

# WARLAND

CYPRESS BUSINESS CENTER

**6141 KATELLA AVE**  
CYPRESS, CALIFORNIA



[www.warlandcypress.com](http://www.warlandcypress.com)

**FOR LEASE :: ±32,350 SF**  
TWO STORY OFFICE BUILDING

#### FEATURES:

- Full 2<sup>nd</sup> Floor Available
- High Image 2-Story Building
- Major Street Frontage
- 4:1 Car Parking (Expandable)
- Efficient Layout - Divisible
- Improvements to Suit
- See Reverse for Floor Plan

#### 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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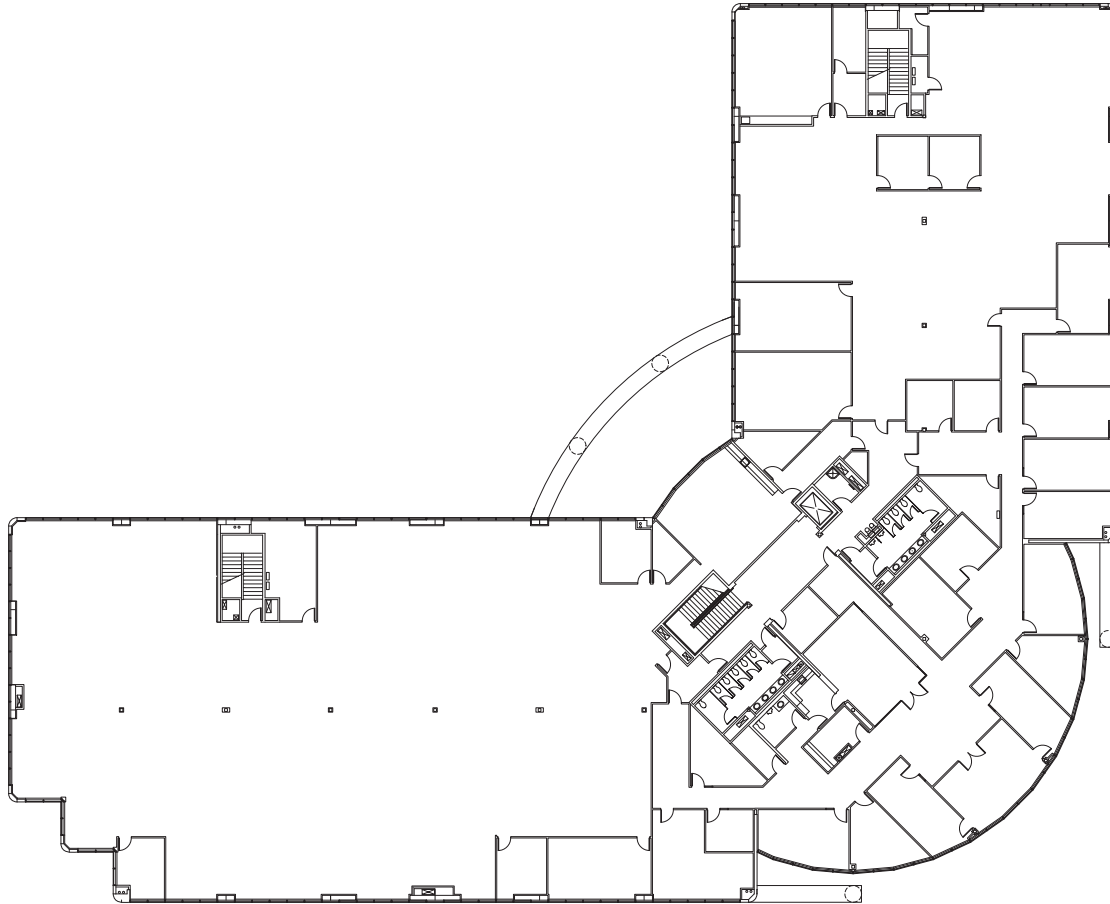
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**SECOND FLOOR PLAN**



**CORPORATE NEIGHBORS:**

- |                     |                   |
|---------------------|-------------------|
| Evergreen Shipping  | Mitsubishi Motors |
| PVH/Speedo          | Time Warner       |
| DRS Technologies    | Shaw Carpet       |
| Johnson Controls    | Rolls Royce       |
| Mitsubishi Electric | Siemens           |



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