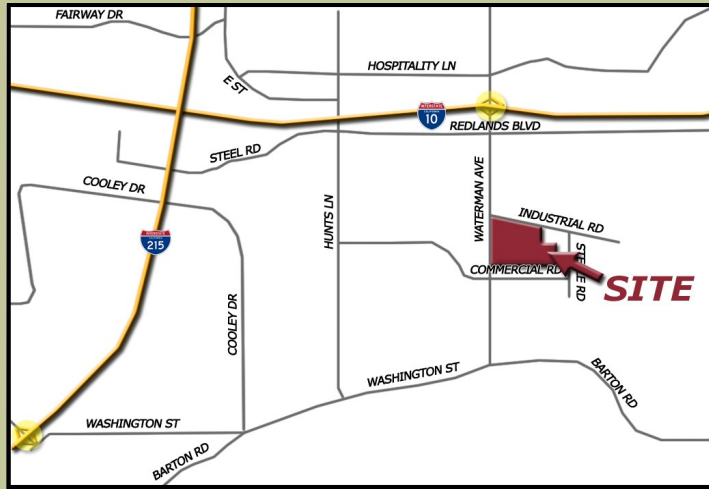


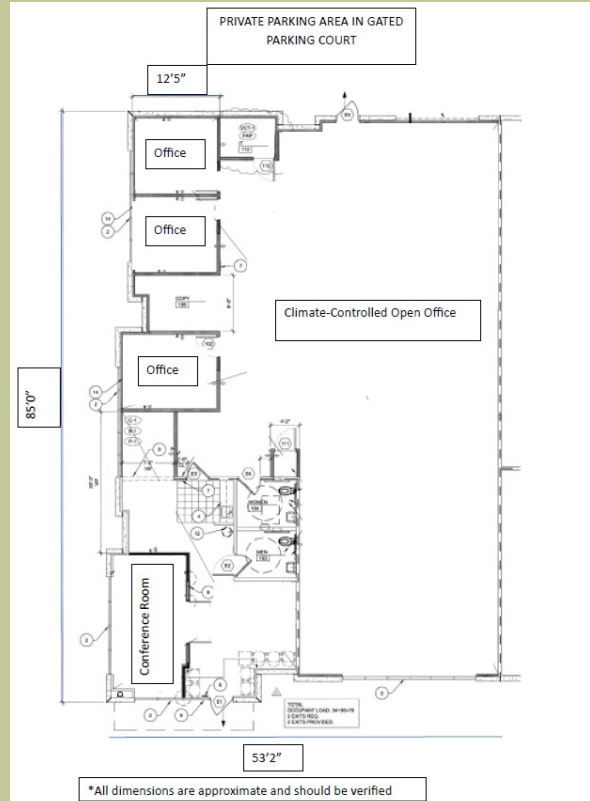
WATERMAN BUSINESS CENTER

**HIGH QUALITY PROFESSIONAL OFFICE SPACE FOR
LEASE—PRIVATE RESTROOMS AND ENTRY**
▪ FOR LEASE ▪ \$8,350/MONTH MG
4,510 SQUARE FEET + PRIVATE PARKING

328 & 350 EAST COMMERCIAL ROAD, SAN BERNARDINO/LOMA LINDA



Floor Plan



LOCATION:

- ◆ Building Signage
- ◆ Separate Entry and 24/7 Access to Premises
- ◆ Private Parking in Gated Parking Court
- ◆ 1/4 mile to/from Interstate 10. One mile to/from I-215
- ◆ Nightly Security Patrols of the Premises
- ◆ FIOS and Spectrum fiber optic internet services available



SEVENTH STREET DEVELOPMENT

Seventh Street Development, Inc.
 Scott Furniss (CA DRE#02069135)
 Craig Furniss (CA DRE#01057073)

(562) 427-7771

WATERMAN BUSINESS CENTER

B101— Professional Office Unit
4,510 Square Feet



Office Sq. Ft.	4,510
Parking Spaces	18

***Low Operating Expenses that include Nightly Security Patrols, Trash Disposal, Landscaping, fire alarm monitoring, and more.**

FEATURES:

- ◆ 100% Climate-Controlled Space with thermostats in the suite. (You control the temperature)
- ◆ Space includes (3) Private Offices, (1) Conference Room, (1) Breakroom, (1) IT Room
- ◆ (2) Private Restrooms for you and your staff only
- ◆ Landlord able to offer additional Tenant Improvements on approved credit
- ◆ Join High Image Tenant Roster including Loma Linda University Healthcare, ARC Document Solutions, KCI Medical, Amber Specialty Pharmacy, and Dr. Wagner DDS.
- ◆ No building load factor— Usable space—Rentable space*
- ◆ Separate entry from gated parking court. Staff have reserved parking and privacy.
- ◆ 24/7 Access to the Space allowing you to have flexible business hours including weekends
- ◆ Managed by Property Owner with on-site management office

*Each unit is allocated 15 square feet of electrical room

SAN BERNARDINO'S HIGHEST QUALITY PROJECT



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