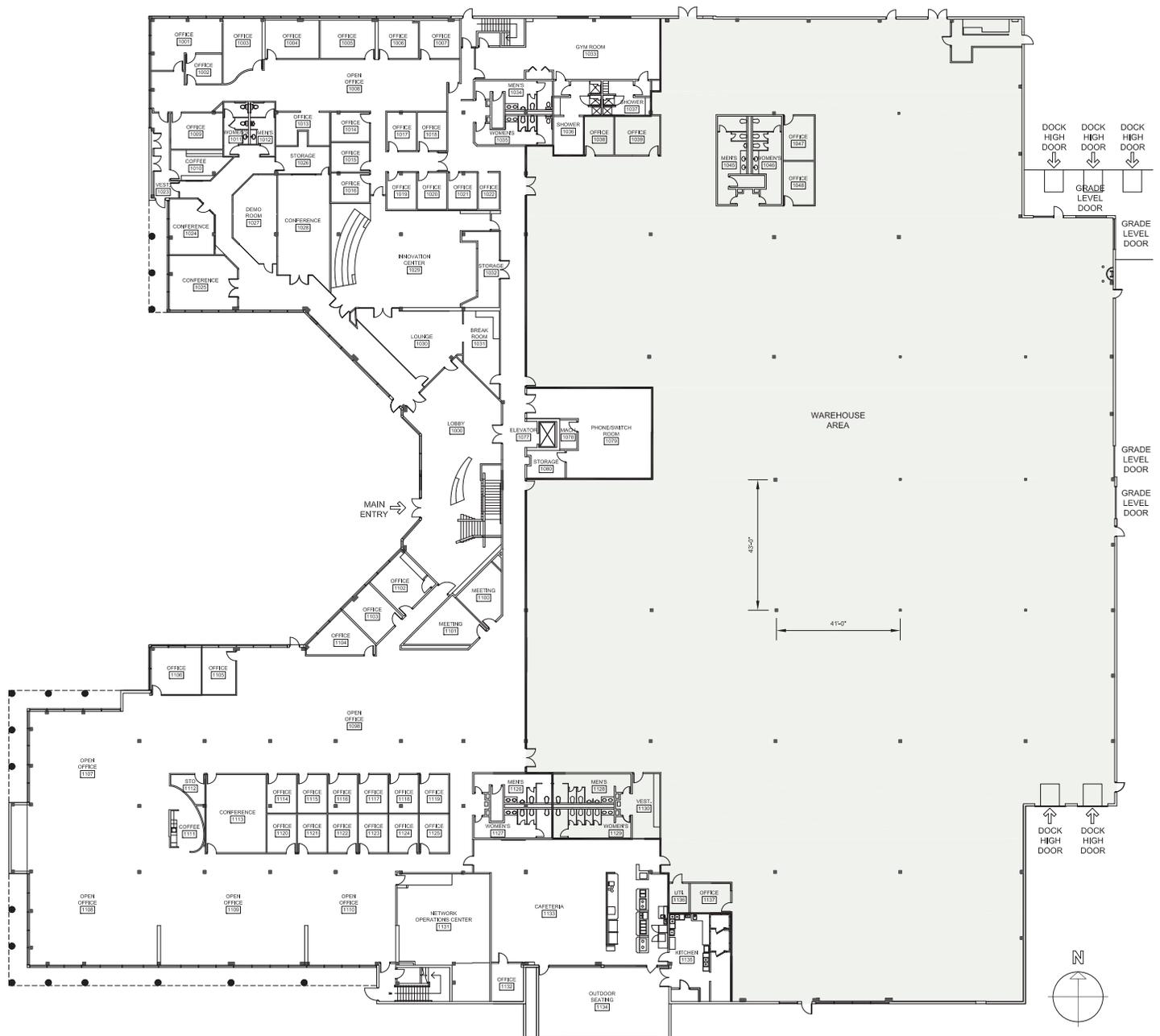
SECOND FLOOR





FLOOR PLANS

