

Mountain Business Park
2700 Little Mountain Dr.
San Bernardino, CA 92450

Leasing Office:

909-529-2618

MountainBP@gmail.com

Hours:

Tuesdays: 10-5

Wednesdays: 10-5

Thursdays: 2-6

By appointment

Individual offices available in:

Buildings A, B, G

Buildings C, D, E, F are available for:

- * Lease - 12,672 SF each
- * Lease with option to buy
- * Direct Purchase

- FSG - no more uncertain or variable rates due to changing occupancy in your building
- Clean business park with easy access from 215 and 210 - NEW ramp off 215 at 27th St will make this a fast commute for your employees and clients - discounted rents during construction
- Mature trees and grass on 7.1 acres
- All single story , ground floor entrances - easy in and out that is fast
- Adjacent to Shandin Hills Golf course - café and meeting center available
- Only office park serving North San Bernardino
- Within City Council Ward 5, IVDA State College Development District 6
- Direct access to the 27th St. off-ramp for the 215
- Located next to a residential neighborhood so evenings and nights for hard working companies have a safer environment with lots of people around
- Street Frontage
 - ¼ mile frontage on I-215
 - ¼ mile frontage on Little Mountain Drive and Little Mountain Circle Drive
 - 100' frontage on 27th Street
- Zoned CO-1 Commercial
- Many restaurants and services located within 1 exit - take surface streets or 215. Less than 10 minutes to all the major restaurants in San Bernardino

BUILDING 'A'

	Office #	Office Dimensions	Usable SF	Rentable SF	\$ Rent/mo
Leased	SUITE #101:		2,110 U.S.F.	2449 R.S.F.	
Leased	SUITE #102:		3,371 U.S.F.	3913 R.S.F.	
Leased	SUITE #102-B:		413 U.S.F.	479 R.S.F.	
	SUITE #103:	10'x11'	113 U.S.F.	131 R.S.F.	\$121
	SUITE #104:	10'x17'	168 U.S.F.	195 R.S.F.	\$179
Leased	SUITE #104-B:		211 U.S.F.	245 R.S.F.	
	SUITE #105:	13@11'x12', 13'x24', 12'x21', open area	3,398 U.S.F.	3944 R.S.F.	\$3,155
	SUITE #106:	6'x10', 11'x12'	199 U.S.F.	231 R.S.F.	\$213
	SUITE #108:	6'x14', 12'x14'	252 U.S.F.	292 R.S.F.	\$269
Leased	SUITE #110:		181 U.S.F.	210 R.S.F.	
Leased	SUITE #112:	6'x12', 12'x12', 14x18'	502 U.S.F.	583 R.S.F.	\$

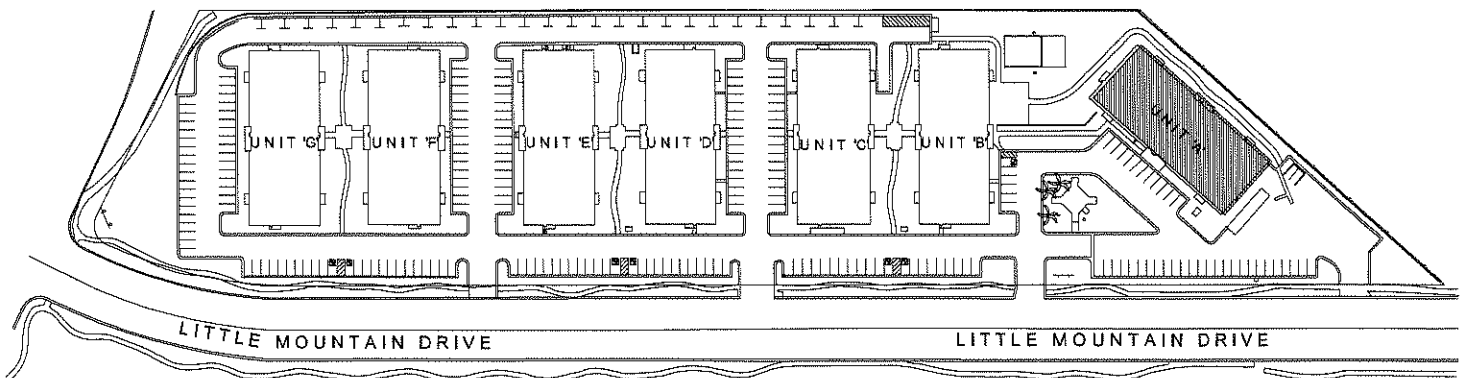
10,918 U.S.F. 12,672 R.S.F.

COMMON AREAS
& CORRIDORS)

1,754 U.S.F.

TOTAL BUILDING

12,672 U.S.F.

