



WARLAND BUSINESS PARK

www.warlandcypress.com

FOR LEASE: ±765 SF OFFICE/SALES-SERVICE/TECHNOLOGY

11155 Knott Avenue, Suite 1
Cypress, California



PROJECT FEATURES

- 100% Office
- Two (2) Private Offices, Open Office Area
- Restroom
- Coffee Bar
- 3.5:1 Parking
- High Image Corporate Park (233,160 SF)
- Award-Winning Architecture
- Direct Access to Restaurants/Shopping
- People-Oriented Environment
- Minutes to San Diego (405), Garden Grove (22), and San Gabriel (605) Freeways
- See Reverse for Aerial & Space Plan

FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN DEREVERE
Lic. 00885755
brian.derevere@cbre.com
+1 714 371 9224

RYAN PETERSON
Lic. 01336025
ryan.peterson@cbre.com
+1 714 371 9212

© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. N:\Team-Reverse\Marketing - InDesign\Warland Business Park\Flyers\11155KnottAve_Suite1_Flyer_v01_AK.indd

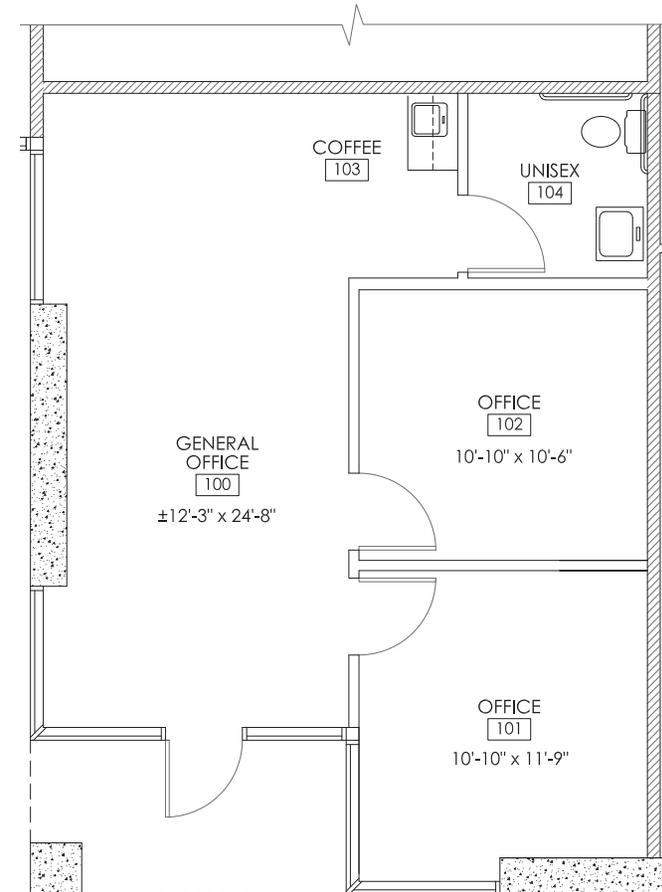


FOR LEASE: ±765 SF OFFICE/SALES-SERVICE/TECHNOLOGY

11155 Knott Avenue, Suite I
Cypress, California



FLOOR PLAN



SUITE I

FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN DEREVERE
Lic. 00885755
brian.derevere@cbre.com
+1 714 371 9224

RYAN PETERSON
Lic. 01336025
ryan.peterson@cbre.com
+1 714 371 9212