

TRI-CITY CORPORATE CENTRE

650 E. HOSPITALITY LANE | SAN BERNARDINO, CA

**FLAGSHIP CLASS A
SIX STORY BUILDING**

1,379 - 12,327 RSF Available

 LAKESIDE TOWER

NEWMARK

 **KINGSBARN™**
REAL ESTATE CAPITAL

TRI-CITY
CORPORATE CENTRE 



LAKE SIDETOWER

- ± 3,040 TO 4,628 RSF
GROUND FLOOR SPACE
AVAILABLE
- BROKER INCENTIVE
PACKAGES AVAILABLE

Please contact:

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CLASS A
6-Story Building



DRAMATIC NEW LOBBY



+153 ACRE MIXED-USE
master planned business park



FREEWAY ADJACENT
Close to I-10 and I-215 Freeways



EV CHARGING STATIONS
30 stations throughout campus



WALKABLE AMENITIES
include numerous restaurants, retail services and health club



ON-SITE
24 hour security patrol, property management and maintenance



UPGRADED RESTROOMS
with granite vanities, ceramic tile flooring and wall coverings



STATE OF THE ART
computer controlled HVAC



FIBER OPTIC
communication capabilities



CONTROLLED
after hours access

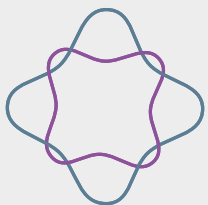
SHINE

AVAILABILITY

118,915 RSF TOTAL SQUARE FEET

28,268 RSF AVAILABLE

SUITE	SQUARE FEET	DESCRIPTION
110	4,628 RSF	Reception, conference room, six (6) private offices, break room and training area.
150	3,040 RSF	Reception, conference room, four (4) private offices, break room, open area
280	2,865 RSF	Reception, four (4) private offices, large conference room, break room, open area, IT room
295	1,379 RSF	One (1) office, large open area-ready for new design
360	1,605 RSF	One (1) office, large open area
460	2,424 RSF	Reception, three (3) private offices, conference room, break room, storage room & open area
500	1,462- 12,327 RSF	Mix of reception, private offices, conference room, break room and IT room.



LAKE SIDETOWER





DETAILS

LEASE TERM	Five (5) years
TENANT IMPROVEMENTS	Negotiable
OPERATING EXPENSES	Pass through over Base Year
ELEVATORS	Three (3)
PARKING	Four (4) cars per 1,000 SF
ACCESS	After hours computer controlled
SIGNAGE	Potential monument signage available
BUILDING HOURS	8:00am - 5:30pm - Mon - Fri, 8:00am - 12:00pm - Saturday (except Federal and State Holidays)
YEAR BUILT	1989 Upgraded lobby, restrooms & HVAC in 2018

**650 E. HOSPITALITY LANE
SAN BERNARDINO, CA**

NEARBY AMENITIES



KOHL'S
E-Commerce Center

SBD
International Airport

amazon
Fulfillment Center

IHOP **Sizzler** **CG CLAIM JUMPER**
CHOICE HOTELS
EL TORITO **BLACK ANGUS**
BW Best Western. Hotels & Resorts **LA QUINTA BY WHITTAKER**

LAKESIDETOWER

curacao **Davita Kidney Care**
T-Mobile **PICK UP STIX** **Hampton by Hilton**
IN-N-OUT BURGER **JJ** **Jack**
Pollo Loco **Starbucks** **COSTCO in the box WHOLESALE**
Staples **BEST BUY** **CHIPOTLE MEXICAN GRILL**
Panera BREAD **sam's club** **7 ELEVEN**
Fairfield BY MARRIOTT **BJ'S RESTAURANT BREWHOUSE** **MARRIOTT BONVOY**
FITNESS

