

# Exchange Place

1845 Business Center Dr | San Bernardino, CA

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All Common Areas Fully Renovated

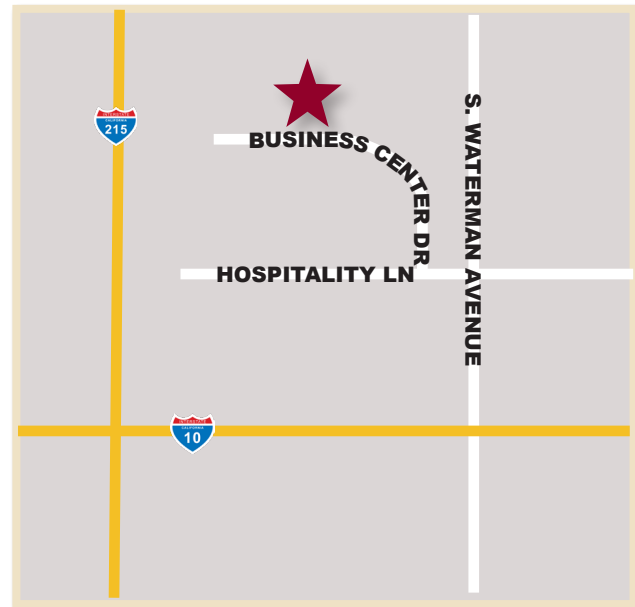


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## Features

- Professional Office Environment Located in Hospitality Lane Area
- Immediate Occupancy Available
- Suites from ±863 SF to ±3,357 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:



**Les Copelin** (Lic. ID# 00995220) | 951.276.3629 Office  
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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	Open Area, 2 Offices
106	1,316 RSF	Large Open Area, 1 Office (Will Build To Suit)
107	2,261 RSF	Reception, 5 Offices, Open Area, Storage, IT Room
201	1,643 RSF	Open Reception, 2 Office Areas, Storage, Break Area
224	1,714 RSF	Reception, Private Office, Large Conference Room, Large Break Area
201/224	3,357 RSF	Will Reconfigure as needed

- 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: 02.25.19

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