

# Exchange Place

1845 Business Center Dr | San Bernardino, CA

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All Common Areas Fully Renovated

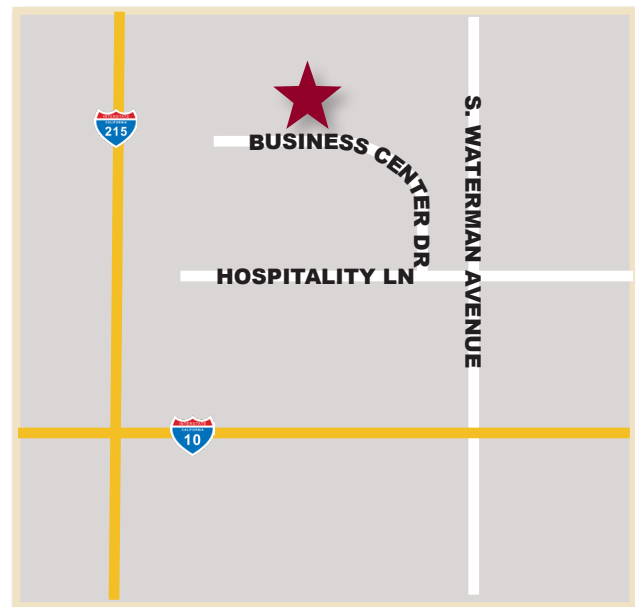


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## Features

- Professional Office Environment Located in Hospitality Lane Area
- Immediate Occupancy Available
- Suites from ±863 SF to ±3,062 SF Available
- Centrally Located to Riverside & San Bernardino Counties
- Ample Free & Covered Parking
- 24 Hour Card Key Access
- Flexible Floor Plans



For further information, please contact:



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# Exchange Place

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AVAILABLE FOR LEASE



| SUITE       | APPROX. SF | CONFIGURATION  |
|-------------|------------|--|
| 102/104/106 | 3,062 RSF  | Remodel to Suit Tenant                                       |
| 102         | 883 RSF    | 2 Offices, Storage Room, Large Open Area                     |
| 104         | 863 RSF    | Reception, 3 Offices, Storage                                |
| 106         | 1,316 RSF  | Reception, 6 Offices, Storage, Open Bull Pen                 |
| 107         | 2,261 RSF  | Reception, 5 Offices, Open Area, Storage, IT Room            |
| 201         | 1,643 RSF  | Open Reception, 2 Office Areas, Storage, Possible Break Area |

- Lease Rate: \$1.45/SF FSG
- T.I. Allowance: Negotiable

- Expenses: Base Year
- Parking: 4 stalls per 1,000 SF

\*Floor plans are available  
Rev: 11.01.18

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