

# WARLAND

CYPRESS BUSINESS CENTER

**6261 KATELLA AVE**  
**SUITE 250**  
CYPRESS, CALIFORNIA



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

**FOR LEASE :: ±23,540 SF**  
SECOND FLOOR OFFICE SPACE

#### FEATURES:

- High Image 2-Story Office Building
- ±520' of Katella Avenue Frontage
- 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



**Laird Perkins**

Lic. 00966207

T +1 310 363 4920

[laird.perkins@cbre.com](mailto:laird.perkins@cbre.com)

**Brian DeRevere**

Lic. 00885755

T +1 714 371 9224

[brian.derevere@cbre.com](mailto:brian.derevere@cbre.com)

**CBRE**

Broker Lic. 00409987  
1100 W. Town & Country Rd. Suite 1200  
Orange, CA 92868

# 6261 KATELLA AVENUE, SUITE 250

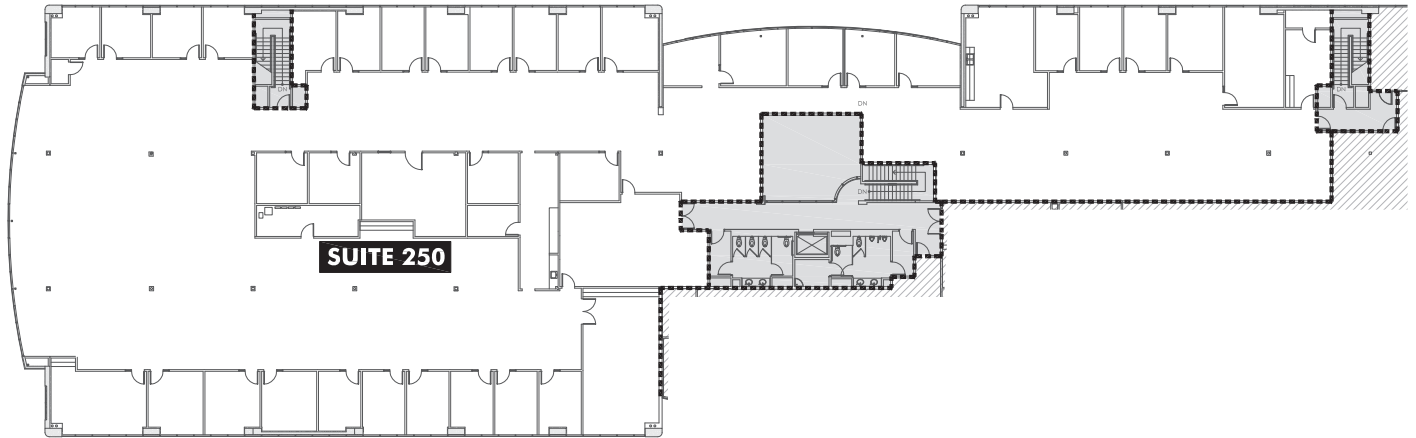
CYPRESS, CALIFORNIA

FOR LEASE :: ±23,540 SF

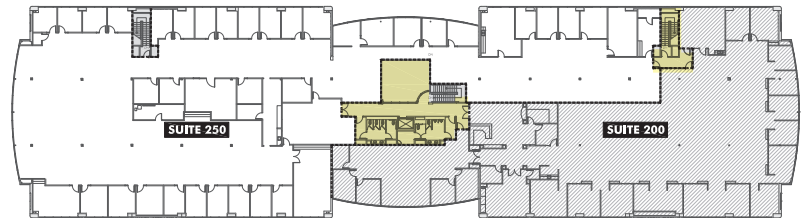
[www.warlandcypress.com](http://www.warlandcypress.com)

**WARLAND**  
CYPRESS BUSINESS CENTER

## FLOOR PLAN

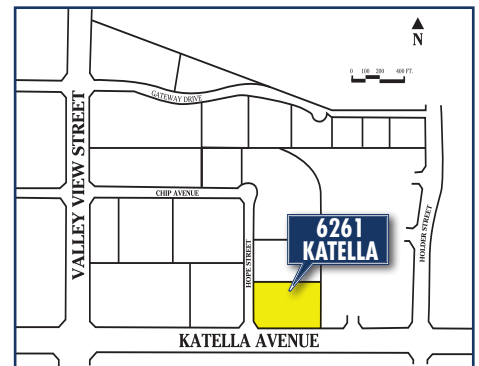


## KEY MAP



## CORPORATE NEIGHBORS:

Rolls Royce	Mitsubishi Motors
Honda	Time Warner
DRS Technologies	Shaw Carpet
Johnson Controls	Evergreen Shipping
Mitsubishi Electric	Siemens



### Laird Perkins

Lic. 00966207

T +1 310 363 4920

[laird.perkins@cbre.com](mailto:laird.perkins@cbre.com)

### Brian DeRevere

Lic. 00885755

T +1 714 371 9224

[brian.derevere@cbre.com](mailto:brian.derevere@cbre.com)

**CBRE**

Broker Lic. 00409987  
1100 W. Town & Country Rd. Suite 1200  
Orange, CA 92868