

COMMUNITY MEDICAL PLAZA

1800 MEDICAL CENTER DRIVE, SUITE 220
SAN BERNARDINO, CA 92411

+2,670 SF Medical Office for Sublease



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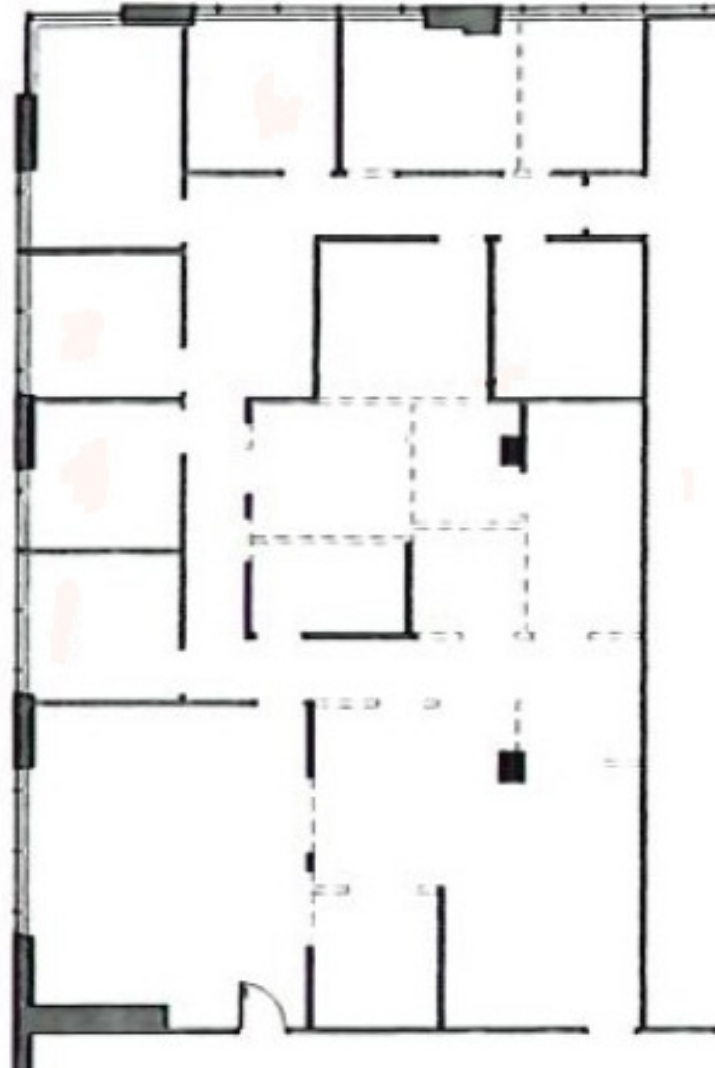
SUITE 220 | +2,670 SF

MEDICAL SUITE INFORMATION

- Suite 220 – 2,670 SF of Medical Office Space across the street from Dignity Health Community Hospital
- Rent \$4,345 per month, or \$1.63 MG per RSF (Electricity separately billed)
- Master Lease expires October 31, 2031

SPACE CONDITION

- Warm shell with framing & plumbing installed for: 7 exam rooms, reception area, break room, & interior restroom
- Sublessor has multiple floorplan options drawn by architect to be used by Sublessee
- **Below-Market Asking Rental Rate!**



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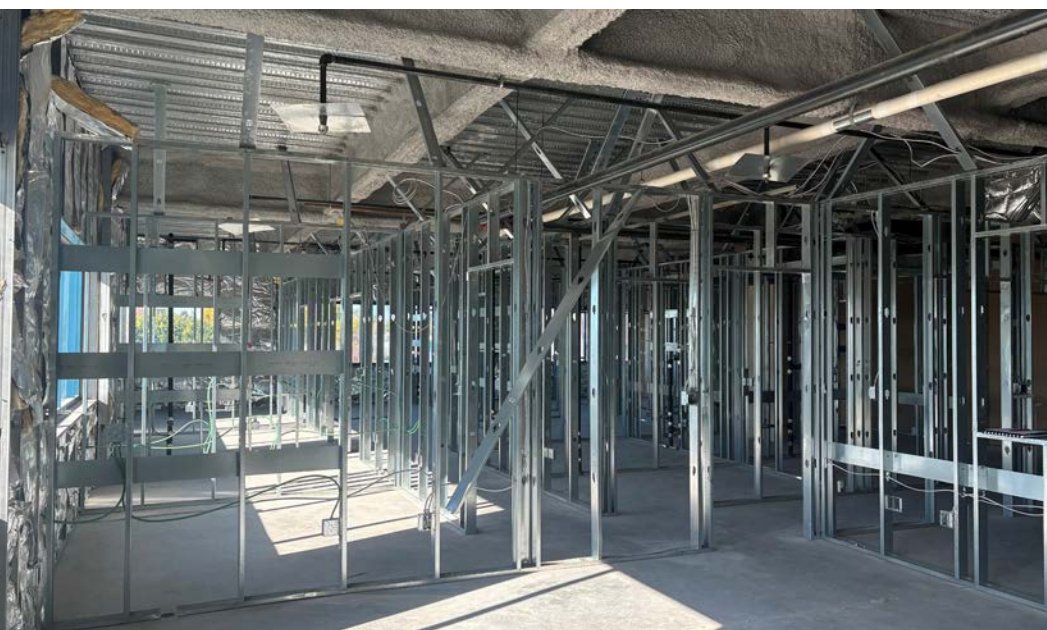
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BUILDING FEATURES

