

FOR LEASE

Business Center Dr

Commerce Dr

10805 HOLDER STREET  
CYPRESS, CA 90630

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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# PROPERTY OVERVIEW

## Property Highlights

- Three Story Professional Office Building
- Building Top Signage
- 2 Elevators
- Established Corporate Neighborhood with Solid Labor Base
- Area Amenities Include Hotels, Restaurants, Banks & Retail
- Attentive Property Management
- Excellent Access to 405, 605, 22 & 91 Freeways
- Free Surface Parking

# AVAILABILITY

Suite	Date Available	Lease Rate (FSG)	Size (RSF)	Description
165	12/1/2023	\$2.25	2,532	Waiting Area, Cafeteria Style Kitchen and Presentation Room/Conference Center
200	NOW	*\$1.00	3,289	4 Offices, Conference and Break Room and Large Open Area
210	2/1/24	\$2.25	2,091	3 Private Offices, Conference Room, Kitchen and Open Area
245	NOW	\$2.25	5,037	Creative Space, 5 Private Offices, Conference Room, Large Storage and Utility Room
310	12/1/2023	\$2.25	5,105	3 Private Offices, Large Open Area and Large Work Area
325	NOW	\$2.25	3,410	Layout to be Determined and Warm Shell
350	90-Day Notice	\$2.25	5,164	14 Private Offices, Conference Room, Mailroom, Break Room and Open Area
375	NOW	\$2.25	5,974	Large Conference Room, Kitchen, Large Bullpen Area, Workroom and Reception
3XX	12/1/2023	\$2.25	3,410 - 19,653	Combination of Above Units to Various Sizes

\* Promotional rate for 1st 6 months of a minimum 3-year term