



6550  
**SIXTYFIVE FIFTY**  
K A T E L L A

**CLASS A MULTI-USER OFFICE/FLEX PROPERTY  
CORPORATE HQ WITH WAREHOUSE  
CYPRESS, CALIFORNIA**





# REINVENTED OFFICE SPACE

6550 Katella is part of one of the most distinctive single-user or multi-user office/flex HQ properties in Cypress, California. The campus-like setting and flexible building design make this property ideal for a corporate headquarters.

This Class A Project is strategically situated in the heart of the Cypress submarket in the Mid-Counties area of Southern California. The property will undergo a significant renovation including a complete redesign of the lobby and office areas, new restrooms, and new landscaping. In addition, the property's large single floor plate provide for efficient office layouts and the attractive window line with an abundance of natural light.

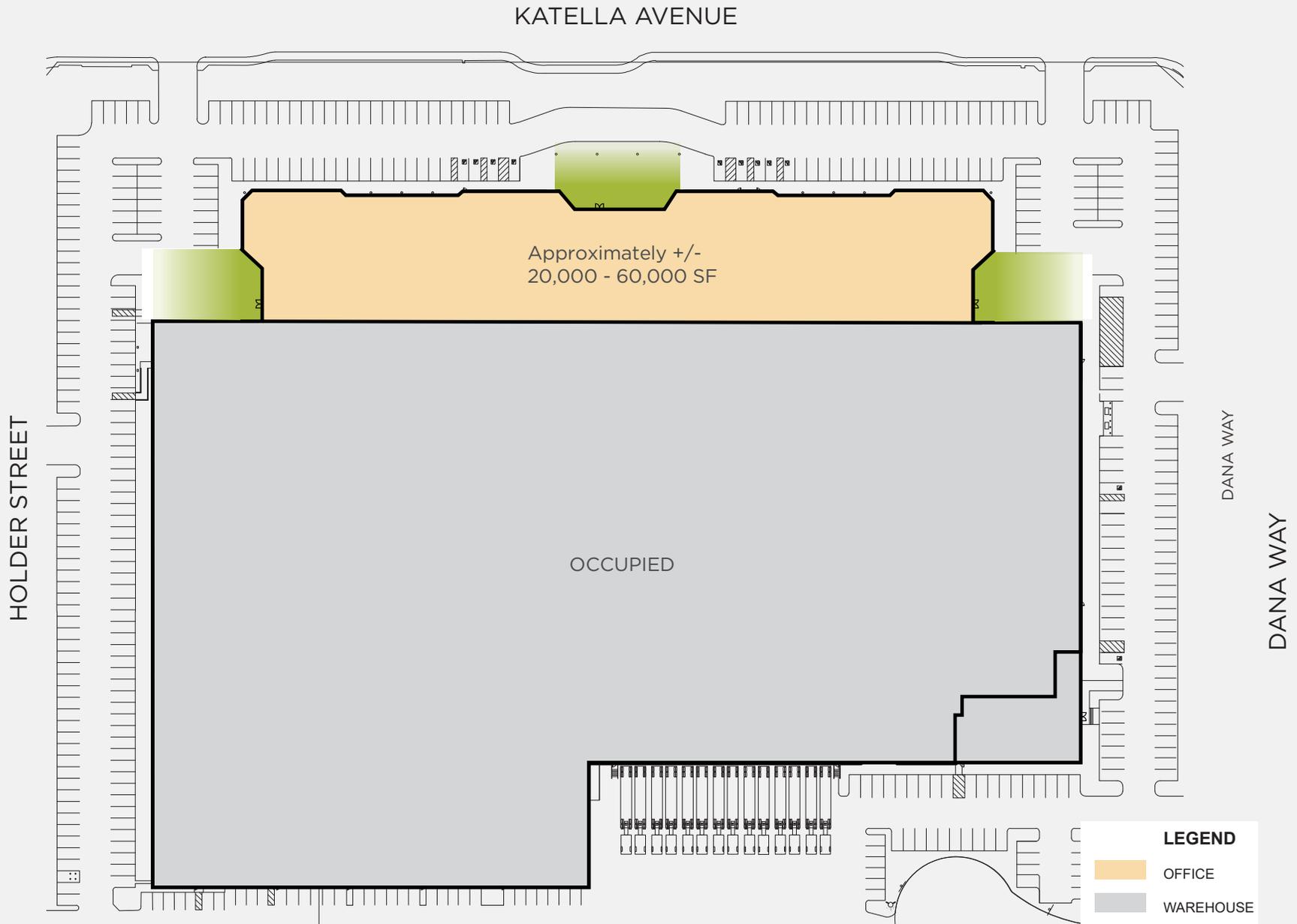
# PROPERTY HIGHLIGHTS

- Creative or traditional office suites
- Option A: ranging from 20,000 - 60,000 square feet with 6:1000 SF of Parking
- Option B: ranging from 25,000 - 96,000 square feet with 4:1,000 SF of Parking
- Open ceiling plan with many progressive office features, including polished concrete flooring
- Building top signage available
- Highly visible Katella frontage
- Amenity-rich environment within walking distance
- Convenient access to the 22, 405 and 605 freeways
- Short commute from both North and South

