

BERTRAM BUSINESS CENTER

1165, 1145, & 1125 LINDA VISTA DR + 310 VIA VERA CRUZ, SAN MARCOS, CA

INDUSTRIAL, FLEX, & OFFICE SUITES FOR LEASE



310
VIA VERA CRUZ

1125
LINDA VISTA DR

1145
LINDA VISTA DR

1165
LINDA VISTA DR

Linda Vista Dr

THE BERTRAM BUSINESS CENTER is a premier multi-tenant office, flex, and industrial business park centrally located in the City of San Marcos. The facility spans four buildings and 85,899 square feet, offering a variety of suite sizes and configurations designed to accommodate tenant growth over time. The property is family-owned and locally managed which provides for and maintains a proactive and responsive relationship with tenants.

KEY FEATURES OF THE BERTRAM BUSINESS CENTER INCLUDE:

- Excellent access to Highway 78
- Walking distance to numerous retail and restaurant amenities
- Nearby public transportation options
- Superior drive-around truck access
- Ample parking with a 3/1,000 ratio



INDUSTRIAL & FLEX AVAILABILITY

1165 LINDA VISTA DR

SUITE	SF	LEASE RATE	AVAILABILITY
112	1,275	\$1.75/SF*	Now

1145 LINDA VISTA DR

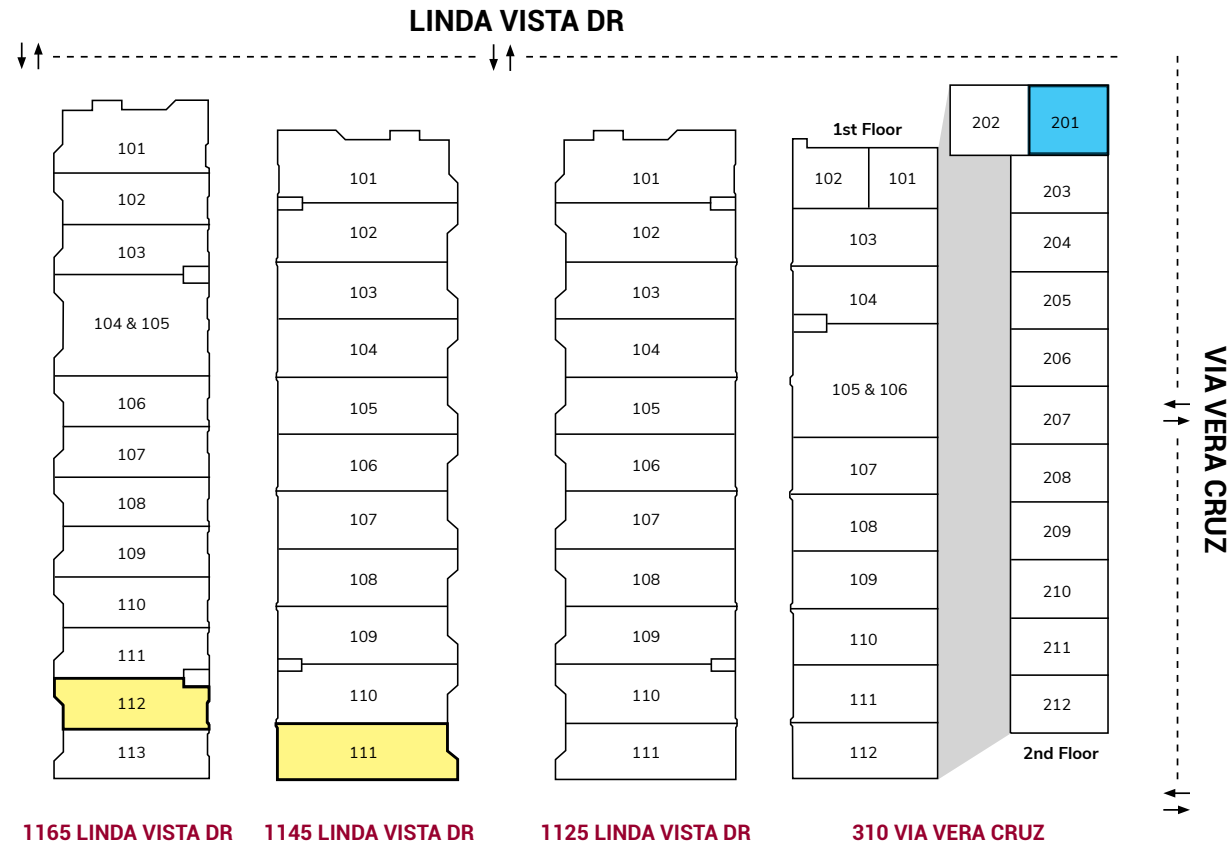
SUITE	SF	LEASE RATE	AVAILABILITY
111	1,838	\$1.75/SF*	12/1/2024

