

Office Space for Lease 435 W. Orange Show Lane, San Bernardino



WELL MAINTAINED 12,000 SQ. FT. OFFICE BUILDING

Excellent multi-tenant class B professional office building in a great location in San Bernardino, near shopping centers, courts, County offices and 1/2 mile from the 215 freeway.

Building features: Separately metered suites (May be combined) with A/C and ample parking (40 parking spaces). Available space ranging from 400 +/- SF to 1,624 +/- SF with multiple private offices, reception areas and bullpens.

Perfect location for: Business Professionals, Medical office, Healthcare Services and more.

Leasing Opportunities:

- ◆ Suite 103 Approximately 400 SF +/-
- ◆ Suites 106 -108 - Approximately 1,158 SF +/- (built-out for medical)
- ◆ Suite 109 - Approximately 442 S F +/-
- ◆ Suite 204 Approximately 489 SF +/-
- ◆ Suite 205 Approximately 545 SF +/-
- ◆ Suite 206 - 208 - Approximately 1,624 SF +/- (can be divided)

To view available spaces, please call for an appointment.

Fred Barajas

Commercial Associate

909.725.3434

realestatebyfreddy@gmail.com

DRE Lic #01994577

Raul Alejos

Commercial Associate

909.556.3293

ralej@MgrRealEstate.com

Dre Lic# 01488335



3800 Concoors St., Ste. 350

Ontario, CA. 91764

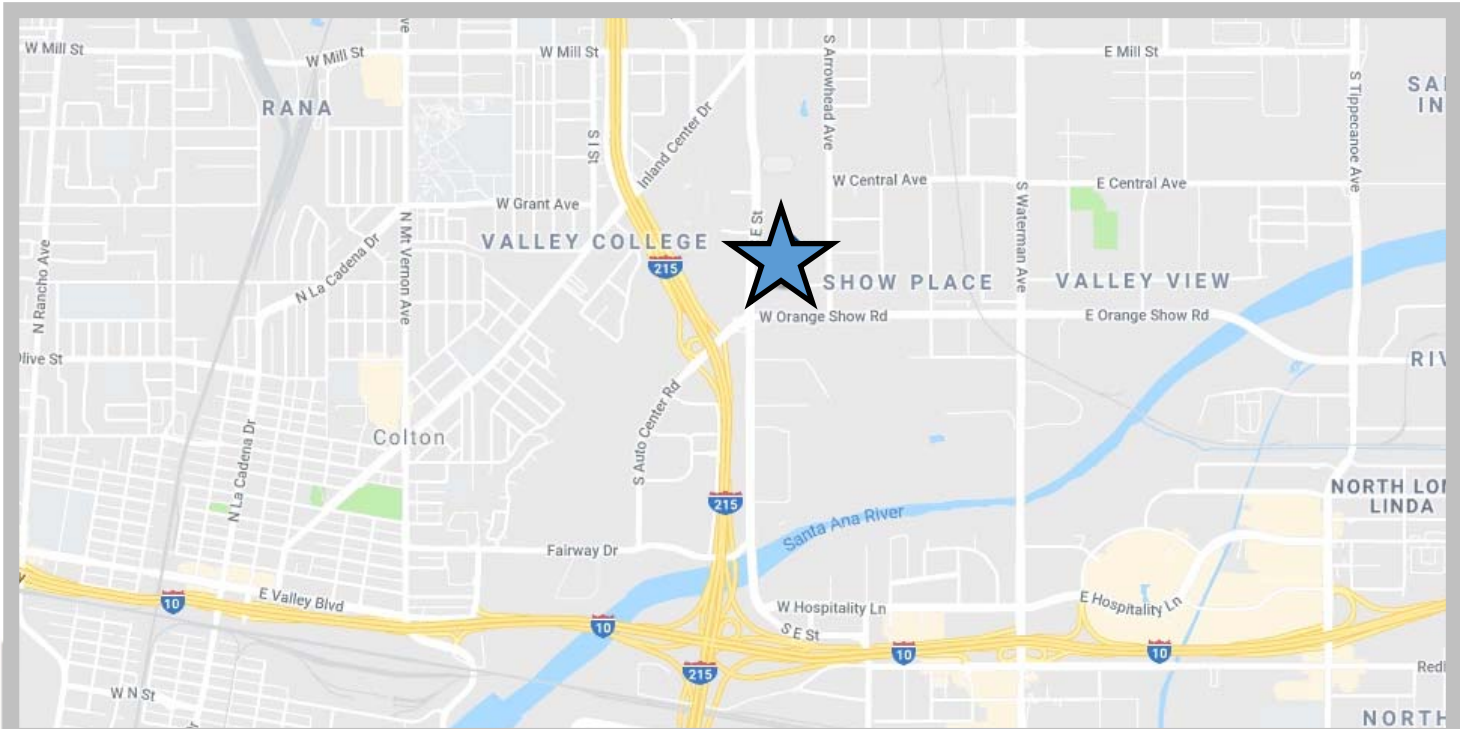
909.981.4466 ph

909.981.6267 fax

BRE: 01841921

COMMERCIAL LEASING SERVICES

RIGHT SPACE | RIGHT PLACE



Demographics:

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Estimated Population:	6,081	120,970	322,263
Average H.H. Income:	\$41,174	\$48,344	\$55,340
2018 Annual Spending: (Total Specified Consumer Spending)	\$96,072	\$572,418	\$1,383,818

Traffic Count:

+/- 12,498 Average Daily Traffic on Orange Show Rd & S E St.

Source: CoStar Realty Information, Inc.

To view available spaces, please call for an appointment.

All items on this page are deemed to be accurate, but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.



**3800 Concours St., Ste. 350
Ontario, CA. 91764**

**909.981.4466 ph
909.981.6267 fax**

BRE: 01841921