- 3-story medical office containing approximately 55,490 SF
- Located directly across from Catholic Health Care West's Community Hospital in San Bernardino
- This property, Community Medical Plaza, is connected to the Community Hospital of San Bernardino by skybridge
- The building is located a mile from the new extension of the 210 freeway

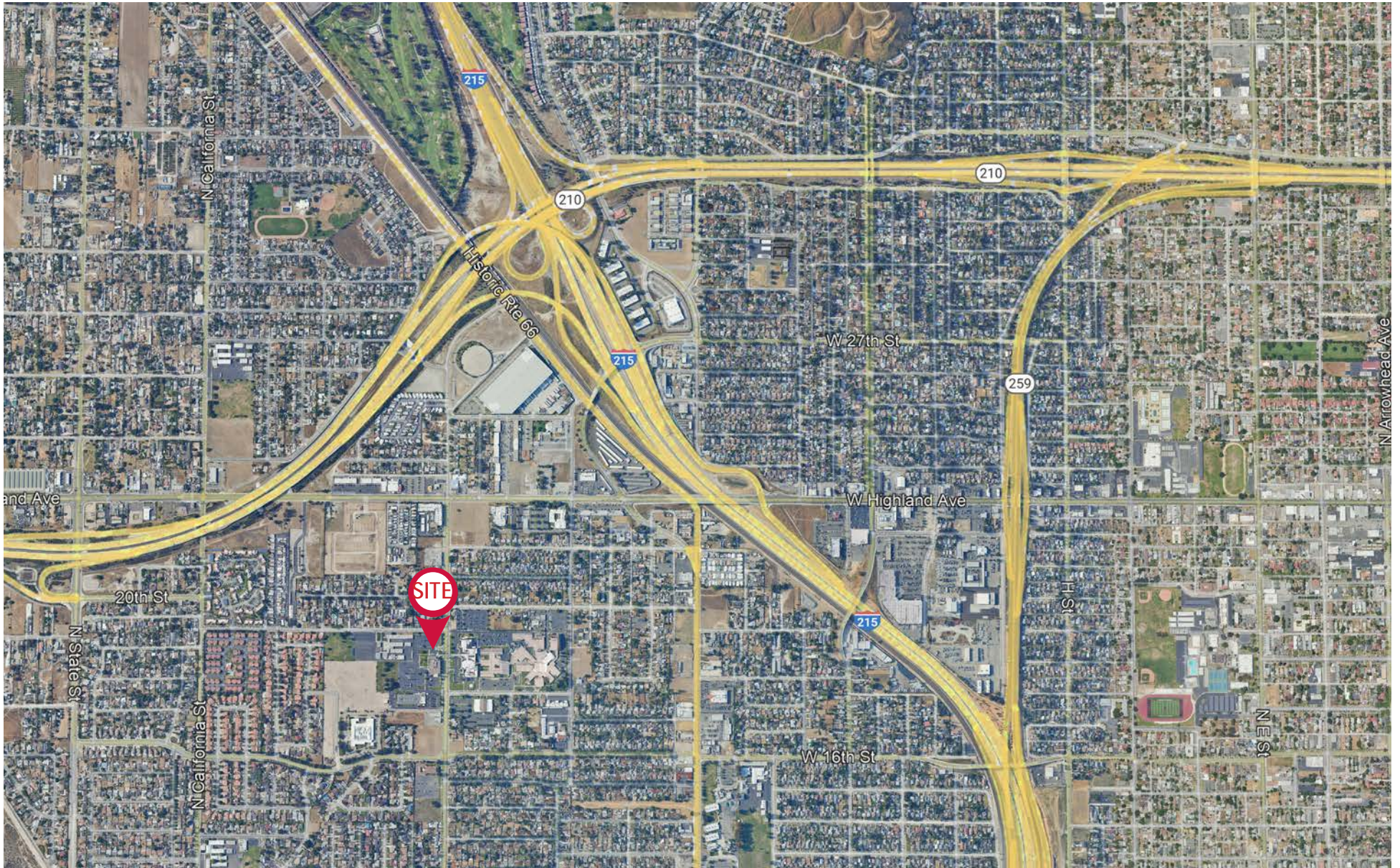




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