

BERTRAM BUSINESS CENTER

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

INDUSTRIAL, FLEX, & OFFICE SUITES FOR LEASE



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:

- 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

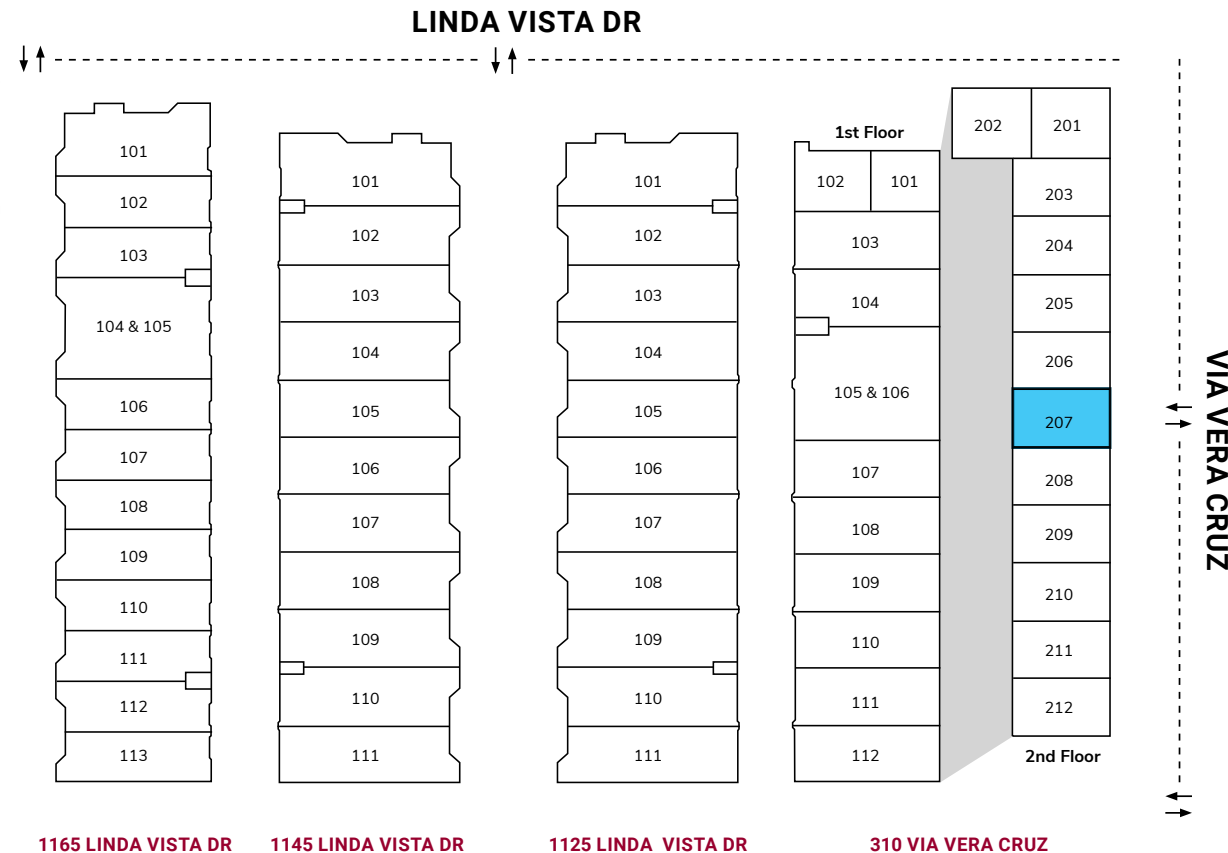


OFFICE AVAILABILITY

310 VIA VERA CRUZ

SUITE	SF	LEASE RATE	AVAILABILITY
207	933	\$1.50/SF*	Now

* No CAM fees

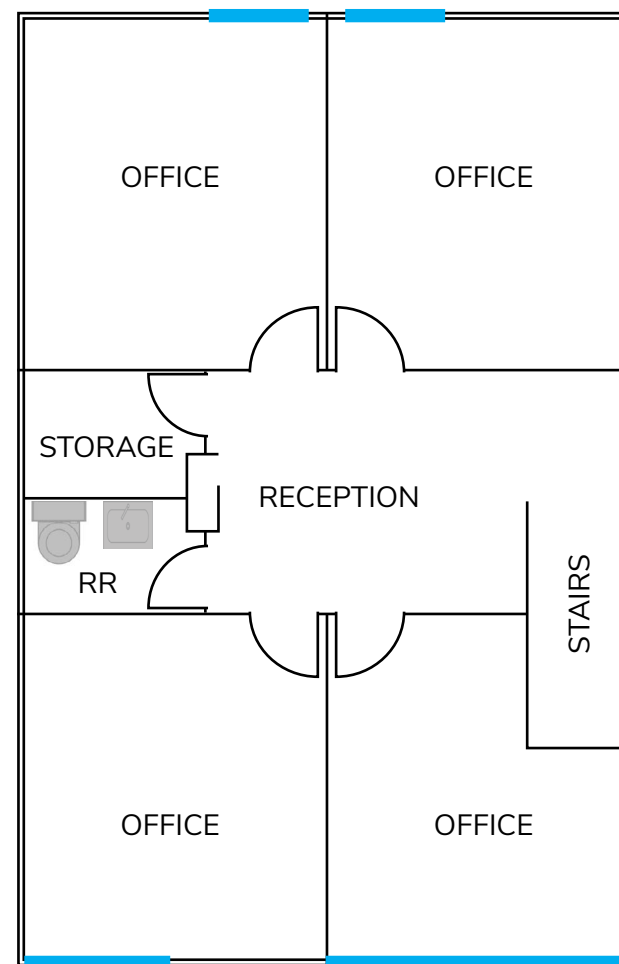


■ = INDUSTRIAL AVAILABILITY

■ = OFFICE AVAILABILITY

SUITE DESCRIPTION	
BUILDING ADDRESS:	310 Via Vera Cruz
SUITE:	207
SQUARE FEET:	933 SF
% IMPROVED:	100% Office
COMMENTS:	Reception, four offices, storage, and restroom
LEASE RATE:	\$1.50/SF*
AVAILABILITY:	Now

* No CAM fees



— = GLASS LINE

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.





