

I-10 FREEWAY VISIBLE

1955 S. Hunts Lane, San Bernardino, CA



Professional Office Space

I-10 Freeway Signage & Exposure

- ± 26,566 square foot, 2-story office
- Two suites available or can be combined
- Suite 200 available at 4,702 SF
- Suite 202 Available at 3,381 SF
- Elevator served building
- 24 hours / 7 days key card access
- Flexible Floorplans with generous tenant improvement allowance.
- 89 On-site parking spaces (3.4:1,000 SF)
- I-10 Freeway visibility with immediate access to I-10 and I-215 Freeways
- Numerous nearby options for quality restaurants and quick serve eateries

For Lease

\$1.50 PSF

Full Service Gross (FSG)

Only 2 Suites Left.

Available: 4,702 SF (Suite 200)

& 3,381 SF (Suite 202).

Can be combined to 8,086 SF.

Freeway Visible Signage

All information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Additional Information or to Schedule a Tour Please Call:

Jim Towers, CCIM, MAI

Towers & Associates

Office: (909) 335-1735 or Direct: (909) 223-9328

CA Broker No.: 01342640



Phone: 909-335-1735

Cell: 909-223-9328

E-Mail: jtowers@live.com

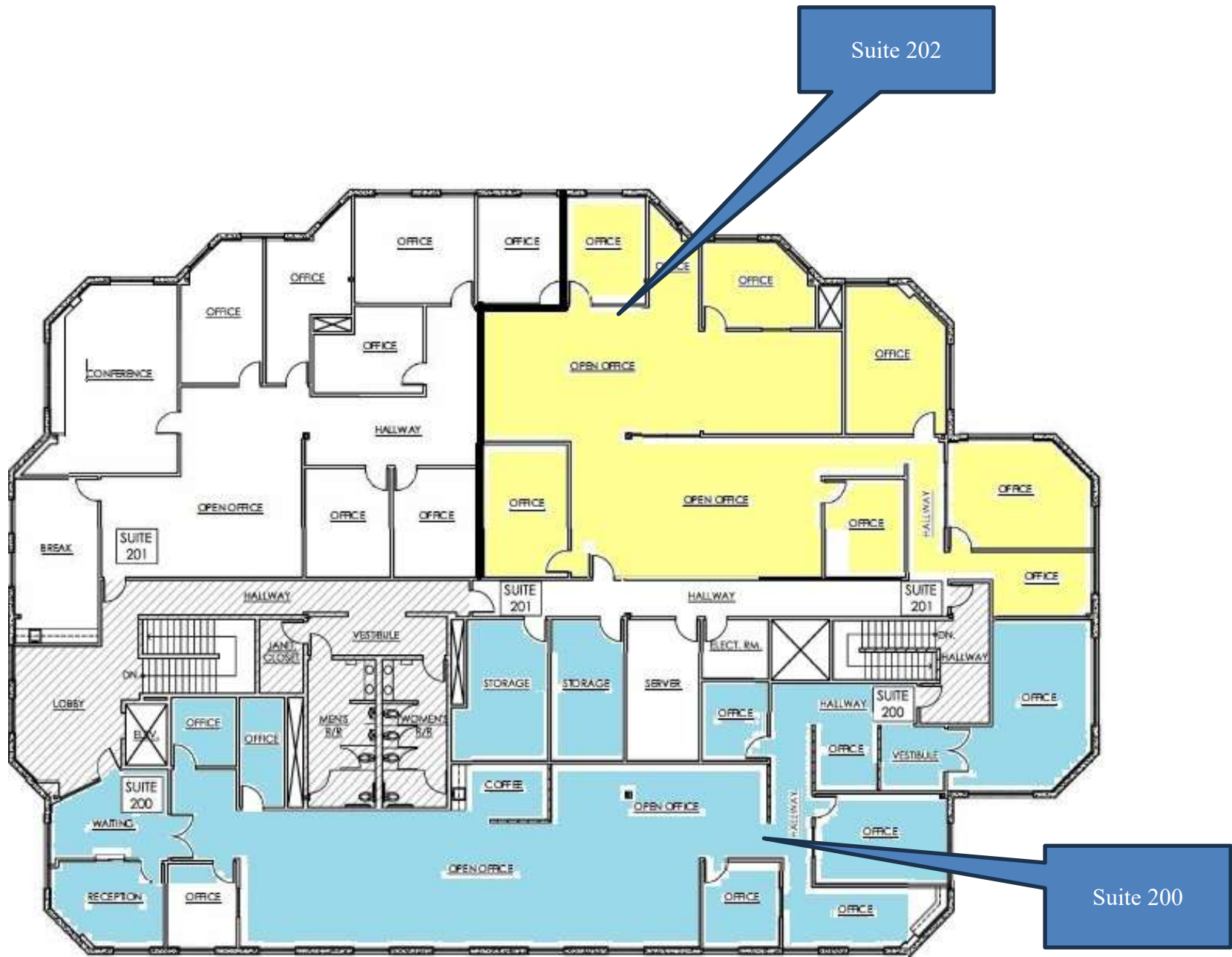
P.O. Box 7783
Redlands, CA 92375
www.TowersRE.com

