



1830 Commercenter East,  
San Bernardino, CA 92408



**Slav Panayotov**

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**Windermere**  
COMMERCIAL

# FLEXIBLE MEDICAL SPACE

1830 Commercenter East,  
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## MEDICAL OFFICES FOR LEASE - ALL OPTIONS AVAILABLE

### DESCRIPTION

This well-positioned medical office building offers a functional and professional environment suited to a wide range of healthcare practices. The single-story layout features multiple private exam and treatment rooms, a dedicated reception area, and interior bathrooms supporting day-to-day clinical operations. A private entrance provides discreet access for patients and staff, while the shared on-site parking lot accommodates both tenant and visitor needs. The building is configured to support flexible occupancy arrangements, including turn-key furnished space and unfurnished suites, making it adaptable to solo practitioners, satellite offices, and established practices alike. Utilities including water, electric, and gas serve the building on a shared basis, and tenants may install dedicated phone and data lines to support their operations. The property's medical-ready layout, private access, and adaptable configuration make it a practical option for healthcare users seeking a move-in-ready environment in a convenient location.

**Option 1)** Vacant 1,625 sq.ft. medical office space for lease at \$2,500 per month. This offer includes a private entrance to the vacant side (see photos upper left corner of building), full access to a large shared parking spot (see photos), and access to 1 bathroom behind the reception area. 1a) It does not include shared usage of the reception area which is about 525 sq feet.

**Option 2)** LL is open and flexible to subleasing 2nd side of the building which is fully furnished. Excluding the reception area, the 2nd side is 1775 sq feet. Plus the reception area would be 2,300 sq feet for lease. Since this side is furnished and fully turn-key compared to the vacant side, that would be \$5,750 per month. LL is ok with renting fixed days per month as well.

**Option 3)** Tenant can have clinic on 2nd side, use 2nd side reception, and have their offices on the vacant side so for lease is 1,625 up to 3,926 sq feet turn key medical office shared space. Furnished rate \$2.75 per sq foot, unfurnished \$1.50 per sq foot. Optional days for furnished side vs full lease." Shared utilites - water, electric gas are not individually metered so we can pro rata share these monthly costs. Tenant would need to have their own phone lines installed. The space is fully vacant but I am using some of the rooms as storage, all of that will be removed upon move in.

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## Subject Property

<b>Address:</b>	1830 Commercenter East, San Bernardino, CA 92408
<b>Zoning:</b>	Commercial Regional-Tri-City/Club (CR-3), per the city of San Bernardino, CA
<b>Building Size:</b>	3,926 SF
<b>Suite Size:</b>	1,625 SF
<b>Lot Size:</b>	13,600 SF (± 0.31 Acre)
<b>APN:</b>	0141-412-22
<b>Lease Price:</b>	<b>\$2,500</b>



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## PROPERTY HIGHLIGHTS

- 1,625 sq.ft up to 3,926 sq.ft flexibility
- Furnished or not
- With or without reception
- Possibility to rent certain days per week
- 1,625 sq.ft, GBA 2,150 sq. ft. for lease



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## TRANSPORTATION

Parking Details 18.00/1,000 SF;  
18 Surface Spaces

Traffic Volume 15,485 on E Hospitality  
Ln (2018); 22,656 on E  
Hospitality Ln (2025);  
15,653 on S Business  
Center Dr (2025); 23,523  
on E Vanderbilt Ln (2018);  
39,636 on E Hospitality Ln  
(2025); 239,117 on I 10 Ofrp  
W (2025); 14,300 on S E St  
(2018); 22,481 on Sunset Dr  
(2025)



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# SLAV BIO

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Slav is a dedicated, honest, and hardworking realtor who clients can rely on during one of life's most important transitions—the purchase or sale of a home. Always prioritizing his clients' best interests, he brings a winning attitude, extensive experience, and in-depth expertise in finding the right properties, marketing effectively, negotiating terms and prices, and navigating the complexities of financing.

Slav is committed to delivering each transaction with knowledge, personalized service, and a keen attention to detail. His goal is to go the extra mile to ensure that every client's first deal is just the beginning of a long-term, trusted partnership. Slav is eager to help clients achieve their real estate goals and become their lifetime, lifestyle, trusted real estate professional.



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