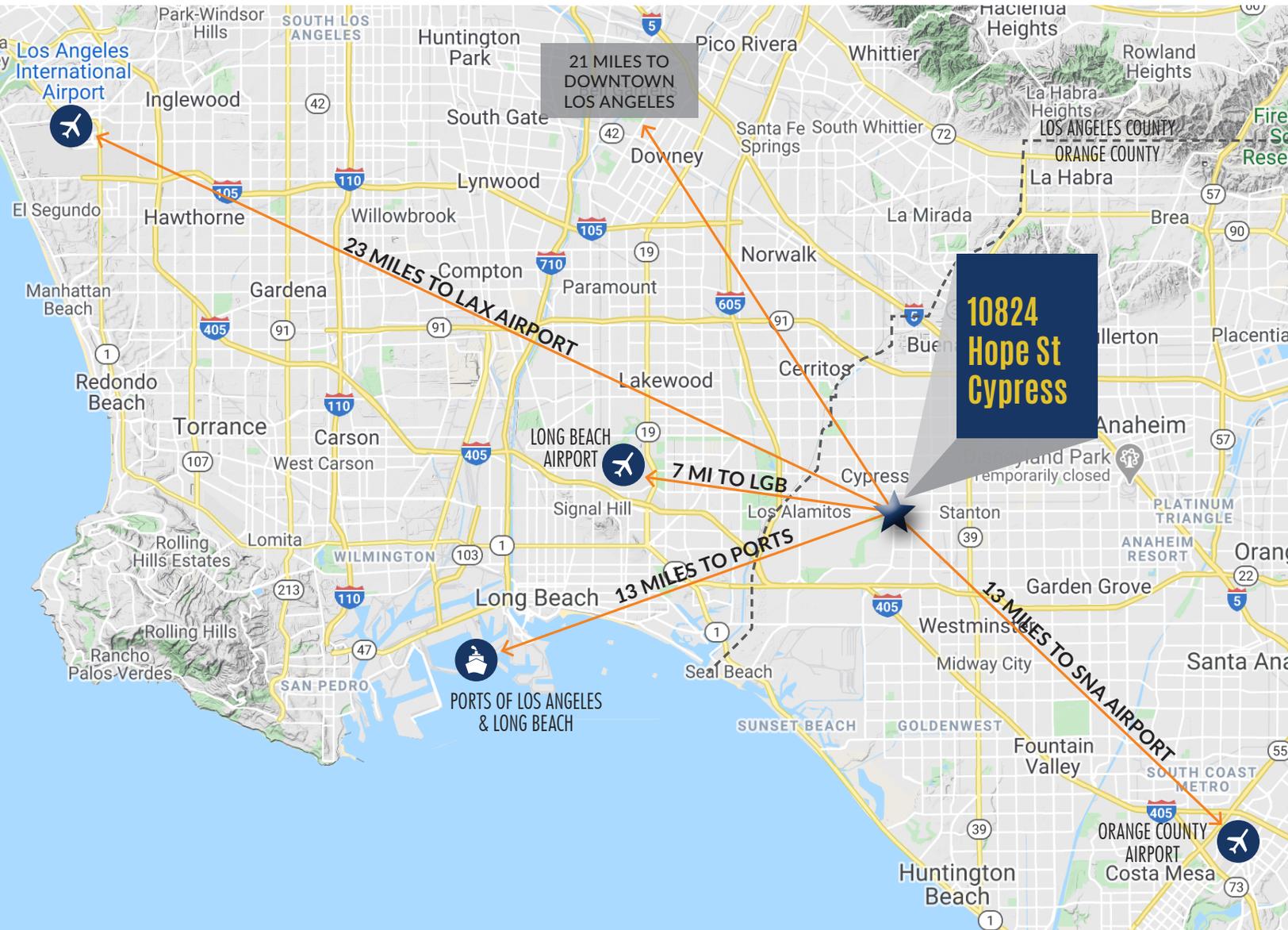
CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)