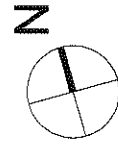
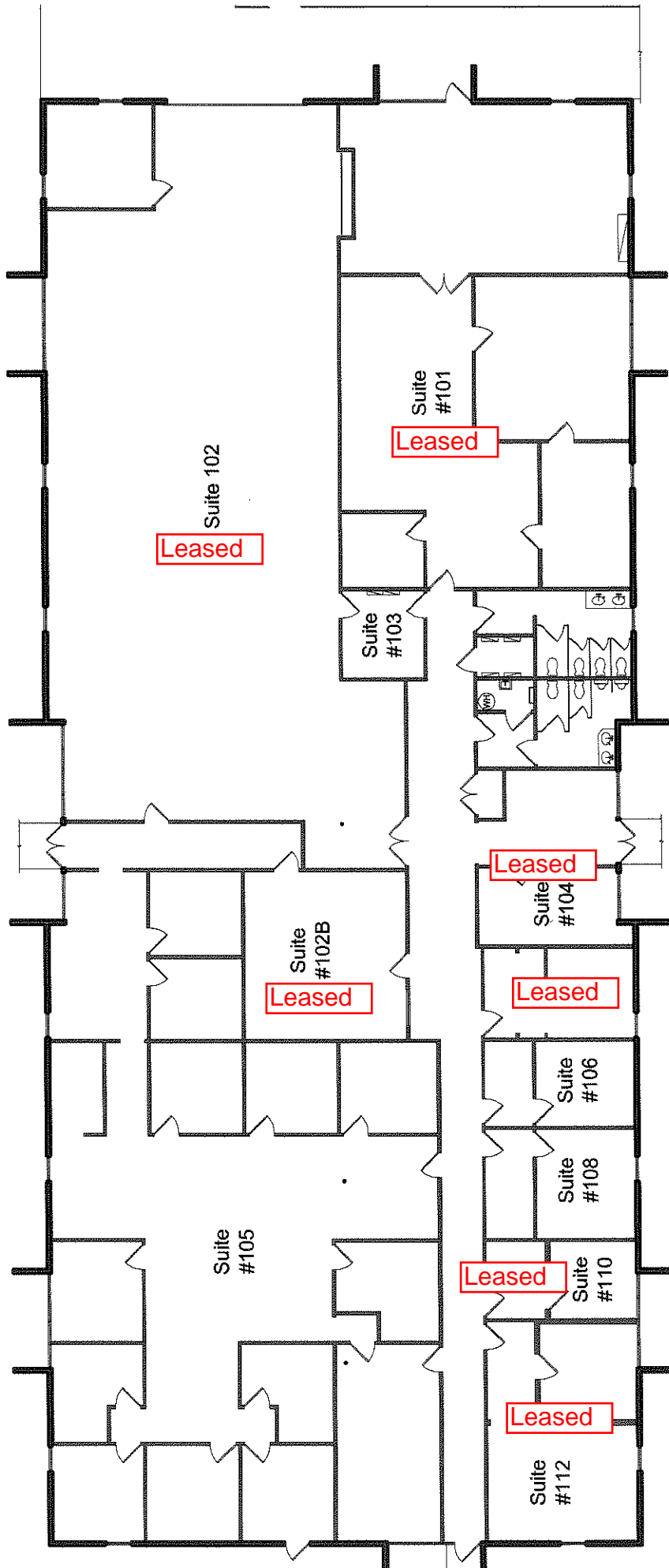


BUILDING 'A'

MOUNTAIN BUSINESS PARK

2700 NORTH LITTLE MOUNTAIN DRIVE
SAN BERNARDINO, CA 92405

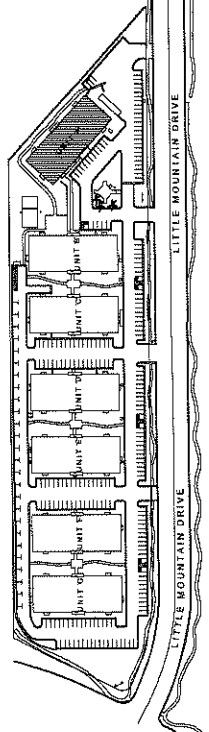
NARDINI & STANLEY architects, inc.
926 TOWN & COUNTRY ROAD ORANGE, CA 92868
(714) 547-2834 (714) 547-7878 FAX (714) 547-0229