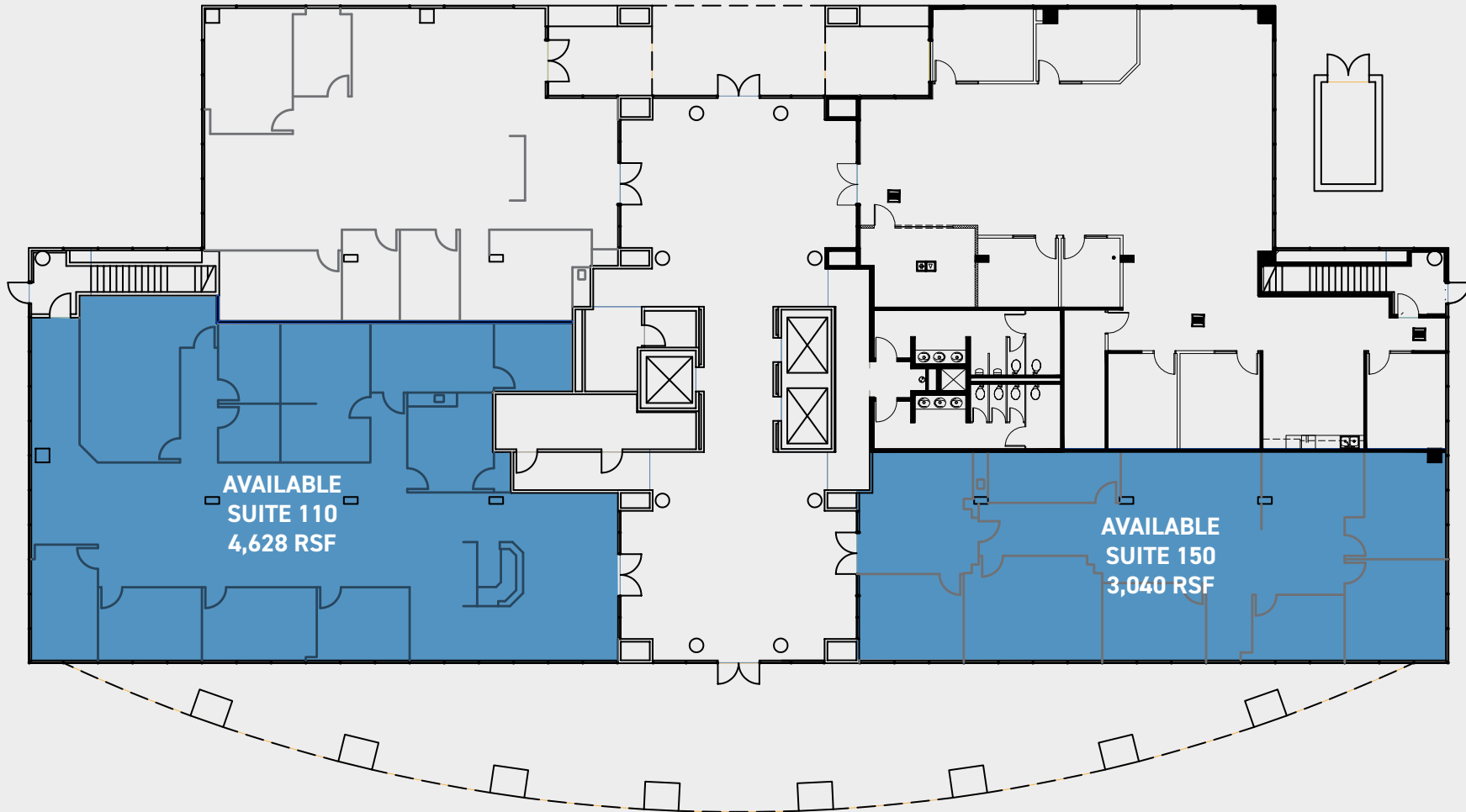
Starbucks **POPEYES** **BURGER KING**
Carl's Jr. **McDonald's**

TRI-CITY CENTER

Olive Garden **THE HOOPER DOVE** **ALDI** **PANDA EXPRESS** **BUFFALO WILD WINGS**
BAJA FRESH MEXICAN GRILL **OUTBACK STEAKHOUSE** **PETSMART**
LA BOY **FIVE GUYS**
Mimi's **FRIDAYS** **CHUCK E CHEESE** **Planet Fitness**