10824 Hope Street



REGIONAL MAP



NEARBY RESTAURANTS

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

SHOPPING

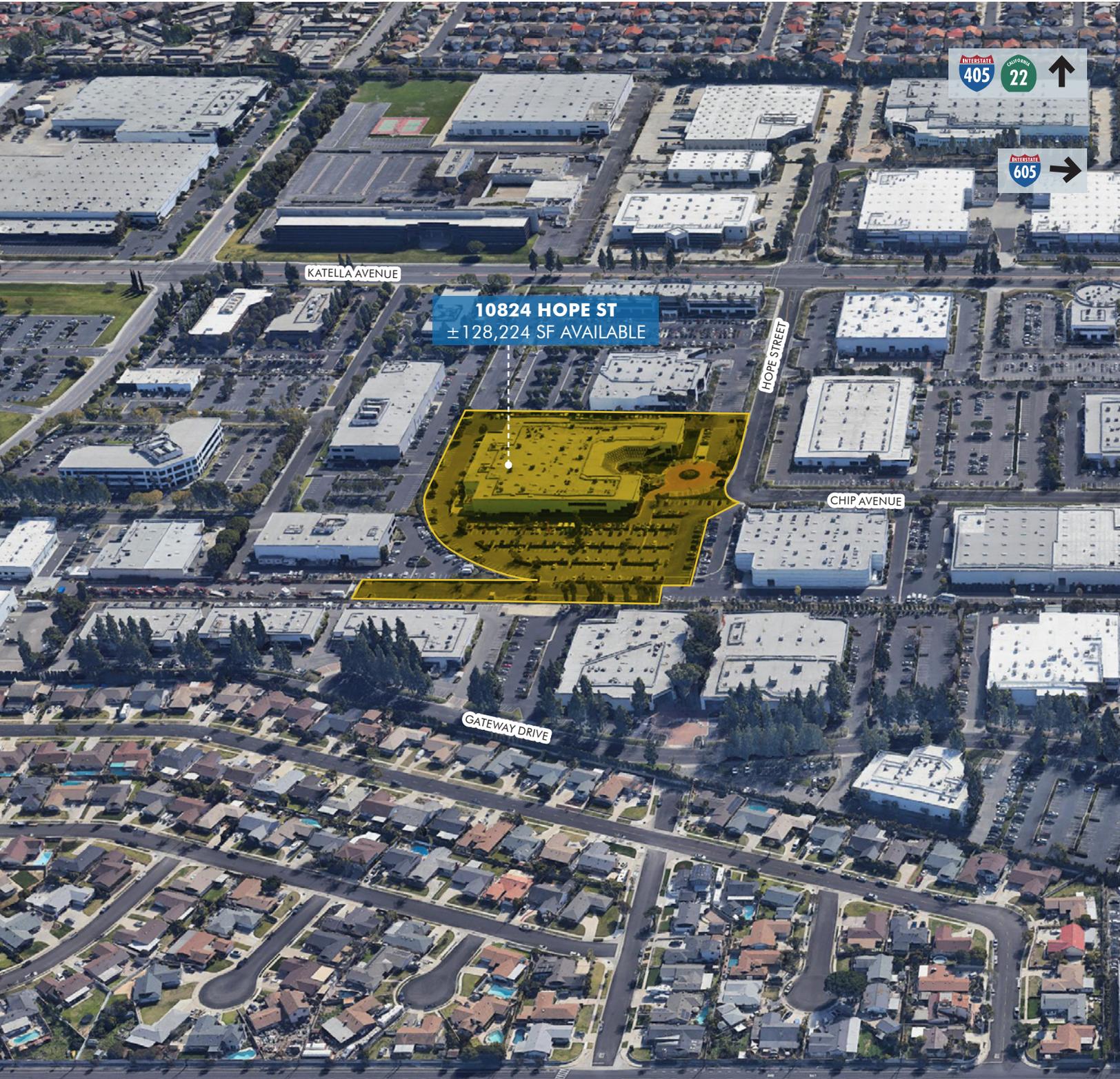
- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

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

10824 Hope Street

AERIAL MAP



KATELLA AVENUE

10824 HOPE ST
± 128,224 SF AVAILABLE

HOPE STREET

CHIP AVENUE

GATEWAY DRIVE



10824 Hope Street



AERIAL MAP