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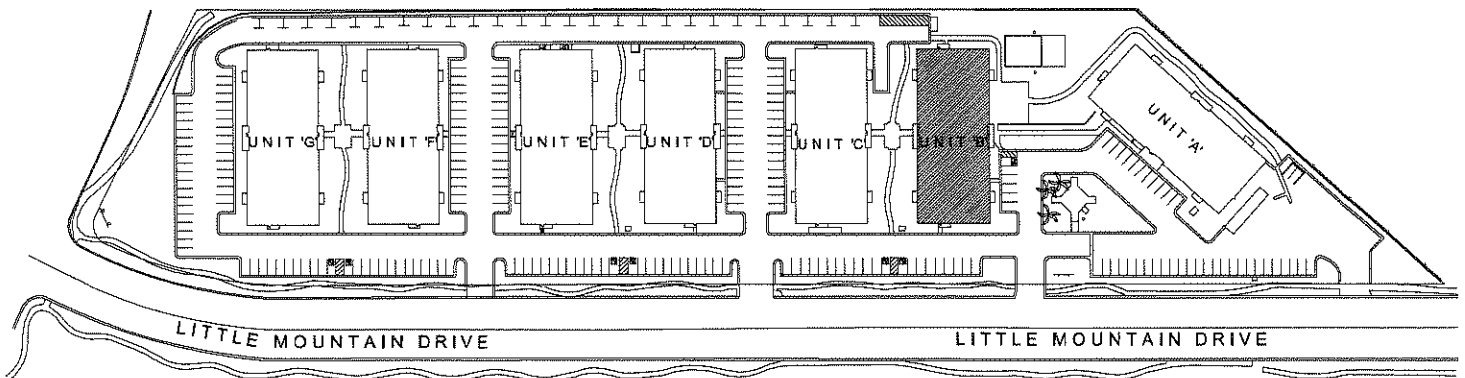
KEY PLAN

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9-30-08

BUILDING 'B'

<u>Office #</u>	<u>Office Dimensions</u>	<u>Usable SF</u>	<u>Rentable SF</u>	<u>\$ Rent/mo</u>
Leased SUITE #101:		5,517 U.S.F.	6,234 R.S.F.	
SUITE #102-A:	18'x30', 16'x19'	856 U.S.F.	999 R.S.F.	\$799
SUITE #102-B:	28'x46'	1,262 U.S.F.	1,473 R.S.F.	\$1,179
SUITE #103:	19'x46'	860 U.S.F.	1,004 R.S.F.	\$803
SUITE #104:	36'x47' incl 2@12'x12'	1,676 U.S.F.	1,956 R.S.F.	\$1,565
Leased SUITE #105:		340 U.S.F.	397 R.S.F.	
Leased SUITE #106:		345 U.S.F.	403 R.S.F.	
		10,856 U.S.F.	12,672 R.S.F.	
COMMON AREAS & CORRIDORS)		1,816 U.S.F.		
<u>TOTAL BUILDING</u>		<u>12,672 U.S.F.</u>		