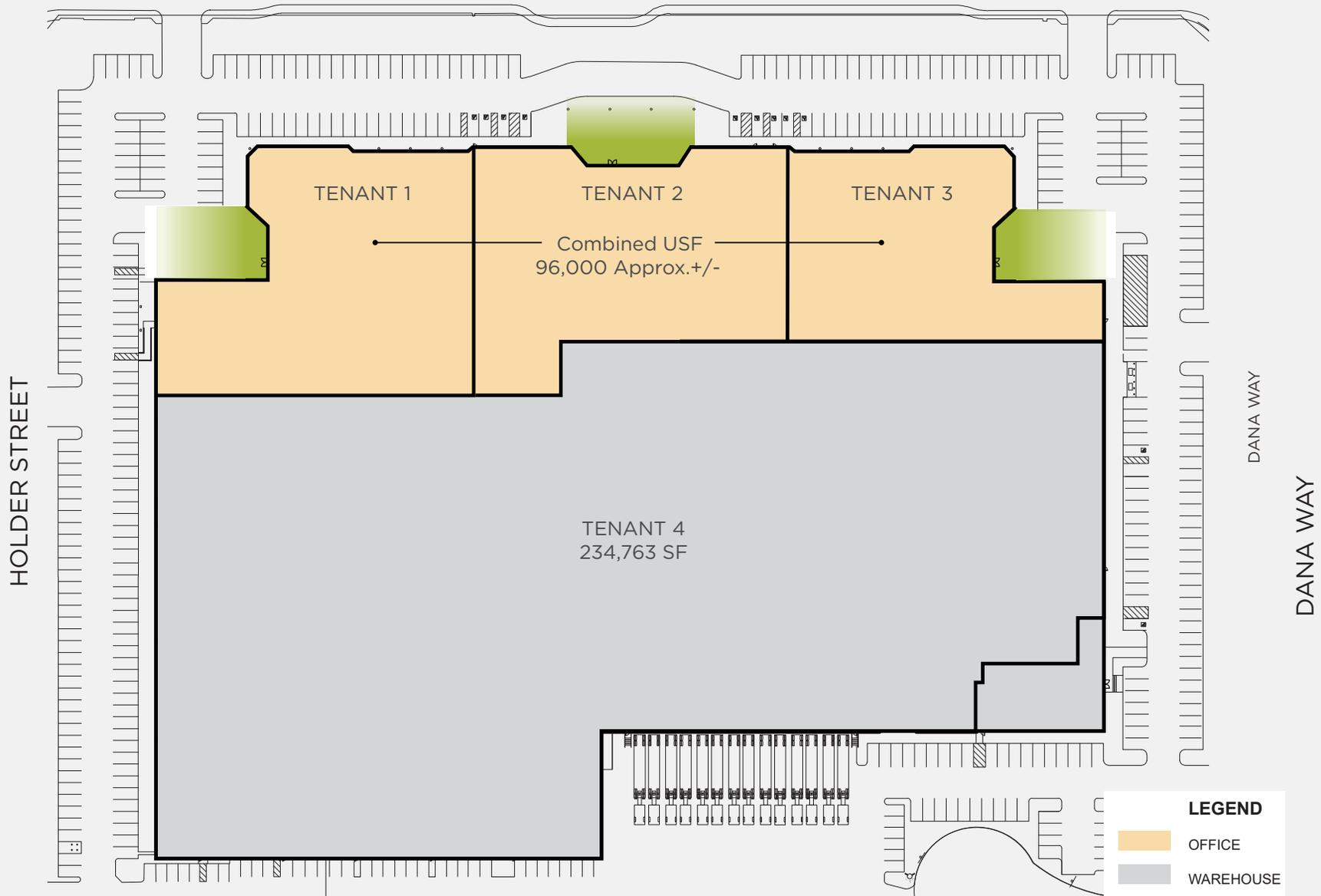
[TAKE A VIRTUAL TOUR](#)



# SITE PLAN - OPTION A



# SITE PLAN - OPTION B



# AMENITIES MAP



- Dunkin' Donuts
- DEL TACO
- Starbucks
- ANYTIME FITNESS
- BR
- BevMo!
- Target
- Olive Garden
- Smart & Final
- Commerce Bank
- DAISO JAPAN
- Tuesday Morning
- verizon
- STAPLES
- FIVE GUYS BURGERS AND FRIES
- Habit BUBBLER GRILL
- Mobile
- Wendy's
- DOLLAR TREE
- W
- DJ
- PAPA JOHN'S
- ROSS DRESS FOR LESS
- Subway
- TOGO'S
- SCHOOLS FIRST
- The UPS Store
- TILLYS

650  
SIXTYFIVE FIFTY  
KATELLA

KNOTT AVENUE

DANA WAY

KATELLA AVENUE

HOLDER STREET



## TOM SHEETS

Executive Managing Director

+1 310 525 1919

tom.sheets@cushwake.com

LIC. #01252183

## RICK ELLISON

Executive Managing Director

+1 949 930 9231

rick.ellison@cushwake.com

LIC. #01196428

## QUINT CARROLL

Director

+1 310 525 1931

quint.carroll@cushwake.com

LIC. #01914692

## RANDY ELLISON

Senior Director

+1 949 930 4371

randy.ellison@cushwake.com

LIC. #01469586

Cushman & Wakefield of California, Inc.

LIC. #00616335

2141 Rosecrans Avenue, Suite 7000

El Segundo, CA 90245

cushmanwakefield.com

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