

# 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:

- 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 AVAILABILITY**

**1145 LINDA VISTA DR**

SUITE	SF	LEASE RATE	AVAILABILITY
105	1,800	\$1.75/SF*	Now
106	1,800	\$1.75/SF*	Now
105-106	3,600	\$1.70/SF*	Now

**310 VIA VERA CRUZ**

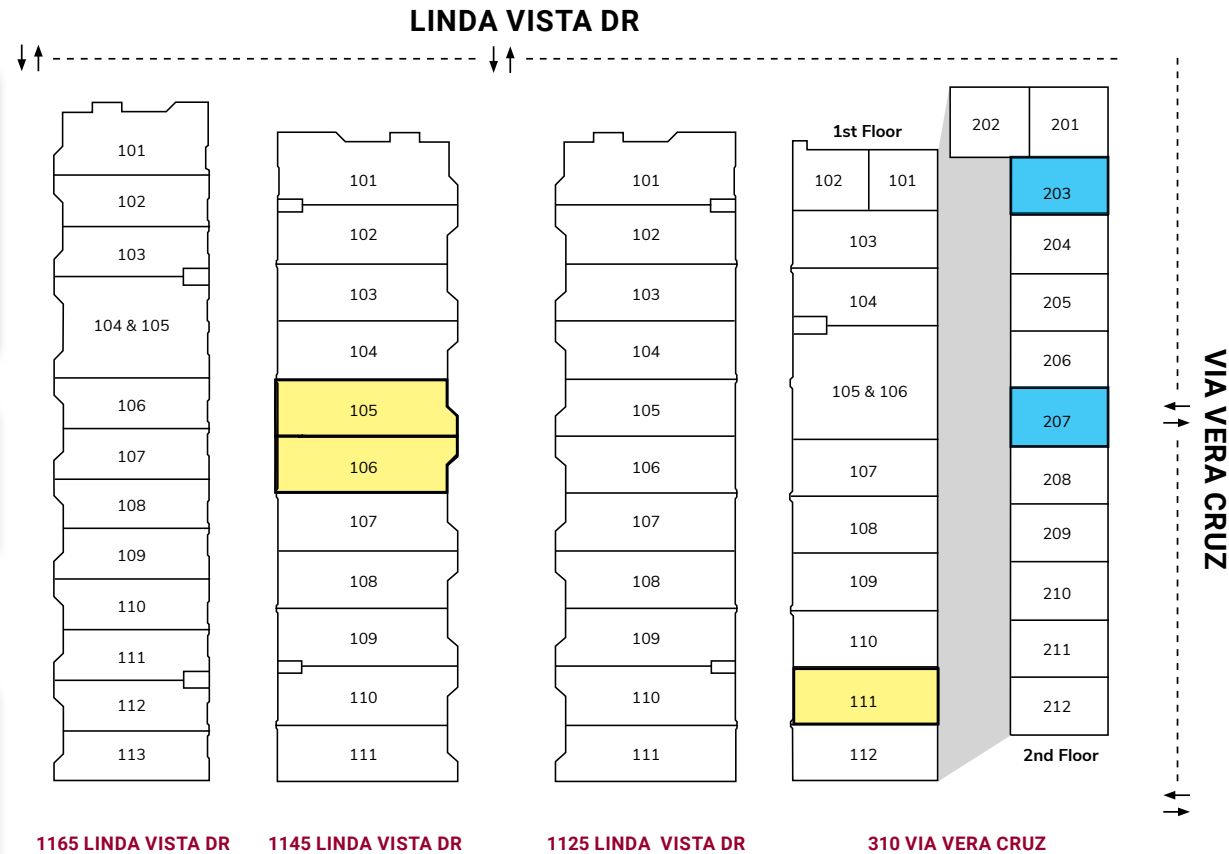
SUITE	SF	LEASE RATE	AVAILABILITY
111	1,522	\$1.75/SF*	Now