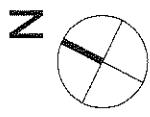
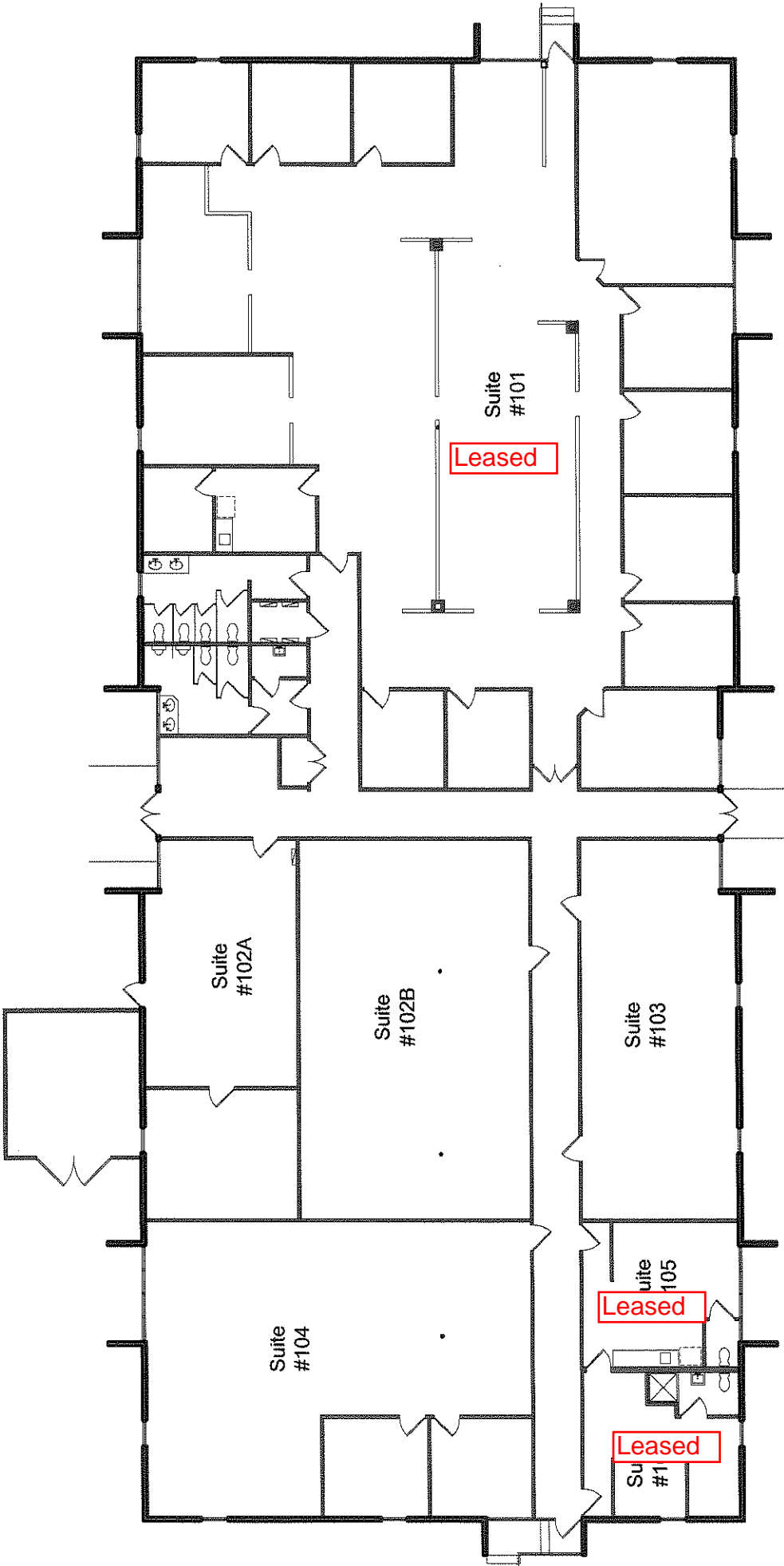


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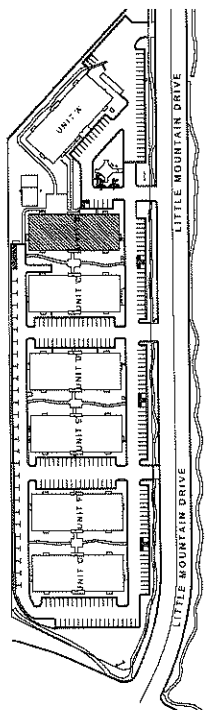
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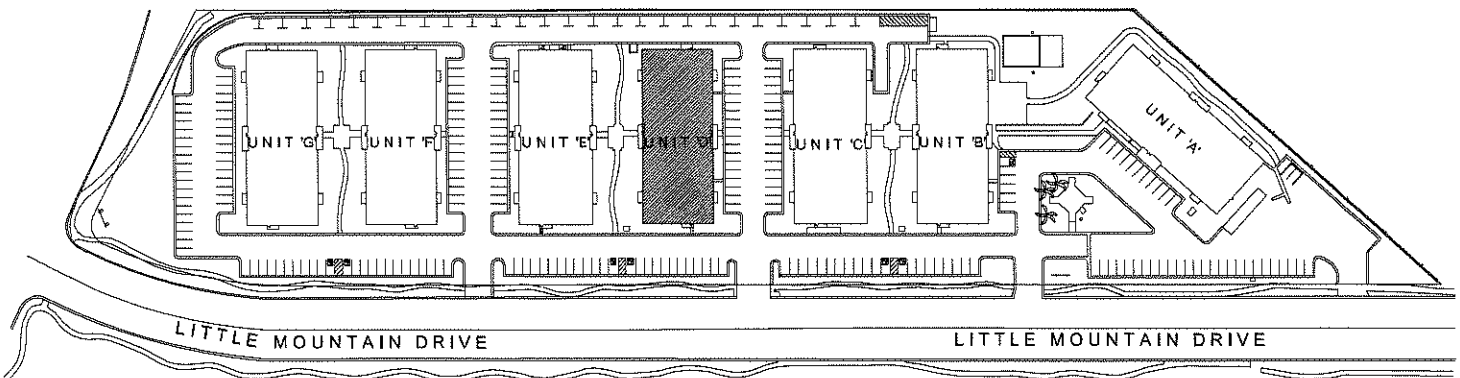
BUILDING 'D'

<u>SUITE #101:</u>	4,445 U.S.F.	4,839 R.S.F.	\$3,871
<u>SUITE #102:</u>	7,034 U.S.F.	7,658 R.S.F.	\$6,126
<u>SUITE #103:</u>	161 U.S.F.	175 R.S.F.	\$161

11,640 U.S.F. 12,672 R.S.F.

