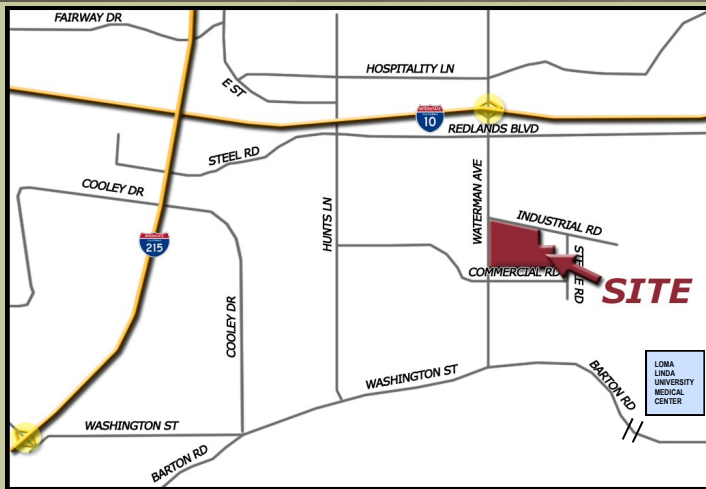


**WATERMAN
BUSINESS
CENTER**

OFFICE/FLEX UNITS

▪ **FOR LEASE** ▪ **\$1.01/SF/MO MG**
2,200 SQUARE FEET

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



LOCATION:

- ◆ Located in Qualified Opportunity Zone
- ◆ Waterman Ave. Frontage (+/- 25,000 average daily traffic)
- ◆ 1/4 mile to/from Interstate 10. One mile to/from I-215
- ◆ Close to plentiful Hospitality Lane Amenities
- ◆ Loma Linda or San Bernardino Post Office Address
- ◆ FIOS fiber optic internet services available
- ◆ High Quality Professional Tenant Base



SEVENTH STREET DEVELOPMENT

Seventh Street Development, Inc.
Scott Thoele (CA DRE#00712961)
Craig Furniss (CA DRE#01057073)

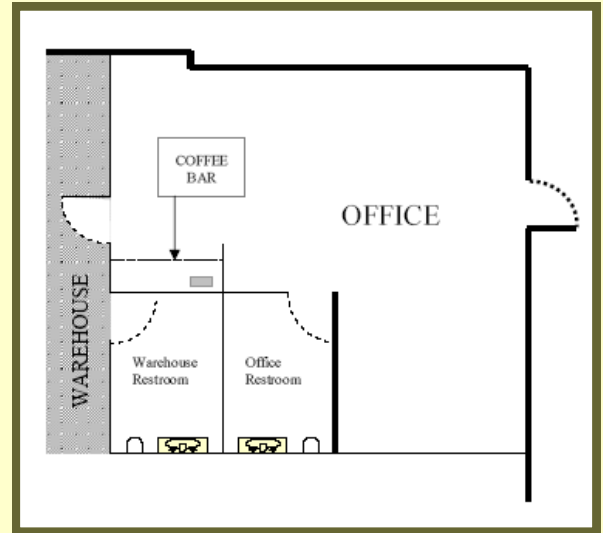
(562) 427-7771

WATERMAN BUSINESS CENTER

Commercial Office/Flex Units For Lease
2,200 Square Feet



= AVAILABLE



OFFICE FLOORPLAN

FEATURES:

- ◆ Nightly security patrols
- ◆ Up to 4 per 1000 SF parking ratio
- ◆ Fully insulated (R19) warehouse areas with 12'W x 14'H truck doors
- ◆ Secure truck yard with motorized gates and personal access code
- ◆ FIOS fiber optic internet/data services available
- ◆ Ample TI Allowance Available
- ◆ Building Signage



	B115
Total Sq. Ft.	2,200
Office Sq. Ft.	800
Parking Ratio	4/1,000
Grade-Level Doors	1
Clear Height	13.5-16.5'
Fire Sprinklers	Y

SAN BERNARDINO'S HIGHEST QUALITY INDUSTRIAL PROJECT

Seventh Street Development, Inc.
Scott Thoele (CA DRE#00712961)
Craig Furniss (CA DRE#01057073)

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SEVENTH STREET DEVELOPMENT