

*Exchange Place*









1845 BUSINESS CENTER DRIVE | SAN BERNARDINO, CA 92408

OFFICE SPACE FOR LEASE





# AVAILABILITIES

SUITE	RSF	FEATURES	Rate	Video	Floor Plan
111	6,343	Large Waiting Room, Reception and Staffing Areas, 7 Large Private Offices, Conference Room (Suite is Divisible)	\$1.65 PSF FSG		
211/212	11,506	Available with Notice. Call for Floor Plans	\$1.65 PSF FSG		
216	1,044	Large Open Area (Tenant Improvements Negotiable)	\$1.65 PSF FSG		
220	1,386	Large Open Area, 1 Private Office, 1 Large Open Room, Storage Room, Phone/IT Closet	\$1.55 PSF FSG		

LEASE TYPE                      Full Service Gross  
RENT ADJUSTMENTS        Four percent (4%) per year  
TI'S                                Negotiable

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.




# PROPERTY FEATURES

*Exchange Place*  
1845 Business Center Drive, San Bernardino, CA



1845 BUSINESS CENTER DRIVE is a two-story 83,983 square foot multi-tenant office building in San Bernardino. The building is well maintained and professionally managed. The building sits on approximately 3.84 acres of land. It is situated in the Hospitality Lane Area, centrally located to Riverside & San Bernardino counties.

- Immediate Occupancy Available
- Ample Free & Covered Parking
- 24 Hour Card Key Access
- Flexible Floor Plans

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	2,466	89,575	266,490
 AVERAGE HOUSEHOLD INCOME	\$113,434	\$92,705	\$92,515
 TOTAL EMPLOYEES	12,485	59,092	102,774

