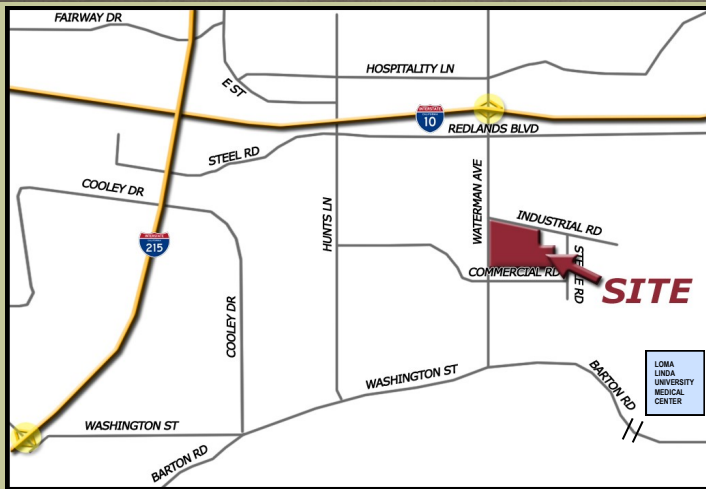


**WATERMAN  
BUSINESS  
CENTER**

**OFFICE/FLEX UNIT**

▪ **FOR LEASE** ▪ **\$1.11/SF/MO MG**  
**4,284 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

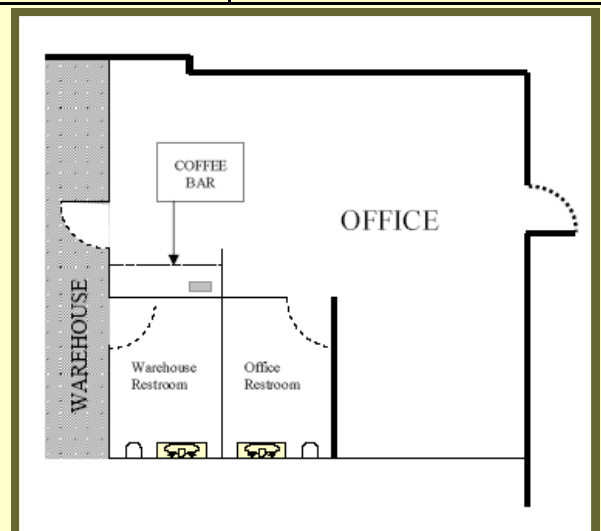
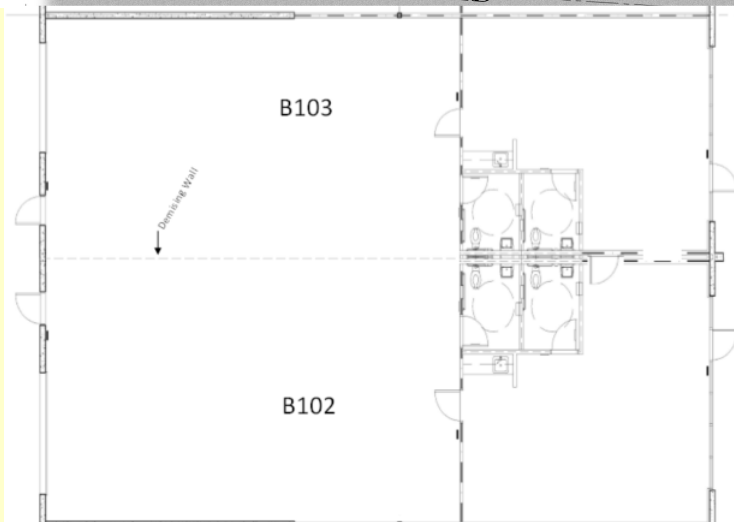
## Commercial Office/Flex Unit For Lease 4,284 Square Feet



### FEATURES:

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

	B102-103
Total Sq. Ft.	4,284
Office Sq. Ft.	1,588
Parking Ratio	4/1,000
Grade-Level Doors	2
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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