**OFFICE AVAILABILITY**

**310 VIA VERA CRUZ**

SUITE	SF	LEASE RATE	AVAILABILITY
203	933	\$1.50/SF*	Now
207	933	\$1.50/SF*	Now

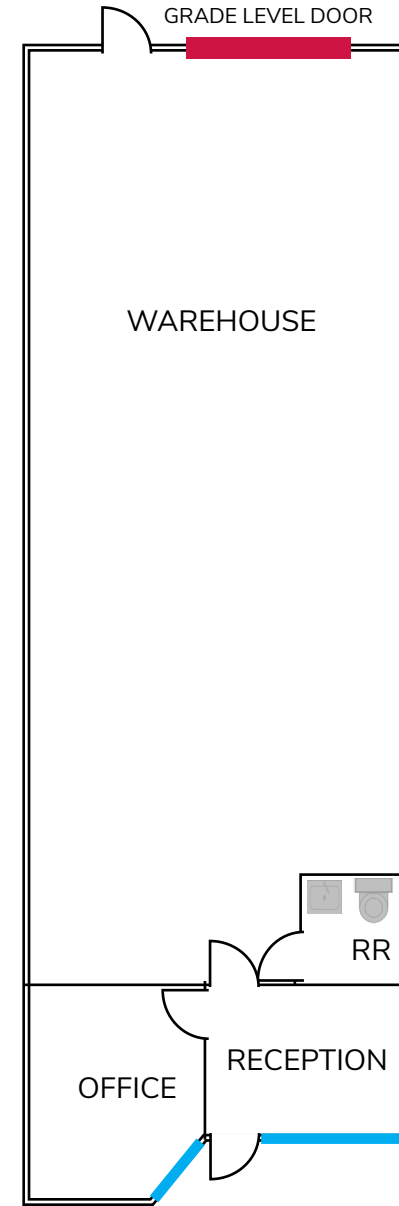
\* No CAM fees



= INDUSTRIAL AVAILABILITY  
 = OFFICE AVAILABILITY

SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	1145 Linda Vista Dr
<b>SUITE:</b>	105
<b>SQUARE FEET:</b>	1,800 SF
<b>% IMPROVED:</b>	20% Office
<b>COMMENTS:</b>	Reception, office, restroom, and warehouse with grade level door
<b>LEASE RATE:</b>	\$1.75/SF*
<b>AVAILABILITY:</b>	Now

\* No CAM fees



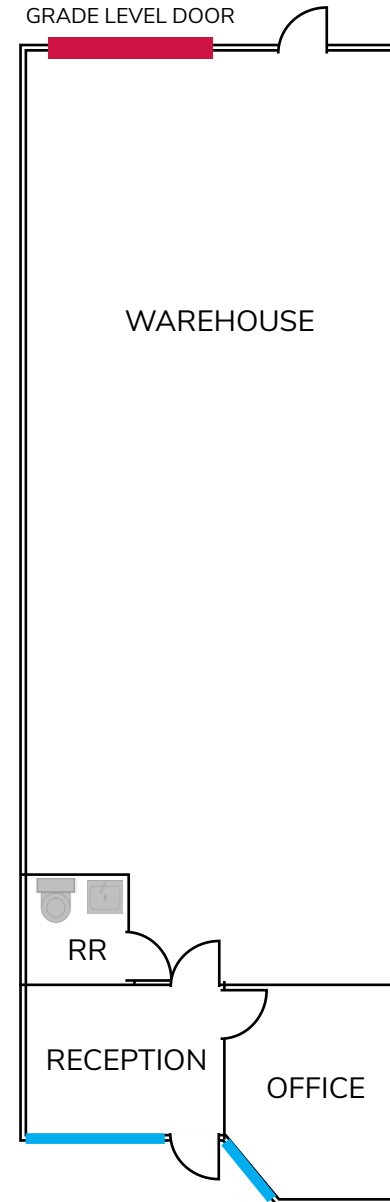
NOT TO SCALE  
 = GLASS LINE

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**

<b>BUILDING ADDRESS:</b>	1145 Linda Vista Dr
<b>SUITE:</b>	106
<b>SQUARE FEET:</b>	1,800 SF
<b>% IMPROVED:</b>	20% Office
<b>COMMENTS:</b>	Reception, office, restroom, and warehouse with grade level door
<b>LEASE RATE:</b>	\$1.75/SF*
<b>AVAILABILITY:</b>	Now

