

WARLAND

CYPRESS BUSINESS CENTER

6261 KATELLA AVE
SUITE 100
CYPRESS, CA

WARLAND



www.warlandcypress.com

FOR LEASE :: ±17,352 SF

FIRST FLOOR OFFICE SPACE

FEATURES:

- High Image 2-Story Building
- ±520' of Katella Avenue Frontage
- 24 Private Offices
- Four (4) Conference Rooms
- Large Open Office area, Lunch Room, Reception
- 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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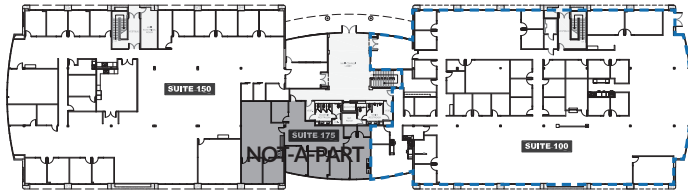
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CYPRESS, CALIFORNIA

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FLOOR PLAN

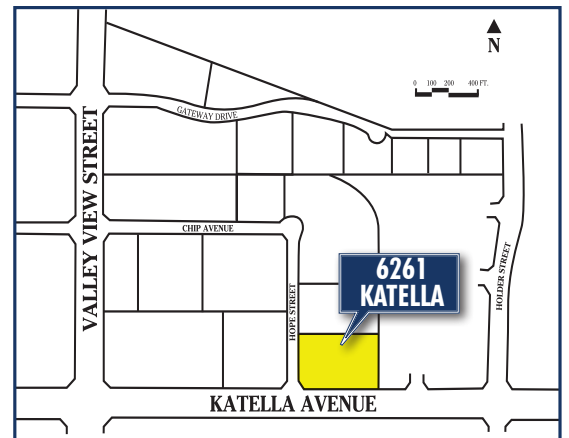


KEY MAP



CORPORATE NEIGHBORS:

- | | |
|--------------------|---------------------|
| Evergreen Shipping | Shaw Carpet |
| Yamaha | Rolls Royce |
| DRS Technologies | Siemens |
| Time Warner | Mitsubishi Electric |



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