FLOOR PLANS

FIRST FLOOR



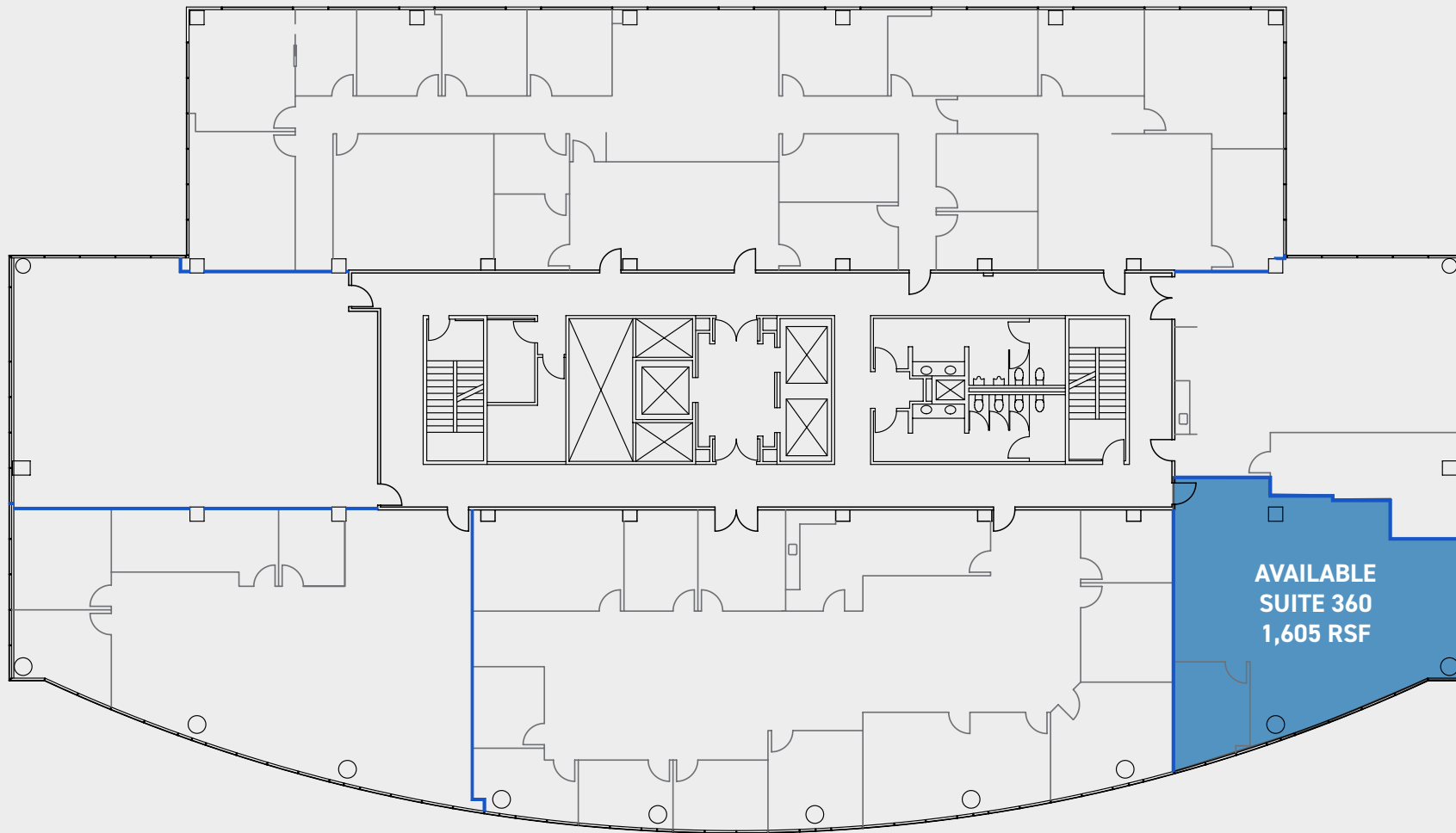
FLOOR PLANS

SECOND FLOOR



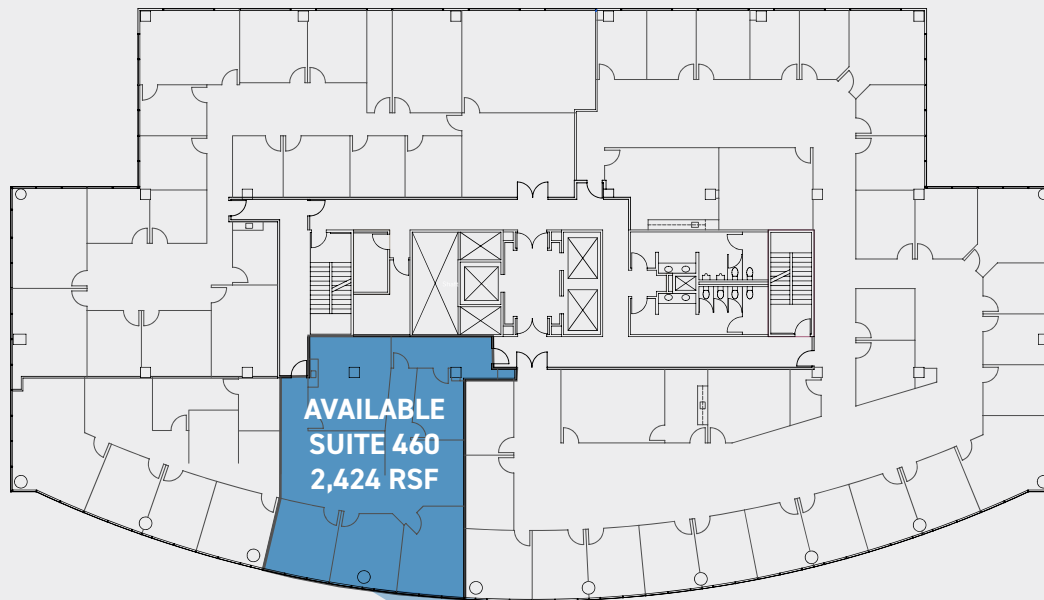
FLOOR PLANS

THIRD FLOOR



FLOOR PLANS

