

# COMMERCE PLAZA

242 E. Airport Drive, San Bernardino, CA 92408

**FOR LEASE**



**1,175± SF**  
1ST FLOOR MEDICAL/  
OFFICE SUITE AVAILABLE



**\$2.00± PSF**  
MODIFIED GROSS

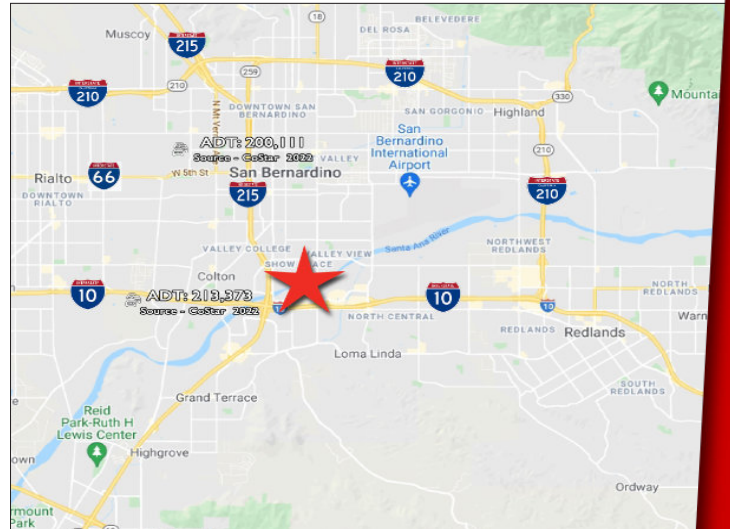


**Lease Incentives  
Available**  
CONTACT BROKER FOR  
DETAILS



## Features:

- Highly desired first floor suite directly off of Lobby entrance
- Floor plan includes reception area, one open area, sink with upper and lower cabinets and three (3) private offices
- Well maintained building with new energy efficient lighting and new flooring throughout common areas
- Elevator served building
- Within walking distance to nearby hotels, restaurants, and retailers
- Easy freeway access
- Contact broker for showing instructions
- Janitorial service included in lease rate
- Medical office; Dental office; Retail uses allowed



## Nearby Retailers and Restaurants:



**Exclusively Marketed By:**

**Allison Esbensen**

Sales Associate  
CA License # 01983671  
(951) 491-6300  
aesbensen@westmarcre.com



**Scott Forest**

Senior Vice President  
CA License # 01396577  
(951) 491-6300  
sforest@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)  
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| FIRST FLOOR |         |                |                                                                                |
|-------------|---------|----------------|--------------------------------------------------------------------------------|
| Suite       | Sq. Ft. | Rate/ Month MG | Comments                                                                       |
| 100         | 1,803   | ----           | Elite Medical                                                                  |
| 105         | 1,072   | ----           | Alan T.Walters Insurance Agency                                                |
| 107         | 1,137   | ----           | Univercity Solar                                                               |
| 108         | 1,651   | ----           | MLM Medical                                                                    |
| 109         | 3,645   | ----           | All Pro Broadcasting, Inc.                                                     |
| 112         | 1,143   | ----           | Mellow Bliss Spa                                                               |
| 113         | 1,175   | \$2.00 PSF     | <b>Do Not Disturb Current Tenant. Contact Broker for showing instructions.</b> |

| SECOND FLOOR |         |                |                                                 |
|--------------|---------|----------------|-------------------------------------------------|
| Suite        | Sq. Ft. | Rate/ Month MG | Comments                                        |
| 202          | 1,732   | ----           | LC Media LP                                     |
| 203          | 1,076   | ----           | Calselect Insurance Services                    |
| 204          | 1,689   | ----           | Platinum Security                               |
| 205          | 1,123   | ----           | Institute for Public Strategies                 |
| 206          | 1,109   | ----           | Lindsey Law                                     |
| 210          | 1,144   | ----           | Institute for Public Strategies                 |
| 211          | 1,100   | ----           | Farmers Insurance Group<br>Federal Credit Union |
| 212          | 1,101   | ----           | Suresh Doddiah                                  |
| 213          | 1,133   | ----           | Valdez Law                                      |