OFFICE AVAILABILITY

310 VIA VERA CRUZ

SUITE	SF	LEASE RATE	AVAILABILITY
201	886	\$1.60/SF*	Now

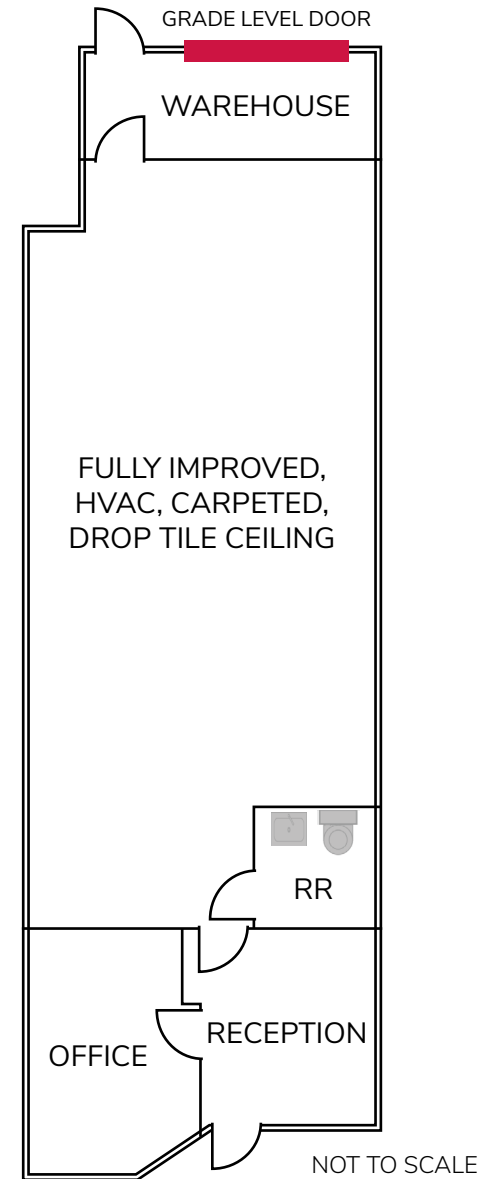
* No CAM fees



SUITE DESCRIPTION

BUILDING ADDRESS:	1165 Linda Vista Dr
SUITE:	112
SQUARE FEET:	1,275 SF
% IMPROVED:	90% Office (open office area improvements can be removed to increase the size of the warehouse)
COMMENTS:	Reception, one office, large open office area, restroom, warehouse, with one grade level door
LEASE RATE:	\$1.75/SF*
AVAILABILITY:	Now