Source Regis Online



# PROPERTY PHOTOS

*Exchange Place*  
1845 Business Center Drive, San Bernardino, CA

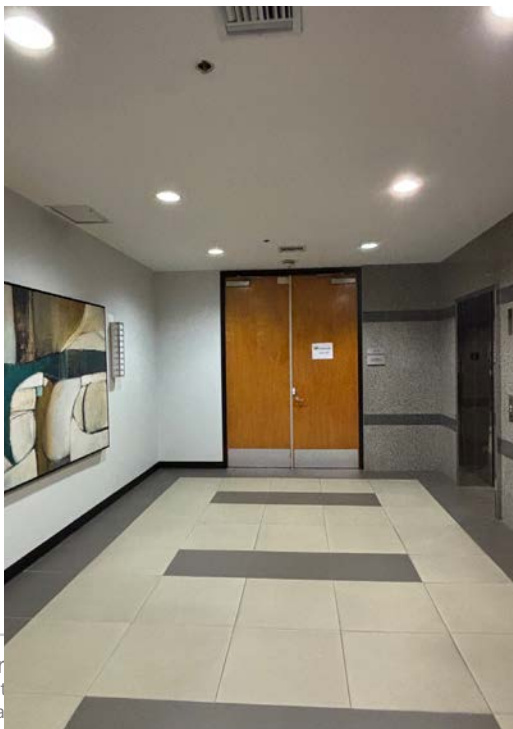


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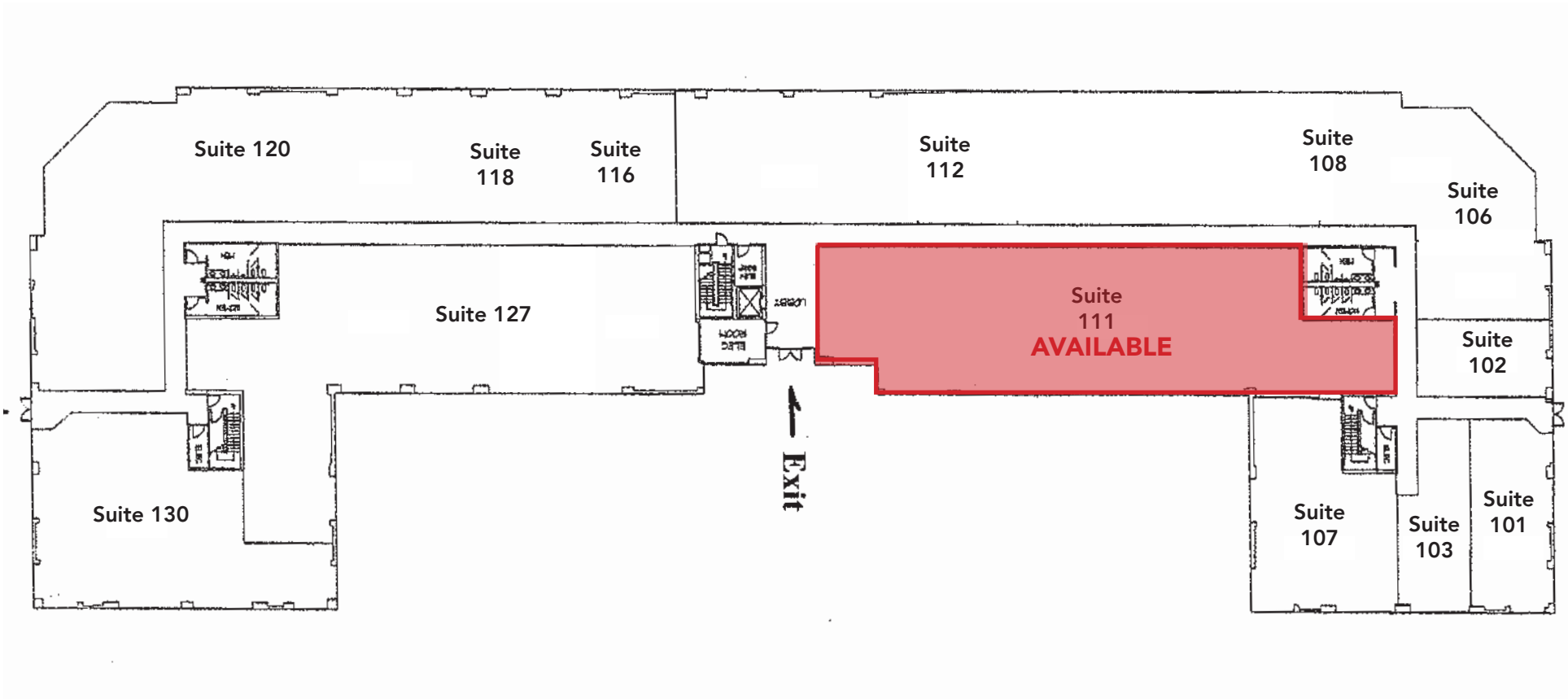
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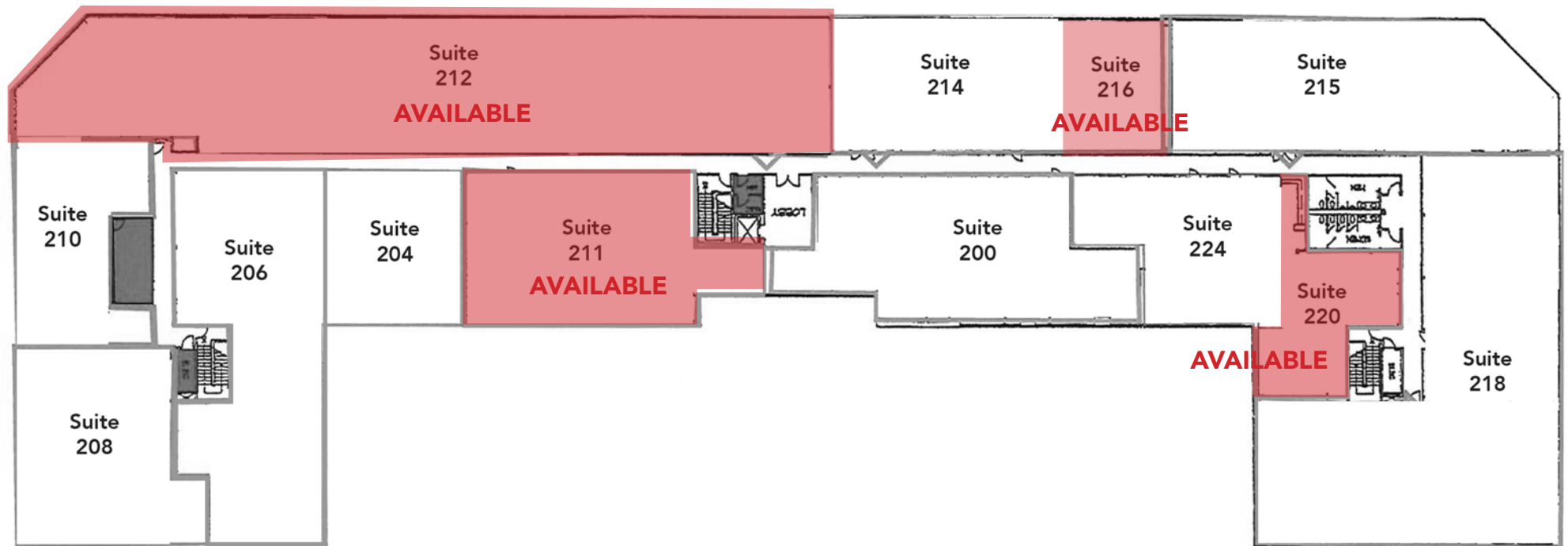
# FIRST FLOOR

*Exchange Place*  
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# SECOND FLOOR

*Exchange Place*  
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# AERIAL

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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