

# WARLAND

CYPRESS BUSINESS CENTER

**6261 KATELLA AVE  
SUITE 150**  
CYPRESS, CALIFORNIA



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

**FOR LEASE :: ±18,093 SF**  
FIRST FLOOR OFFICE SPACE

#### FEATURES:

- High Image 2-Story Building
- ±520' of Katella Avenue Frontage
- Flexible Perimeter Office with Open Bay
- Improvements to Suit
- 4.0:1,000 Parking
- Part of a Larger ±74,000 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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# 6261 KATELLA AVENUE

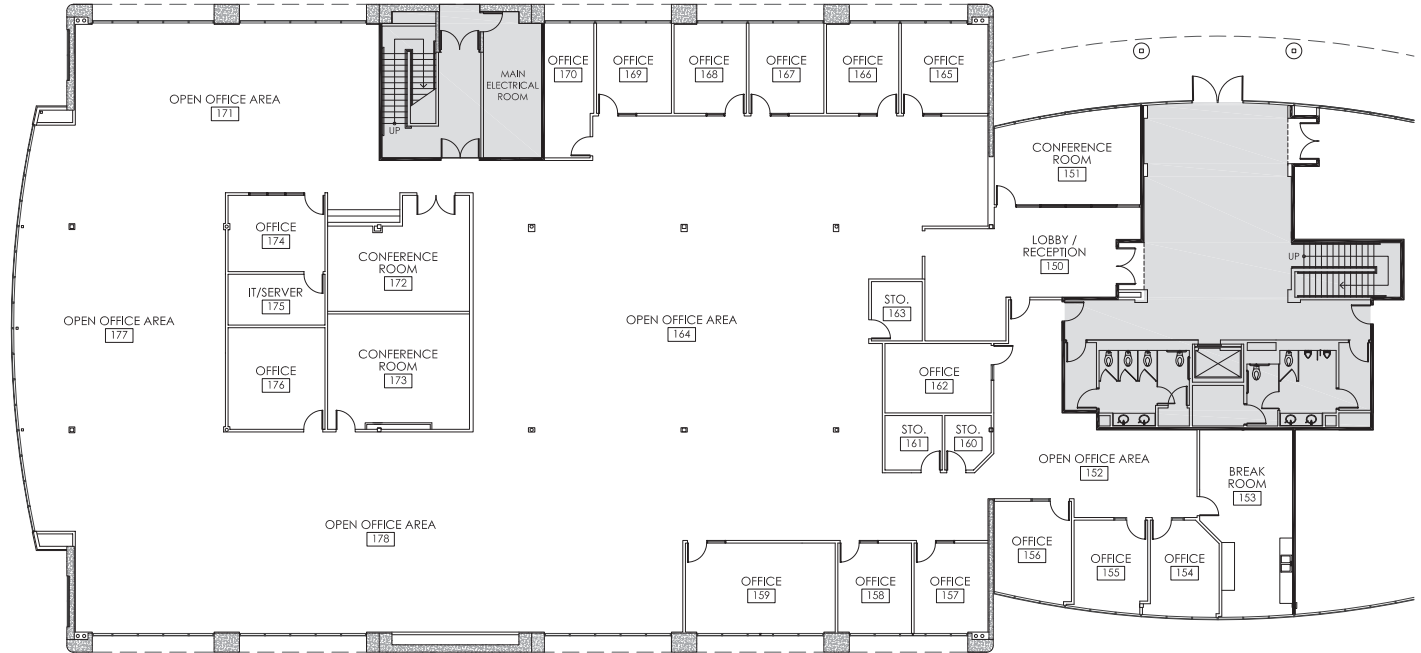
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## FLOOR PLAN



FIRST FLOOR PLAN-SUITE 150  
NOT TO SCALE

## KEY MAP



## CORPORATE NEIGHBORS:

- |                     |                   |
|---------------------|-------------------|
| Boeing              | Mitsubishi Motors |
| Honda               | Time Warner       |
| DRS Technologies    | Shaw Carpet       |
| Johnson Controls    | Bank of New York  |
| Mitsubishi Electric | Siemens           |



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