



# WARLAND BUSINESS PARK

www.warlandcypress.com

**FOR LEASE: ±5,790 SF**  
**OFFICE/SALES-SERVICE/TECHNOLOGY**

11095 Knott Avenue, Suite DEFG  
Cypress, California



## PROPERTY FEATURES

- High Image Corner Location
- Two (2) Private Offices plus Open Office Area
- Conference Room, Reception, Coffee Bar area, Server Room
- 75% Office and 25% Warehouse
- One (1) Grade Level Door
- 3.5:1 Car Parking
- Extensive Glass for Office Areas
- Flexible Office Layout
- High Image Corporate Park (233,160 SF)
- Direct Access to Restaurants/Shopping
- People-Oriented Environment
- Minutes to San Diego (405), Garden Grove (22), and San Gabriel (605) Freeways
- See Reverse for Aerial & Space Plan

## FOR MORE INFORMATION, PLEASE CONTACT:

**BRIAN DEREVERE**  
Lic. 00885755  
brian.derevere@cbre.com  
+1 714 371 9224

**RYAN PETERSON**  
Lic. 01336025  
ryan.peterson@cbre.com  
+1 714 371 9212

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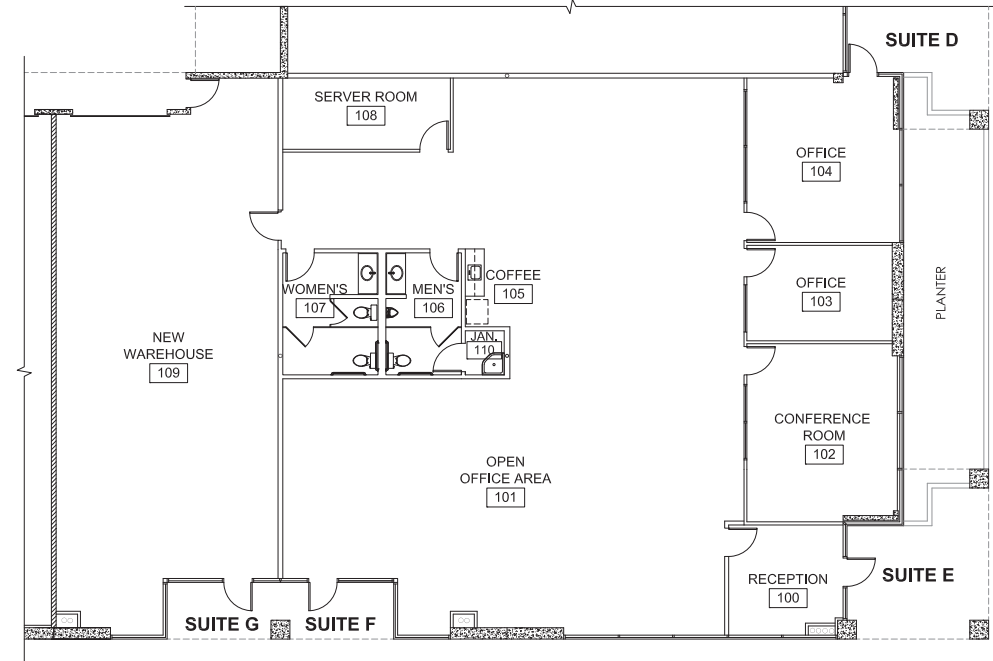


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**FLOOR PLAN**



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