

WATERMAN MEDICAL PLAZA

*Position Your Practice Where Patients Are
— And Where Demand Is Growing*

 2150 N Waterman Avenue, San Bernardino, CA



**1,500 – 9,455 SF
AVAILABLE**

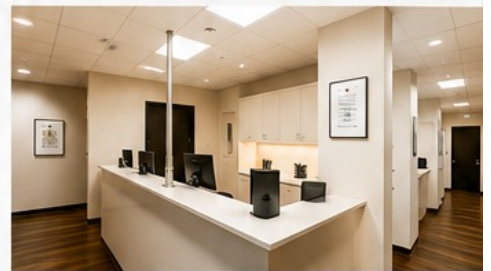
- ✓ High-Exposure Location
Directly Across from
St. Bernardine Medical Center
- ✓ Building & Street Signage
- ✓ Ownership Direct
- ✓ Flexible Lease Terms
- ✓ Professionally Managed



EASY ACCESS SURFACE PARKING



FULL-TIME SECURITY & DAY PORTERS



MOVE-IN READY OR BTS



HOSPITAL ACCESS

Directly across from
St. Bernardine
Medical Center
Minutes to Arrowhead
Regional



REFERRAL FLOW

Established medical
corridor
High patient volume



SECURITY

On-site security
for patients,
staff and visitors



FLEXIBILITY

1,500 – 9,455 SF
Divisible options
Full Floor Available



READY TO OCCUPY

Medical layouts in place
Efficient
configurations

IDEAL FOR

- ✓ Primary Care / FQHC
- ✓ Specialty Practices
- ✓ Behavioral Health
- ✓ Imaging / Diagnostics
- ✓ Senior Care / PACE Services
- ✓ Orthopedics
- ✓ Cardiology
- ✓ Gastroenterology
- ✓ Oncology
- ✓ Surgery Center Support
- ✓ Physical Therapy



WHY WATERMAN CORRIDOR?

- Directly across from St. Bernardine Medical Center
- Minutes to Arrowhead Regional
- Strong physician referral network
- Growing outpatient demand
- Limited competing medical space
- Excellent parking
- Opportunity Zone location



CALL TO TOUR TODAY

949.270.2950

leasing@cartercommercialgroup.com



OWNERSHIP DIRECT

Flexible Terms • Fast Decisions
Professionally Managed



**LIMITED AVAILABLE
IN A HIGH-DEMAND
MEDICAL CORRIDOR**