SUITE 202



Rentable: 3,381 sq. ft.
Usable: 2,966 sq. ft.
1st floor: 2966 sq. ft
EXCLUDED AREAS: WALLS: 127 sq. ft

FLOOR PLAN CREATED BY CURKASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



SECOND FLOOR PLAN
 SCALE: 1"=20'-0"

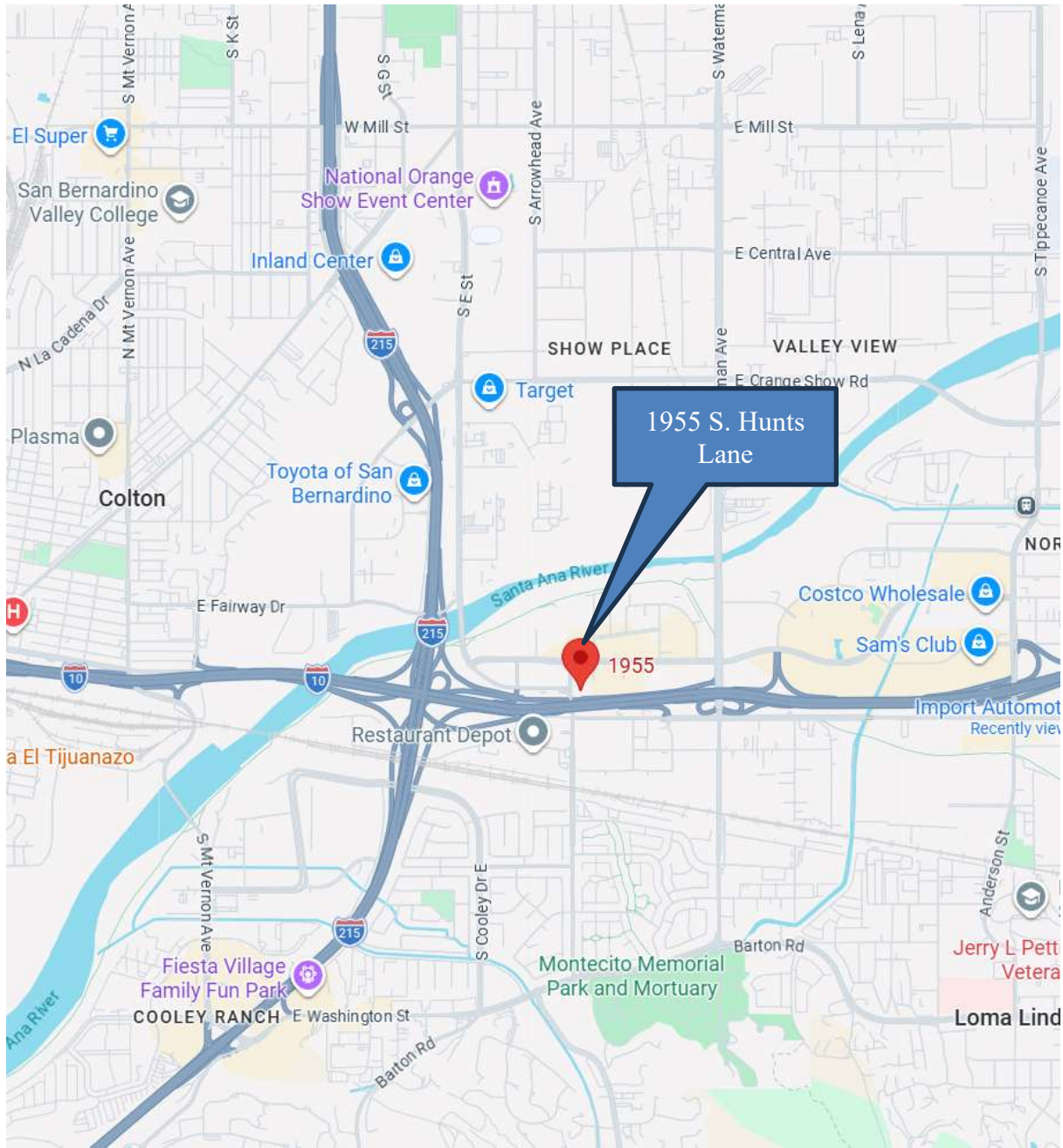




Interior Suites 200 and 202



LOCATION MAP



SITE VIEW



1955 S Hunts Ln

I-10 Freeway





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