

# Waterman Business Center

## Prime Medical/R&D Office For Lease 4,200 Square Feet

328 E. Commercial Rd A215  
San Bernardino/Loma Linda



### HIGHLIGHTS

**\$2.48 PSF NNN FULLY IMPROVED (\$100 PSF TI REMODEL ALLOWANCE)**

- Building Signage Rights
- Approved for Medical Use
- Improvements Build-to-Suite
- Over Standard Medical Improvements may be amortized into the Lease
- 4:1 Parking Ratio
- Secure parking area with motorized gates and personal access code
- Operating Expenses and Taxes less than half of competitive medical space
- No Load Factor (Rentable Area = Usable Area)
- Nightly Security Patrols
- Less than one mile to Loma Linda University Medical Center
- Waterman Ave. Frontage (+/- 25,000 average daily traffic)
- Loma Linda post office address may be used
- 1/4 mile to/from Interstate 10. One mile to/from I-215
- FIOS fiber optic internet/data services available
- High Quality Professional Tenant Base
- Private Entry & Restrooms allow for Control of Hygiene



SEVENTH STREET DEVELOPMENT

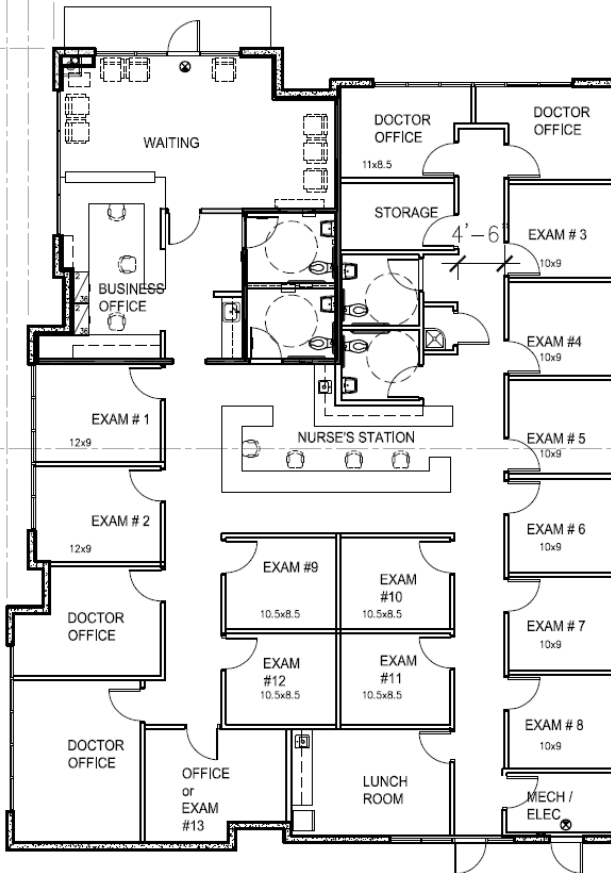
Scott Furniss (CA DRE#02069135)  
Craig Furniss (CA DRE#01057073)

(562) 427-7718/ (562) 427-7724



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**SAMPLE MEDICAL OFFICE PLAN**  
**(Existing Open Plan Space**  
**may be Built-to-Suite)**



**PROJECT LAYOUT**



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