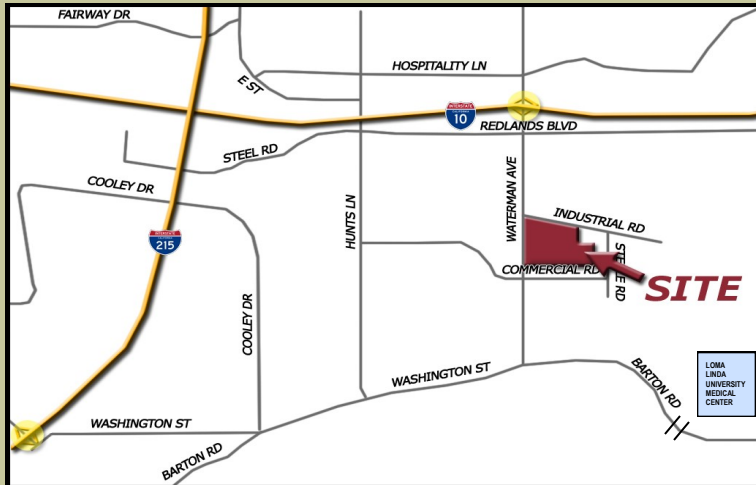


WATERMAN BUSINESS CENTER

OFFICE SPACE FOR LEASE
\$1.61/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

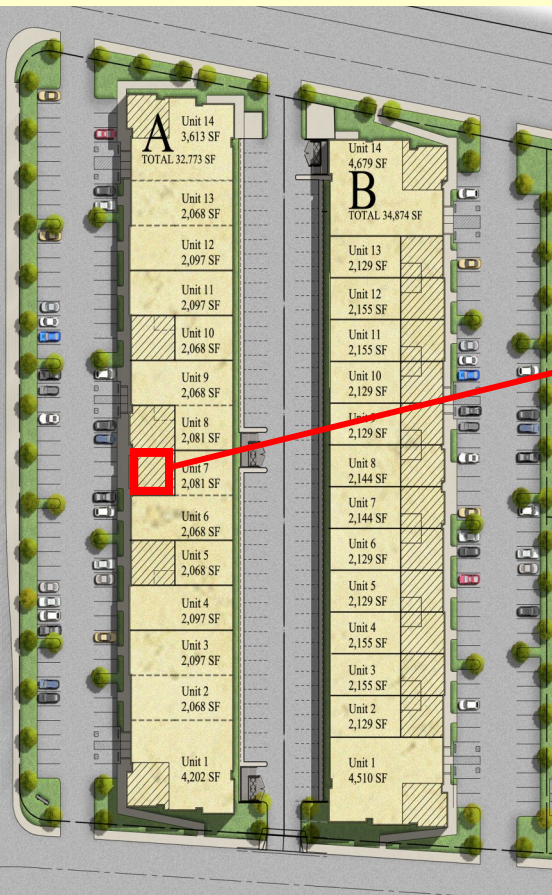
WATERMAN BUSINESS CENTER

Office Space
For Lease
793 Square Feet

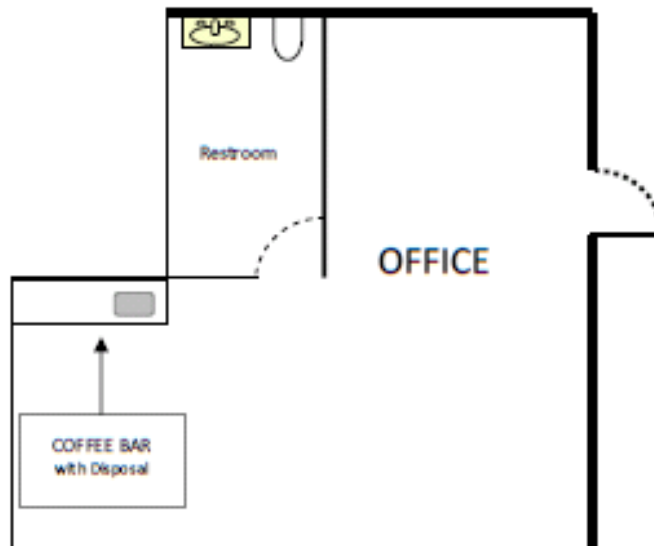
INDUSTRIAL ROAD

FRONTAGE ROAD

WATERMAN AVENUE



COMMERCIAL ROAD



OFFICE FLOORPLAN

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