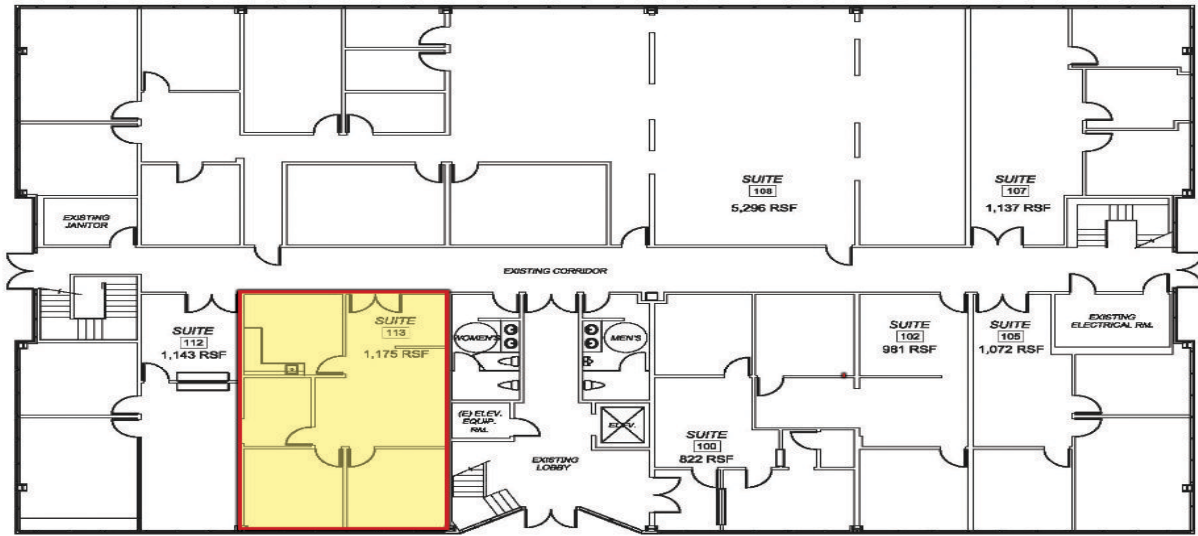
**WESTMAR**  
COMMERCIAL REAL ESTATE

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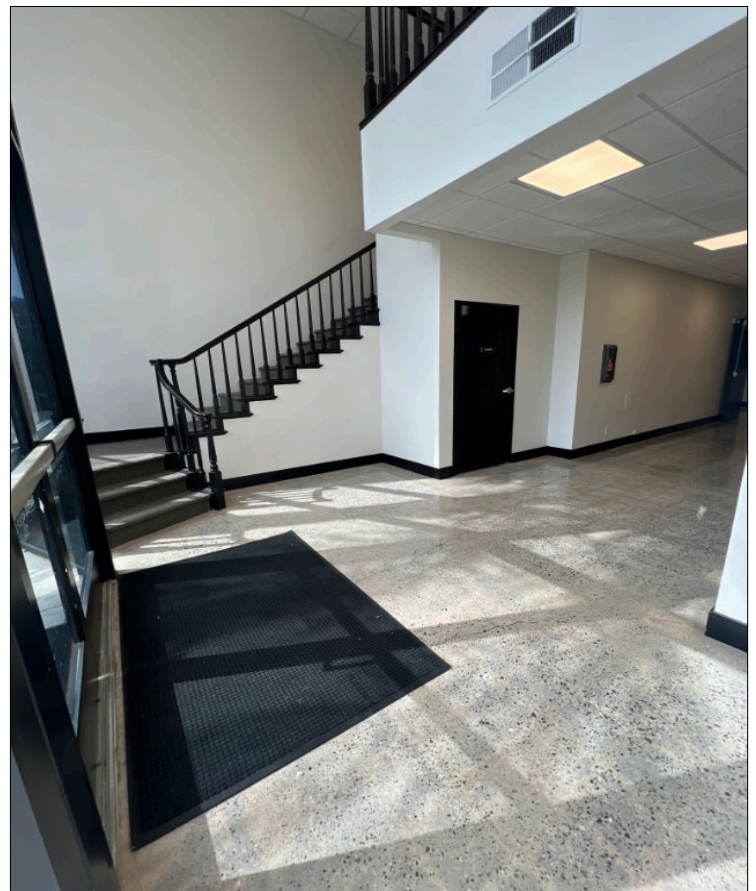
FOR LEASE



## COMMERCE PLAZA

FIRST FLOOR  
242 EAST AIRPORT DRIVE  
SAN BERNARDINO, CALIFORNIA  
FEBRUARY 10, 2006

NOT TO SCALE



**WESTMAR**  
COMMERCIAL REAL ESTATE

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