COMMON AREAS
& CORRIDORS) 1,032 U.S. F.

TOTAL BUILDING 12,672 U.S.F.

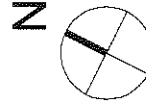
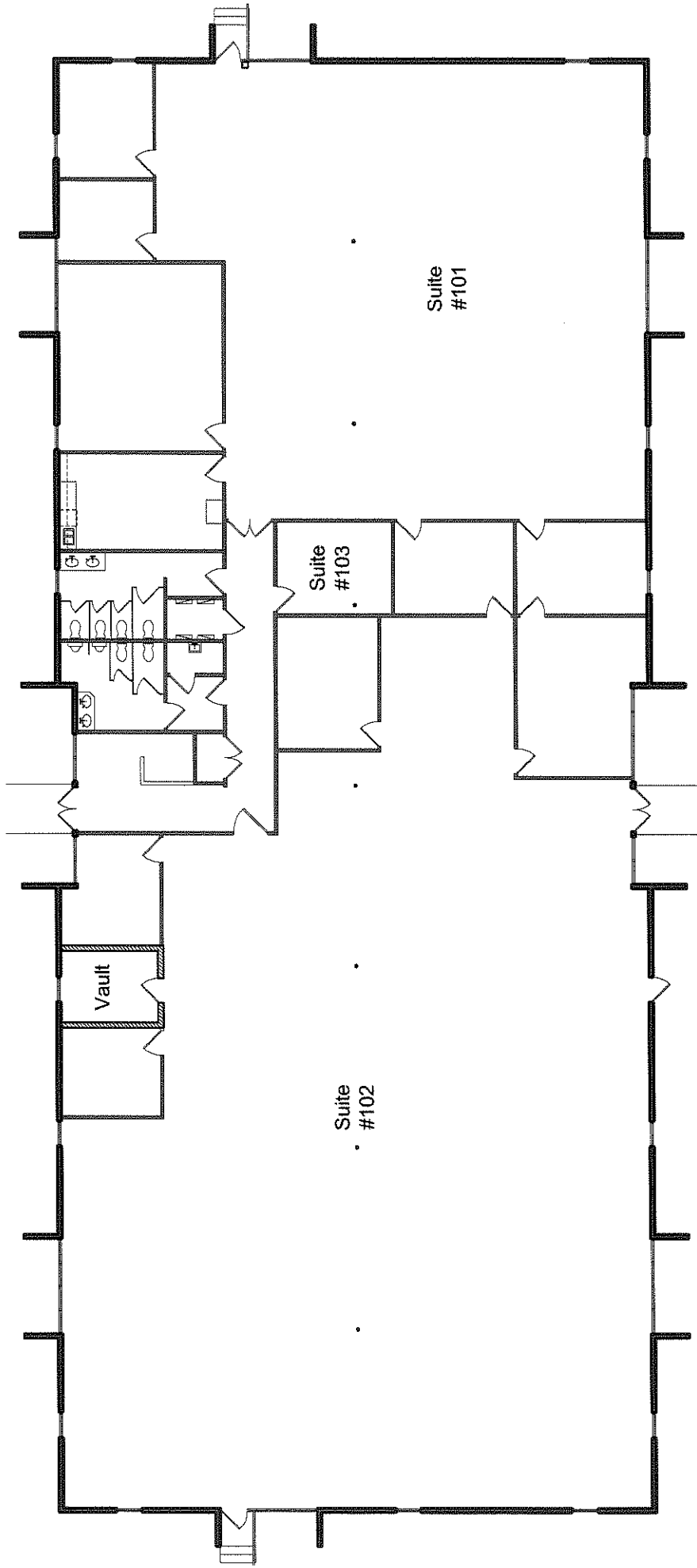


