



WARLAND BUSINESS PARK

11065-11235 KNOTT AVENUE CYPRESS, CA 90630



AVAILABLE SPACE

(Updated Oct. 22, 2026)



ADDRESS	BLDG	SF	RATE (NNN)	AVAILABILITY	COMMENTS
11065 Knott	1A	8,609	\$1.50	Now	100% Office, 9 private offices, 2 conference rooms, reception area, break rooms, Open office area, server room, restrooms, 4:1 parking.
11065 Knott	1B	5,415	\$1.50	Now	100% Office, 8 private offices, lunch room, open office area, restrooms, 4:1 parking
11065 Knott	1AB	14,024	\$1.50	Now	100% Office, 18 private offices, board room, 2 conference rooms, breakrooms, large open office areas, server room, restrooms, reception, 4:1 parking.
11075 Knott	2A	2,947	\$1.45	Now	100% Office, 3 private offices + open office, conference room, reception, 4:1 parking.
11095 Knott	4ABC	4,750	\$1.45	5/1/27	65% Office, 2 private offices + open office, conference room, breakroom, reception, 3 GL doors, 3.5:1 parking
11095 Knott	4DEFG	5,790	\$1.45	Now	75% Office, multiple private offices plus open office area, 1 GL door, conference room, server room and coffee bar area, 3.5:1 parking.
11095 Knott	4HI	2,942	\$1.45	5/1/27	45% Office, 3 private offices + open office, reception, 2 GL doors, coffee bar area, 3.5:1 parking
11125 Knott	6BC	3,079	\$1.45	10/1/26	70% Office (incl Showroom), 1 private office with open area, 1 GL door, restrooms, storage, reception, 3.5:1 parking.
11125 Knott	6E	2,056	\$1.45	11/1/26	80% Office, 4 private offices with open office area, 1 GL door, reception, restroom, 3.5:1 parking.
11235 Knott	13C	3,586	\$1.47	12/1/26	75% Office, 6 private offices + open office, conference room, reception, 1 GL door, restrooms, electrical room, 4:1 parking

FEATURES:

- Award-Winning Design
- High Image Corporate Park
- 13 Buildings Totaling 233,160 S.F.
- On-Site Leasing Office
- Direct Access to Restaurants/Shopping
- Minutes to San Diego (405), Garden Grove (22), and San Gabriel (605) Freeways
- See Reverse for Site Plan

FOR MORE INFORMATION, PLEASE CONTACT:

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WATCH
VIRTUAL
TOUR

AVAILABLE SPACE

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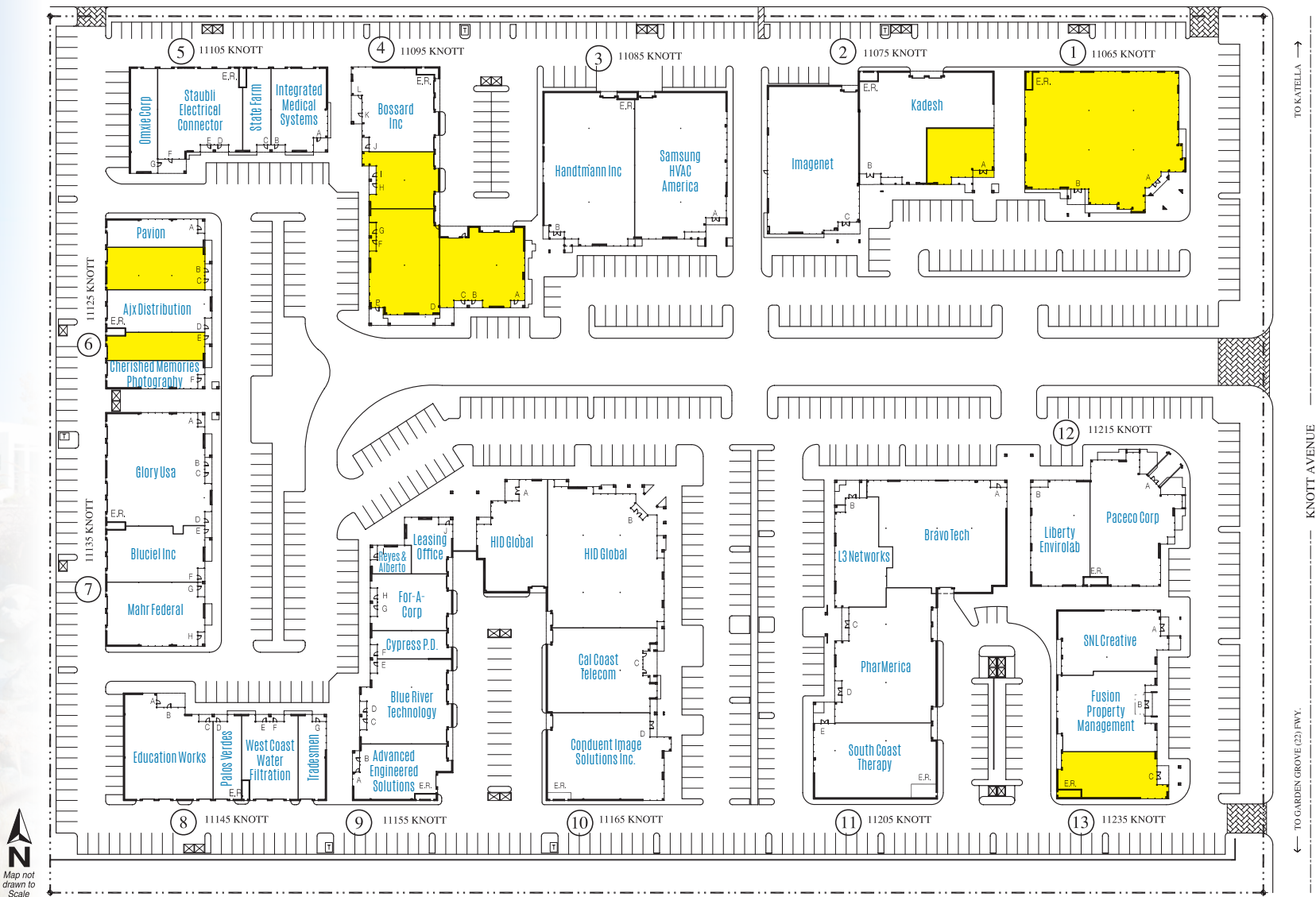
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