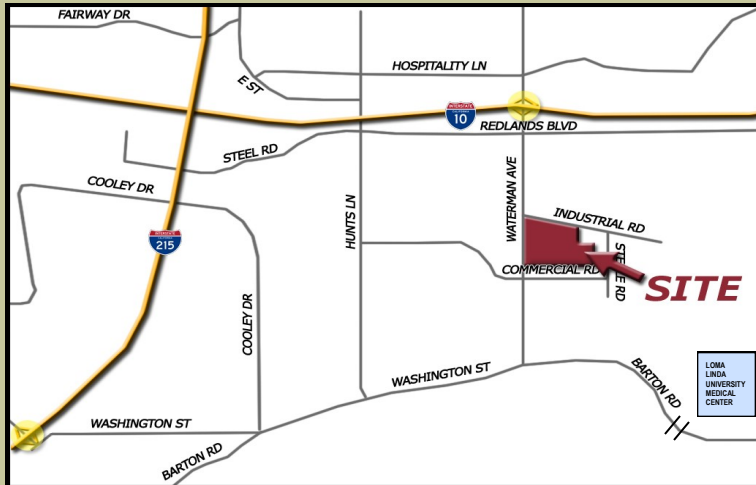


# WATERMAN BUSINESS CENTER

**OFFICE SPACE FOR LEASE**  
**\$1.45/SF/MO MG**  
**793 SQUARE FEET**

**328 EAST COMMERCIAL ROAD, SUITE 107, SAN BERNARDINO**



## LOCATION:

- ◆ Located in Qualified Opportunity Zone
- ◆ 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
- ◆ Less than one mile to Loma Linda University Medical Center
- ◆ FIOS fiber optic internet services available
- ◆ High Quality Professional Tenant Base



SEVENTH STREET DEVELOPMENT

**Seventh Street Development**  
**Scott Thoele (CA DRE# 00712961)**  
**Craig Furniss (CA DRE#01057073)**

**(562) 427-7771**

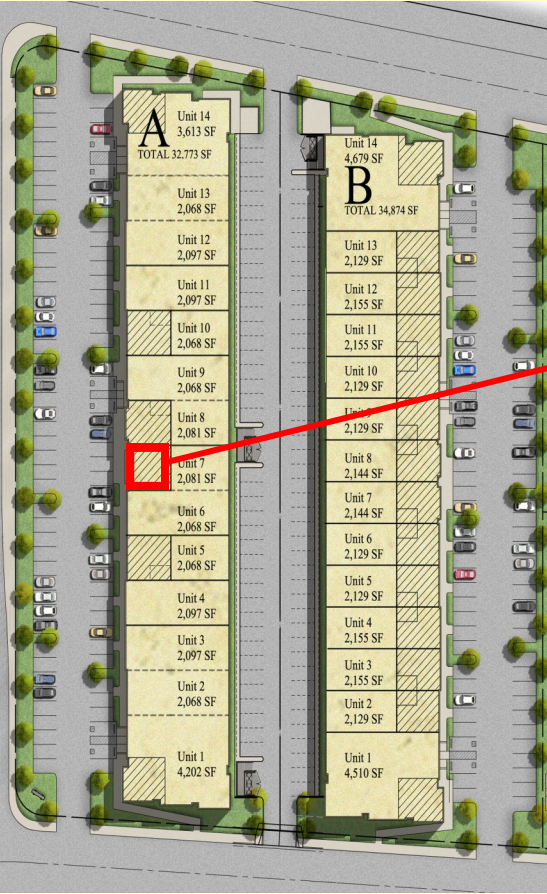
# WATERMAN BUSINESS CENTER

Office Space  
For Lease  
793 Square Feet

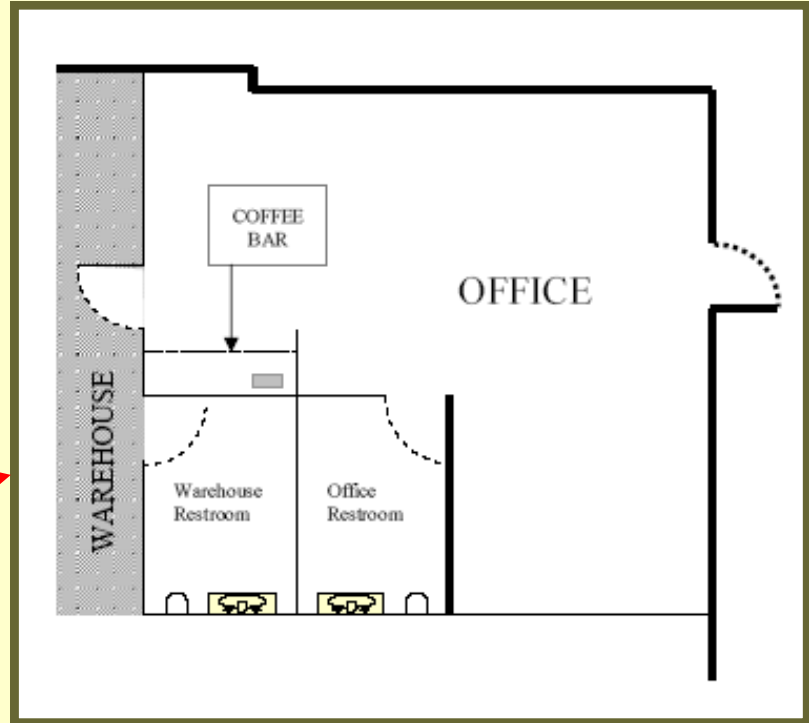
INDUSTRIAL ROAD

FRONTAGE ROAD

WATERMAN AVENUE



COMMERCIAL ROAD



## FEATURES:

- Marquee Stacked Stone Entry with Building Signage Facing Waterman Ave
- ◆ High Image Professional Office Environment.
- ◆ Nightly Security Patrols.
- ◆ Home to Loma Linda University, Tetra Tech, ARC Document Solutions, KCI Medical, Farmers Insurance and Dentist James Jesse.
- ◆ Less than one mile to Loma Linda Medical Center
- ◆ Up to 4 per 1,000 SF Parking Ratio. Parking directly in front of Unit.
- ◆ Loma Linda post office address may be used



## SAN BERNARDINO'S HIGHEST QUALITY BUSINESS PARK

Seventh Street Development  
Scott Thoele (CA DRE# 00712961)  
Craig Furniss (CA DRE#01057073)  
(562) 427-7771



SEVENTH STREET DEVELOPMENT