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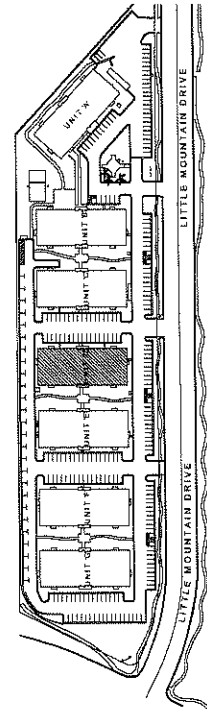
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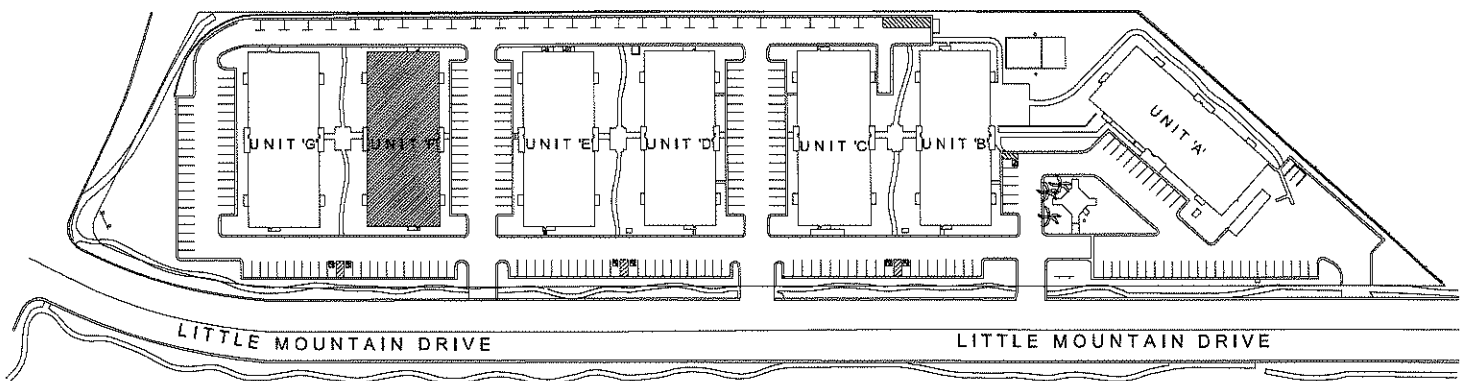
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9-25-08

BUILDING 'F'

<u>Office #</u>	<u>Office Dimensions</u>	<u>Usable SF</u>	<u>Rentable SF</u>	<u>\$ Rent/mo</u>
<u>SUITE #101:</u>		5,536 U.S.F.	6453 R.S.F.	\$5,162
<u>SUITE #107:</u>		849 U.S.F.	990 R.S.F.	\$792
<u>SUITE #107-A:</u>		127 U.S.F.	148 R.S.F.	\$136
<u>SUITE #108:</u>		1,510 U.S.F.	1760 R.S.F.	\$1,408
<u>SUITE #110:</u>		2,274 U.S.F.	2650 R.S.F.	\$2,120
<u>SUITE #111:</u>		576 U.S.F.	576 R.S.F.	\$537
		10,872 U.S.F.	12,672 R.S.F.	
COMMON AREAS & CORRIDORS)		1800 U.S.F.		
<u>TOTAL BUILDING</u>		12,672 U.S.F.		

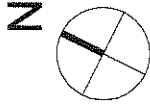
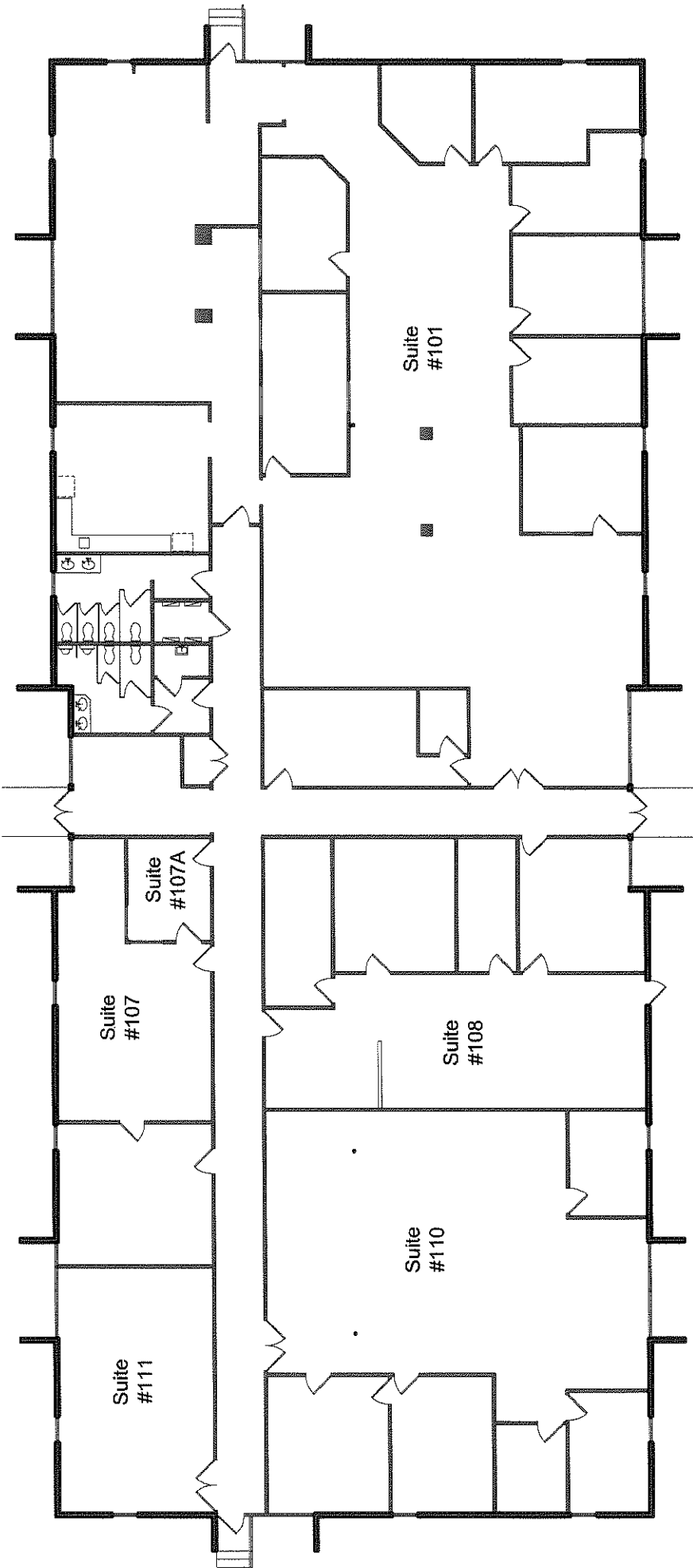