FOURTH FLOOR

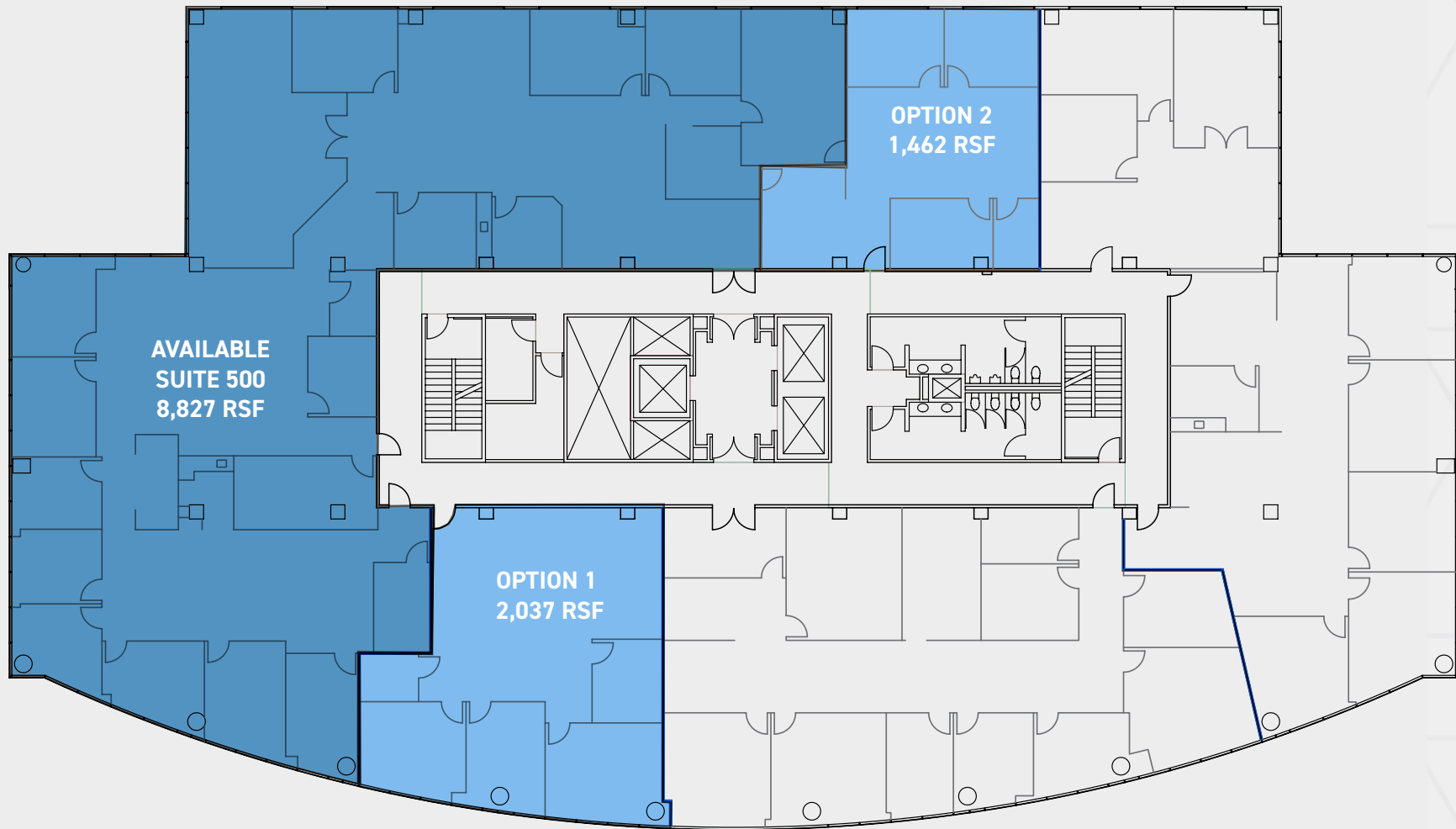


CONCEPTUAL PLAN



FLOOR PLANS

FIFTH FLOOR







LAKESIDETOWER

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