\* No CAM fees

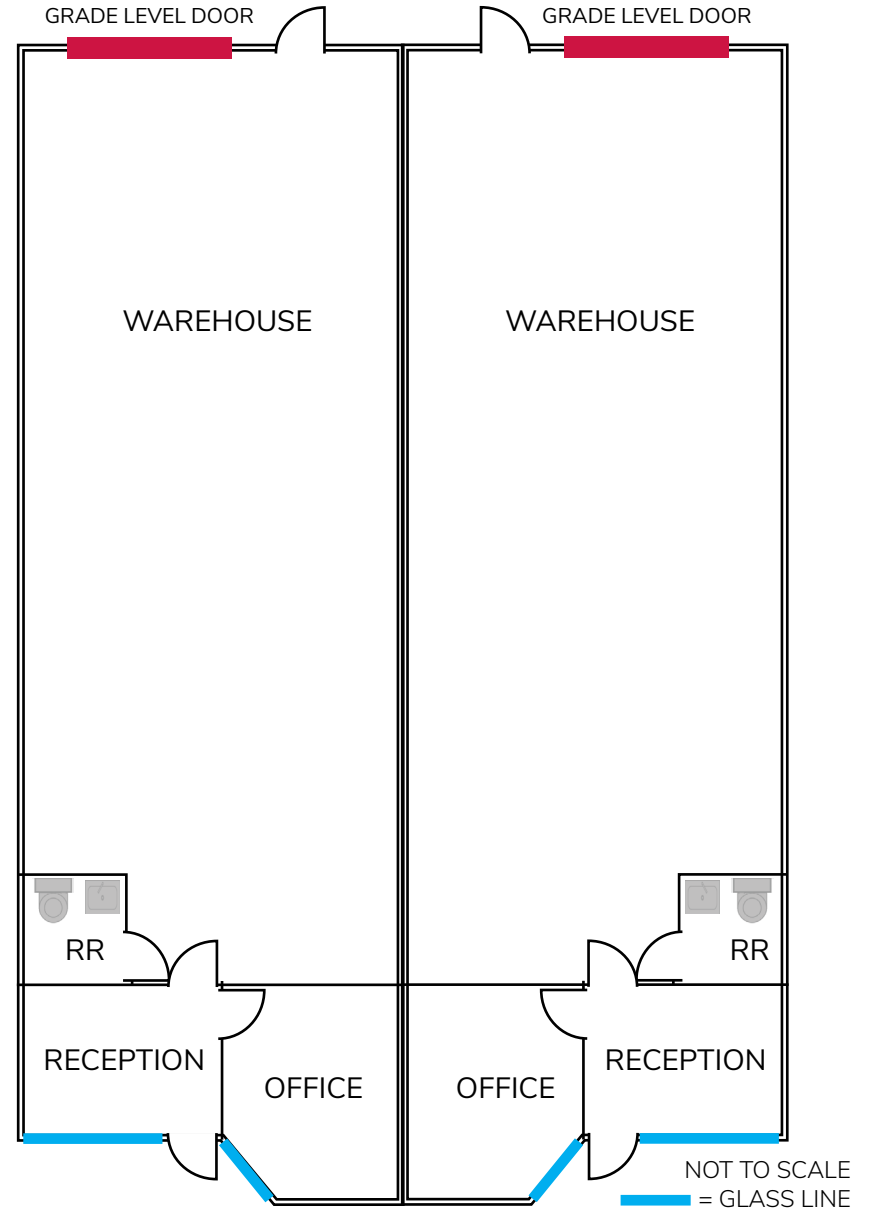


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**SUITE DESCRIPTION**

<b>BUILDING ADDRESS:</b>	1145 Linda Vista Dr
<b>SUITE:</b>	105-106
<b>SQUARE FEET:</b>	3,600 SF
<b>% IMPROVED:</b>	20% Office
<b>COMMENTS:</b>	Two receptions, two offices, two restrooms, and warehouse with two grade level doors
<b>LEASE RATE:</b>	\$1.70/SF*
<b>AVAILABILITY:</b>	Now