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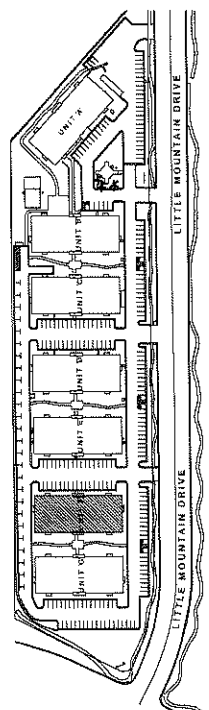
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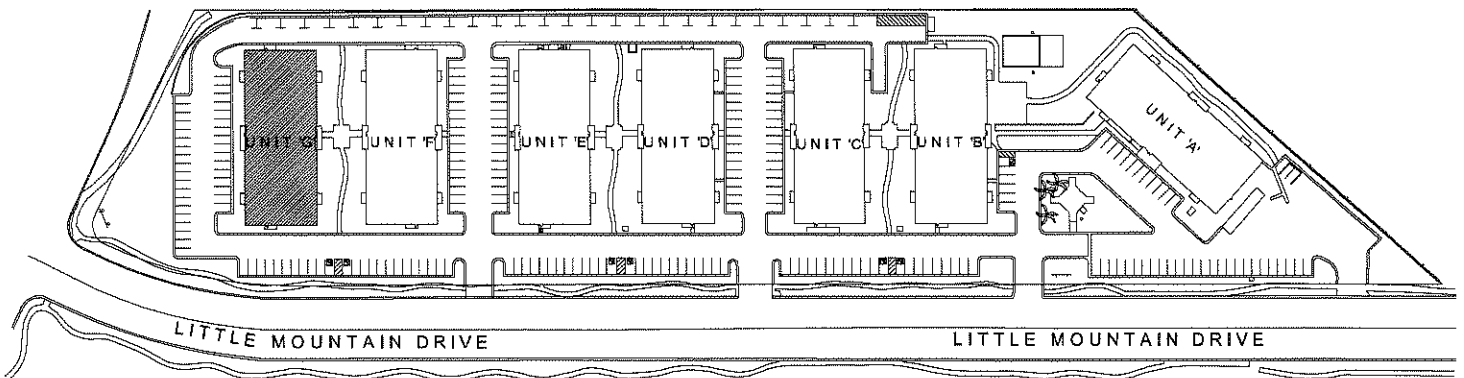


N.T.S.

KEY PLAN

BUILDING 'G'

Office #	Office Dimensions	Usable SF	Rentable SF	\$ Rent/mo
SUITE #100:	42'x47'	1,991 U.S.F.	2398 R.S.F.	\$1,919
SUITE #101:	44'x47' incl 8'x15', 11'x15', 12'x15'	2,042 U.S.F.	2,460 R.S.F.	\$1,968
SUITE #102-A&B:	28'x7', 2@11'x17'	662 U.S.F.	797 R.S.F.	\$638
SUITE #102-C&D:	7'x30', 10'x11', 11'x14'	465 U.S.F.	560 R.S.F.	\$448
Leased SUITE #103:	46'x47'	2,175 U.S.F.	2,620 R.S.F.	\$2,096
Leased SUITE #104-A:	19'x19'	376 U.S.F.	453 R.S.F.	\$362
SUITE #104-B:	19'x62'	1,173 U.S.F.	1,413 R.S.F.	\$1,130
Leased SUITE #105-A:		1,636 U.S.F.	1,971 R.S.F.	
		10,520 U.S.F.	12,672 R.S.F.	
COMMON AREAS & CORRIDORS)		2,152 U.S.F.		
<u>TOTAL BUILDING</u>		<u>12,672 U.S.F.</u>		