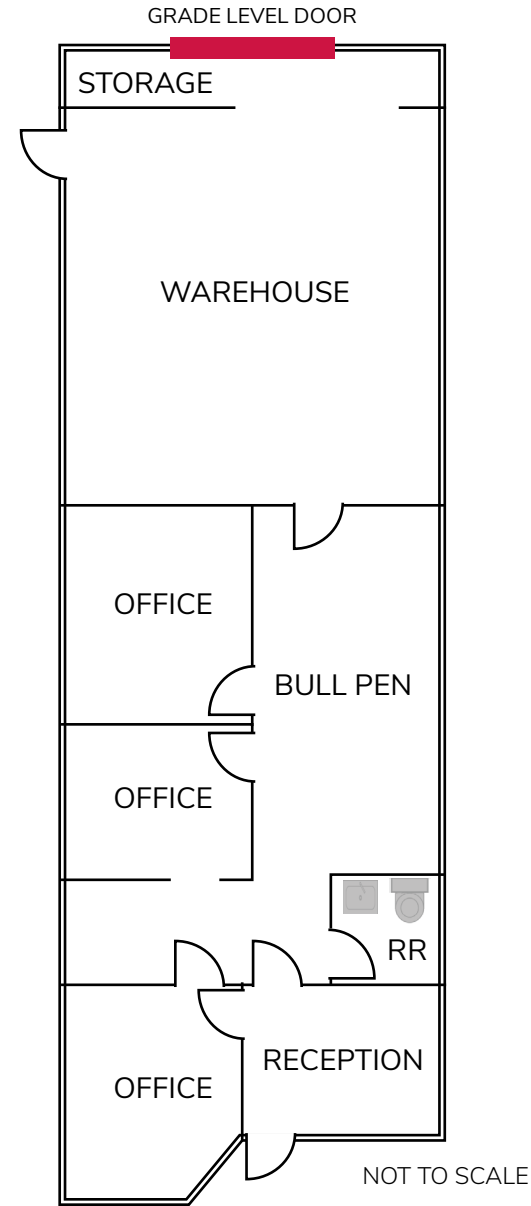
* No CAM fees



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

SUITE DESCRIPTION	
BUILDING ADDRESS:	1145 Linda Vista Dr
SUITE:	111
SQUARE FEET:	1,838 SF
% IMPROVED:	60% Office (open office area improvements can be removed to increase the size of the warehouse)
COMMENTS:	Reception, three offices, bull pen, storage, restroom, warehouse, with one grade level door
LEASE RATE:	\$1.75/SF*
AVAILABILITY:	December 1, 2024

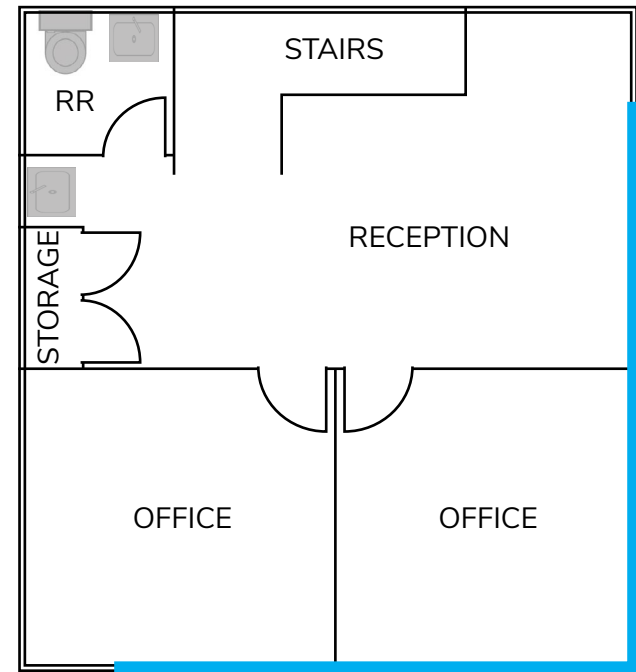
* No CAM fees



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

SUITE DESCRIPTION	
BUILDING ADDRESS:	310 Via Vera Cruz
SUITE:	201
SQUARE FEET:	886 SF
% IMPROVED:	100% Office
COMMENTS:	Reception, two offices, storage, and restroom
LEASE RATE:	\$1.60/SF*
AVAILABILITY:	Now

* No CAM fees



— = GLASSLINE

NOT TO SCALE

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.