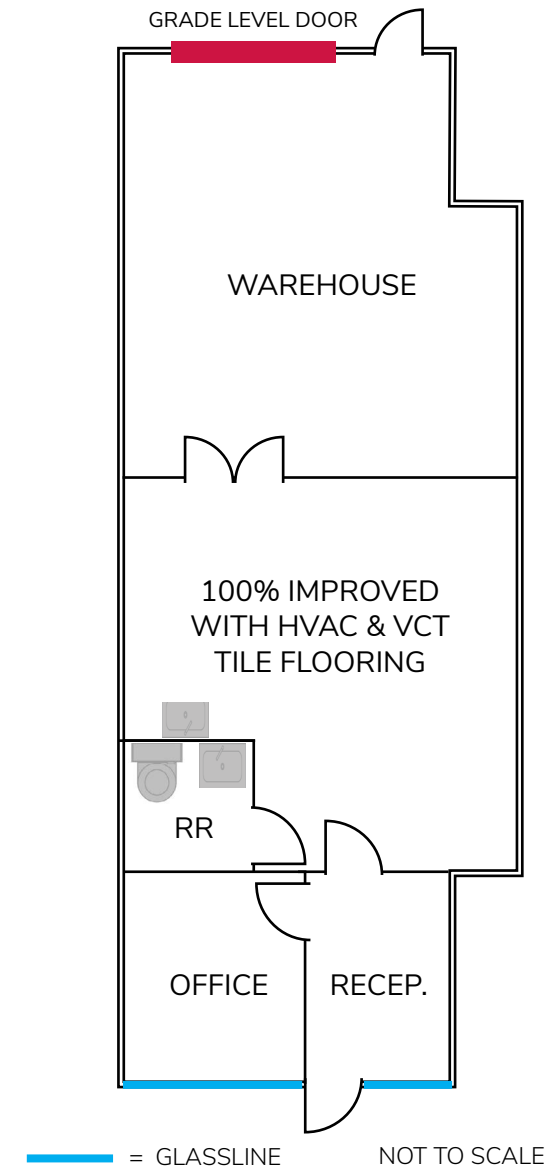
\* No CAM fees



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SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	310 Via Vera Cruz
<b>SUITE:</b>	111
<b>SQUARE FEET:</b>	1,522 SF
<b>% IMPROVED:</b>	100% Office
<b>COMMENTS:</b>	Reception, office, restroom, improved area, and warehouse with grade level door
<b>LEASE RATE:</b>	\$1.75/SF*
<b>AVAILABILITY:</b>	Now