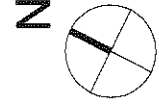
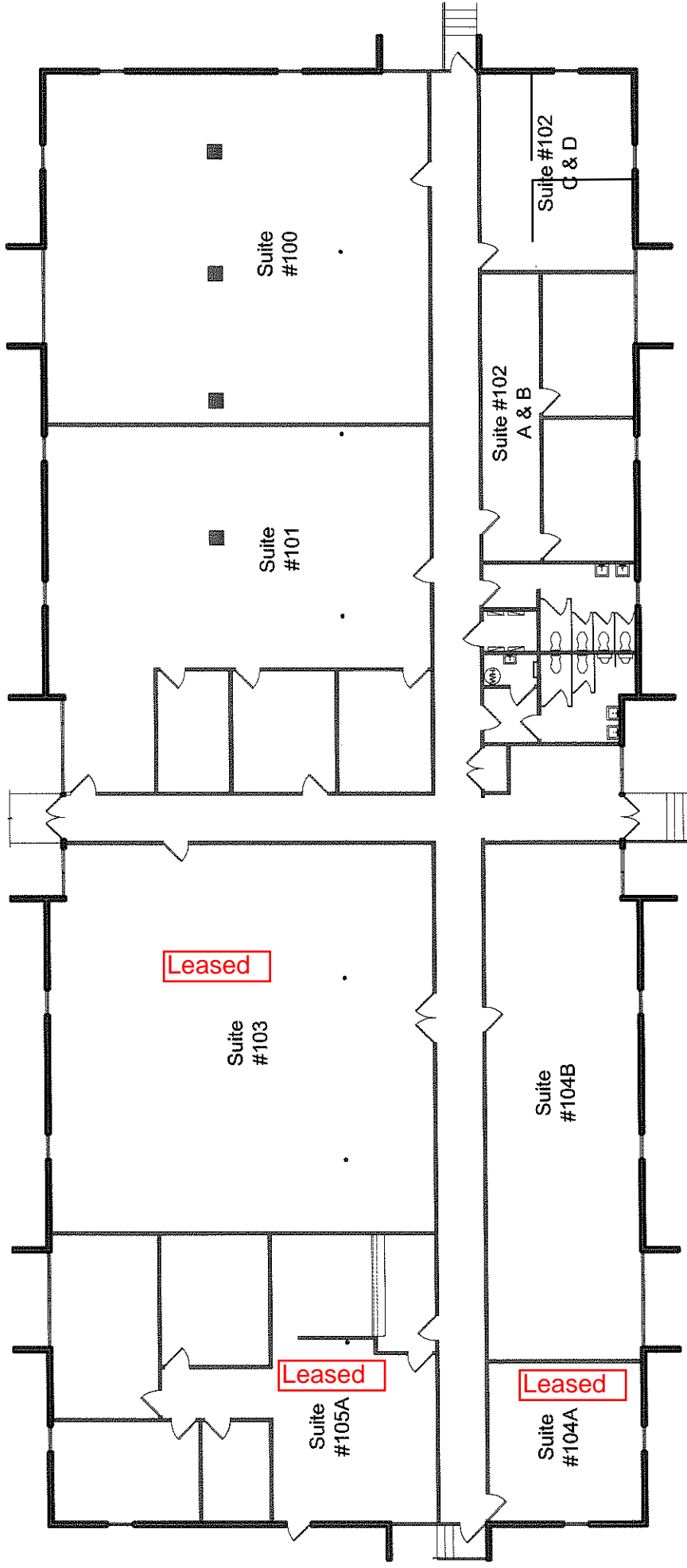


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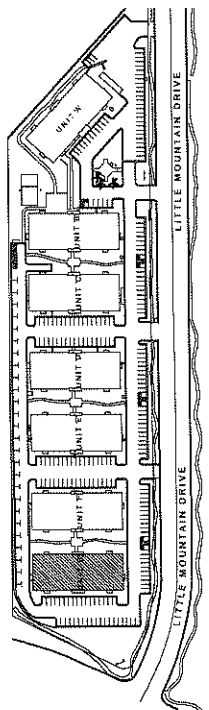
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