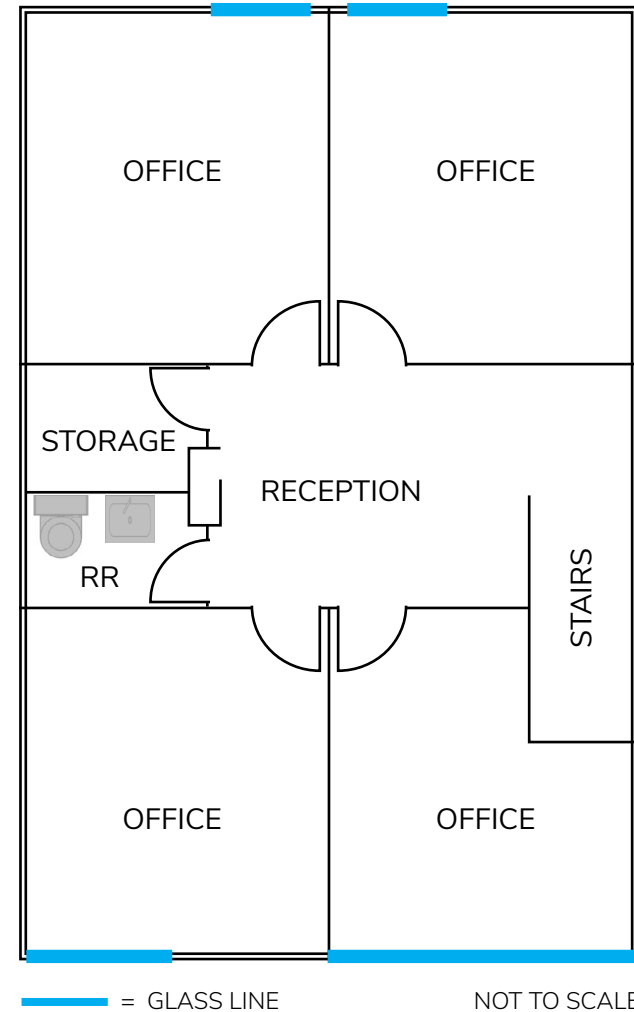
\* No CAM fees



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SUITE DESCRIPTION	
<b>BUILDING ADDRESS:</b>	310 Via Vera Cruz
<b>SUITE:</b>	203
<b>SQUARE FEET:</b>	933 SF
<b>% IMPROVED:</b>	100% Office
<b>COMMENTS:</b>	Reception, four offices, storage, and restroom
<b>LEASE RATE:</b>	\$1.50/SF*
<b>AVAILABILITY:</b>	Now

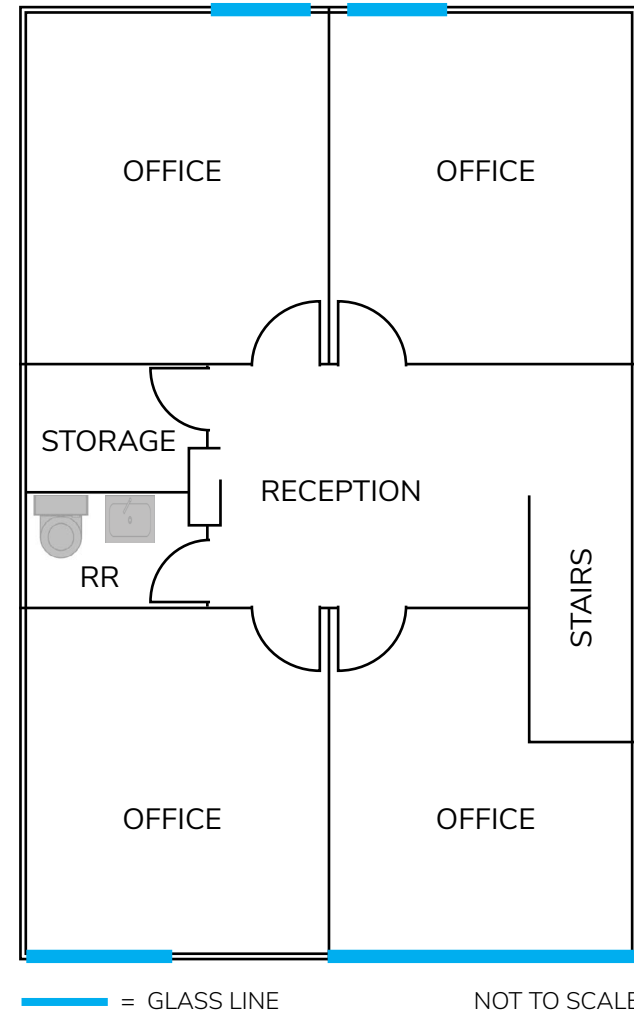
\* No CAM fees



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

\* No CAM fees



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