

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



INDUSTRIAL & FLEX AVAILABILITY

1165 LINDA VISTA DR

SUITE	SF	LEASE RATE	AVAILABILITY
113	1,332	\$1.80/SF*	Now

1145 LINDA VISTA DR

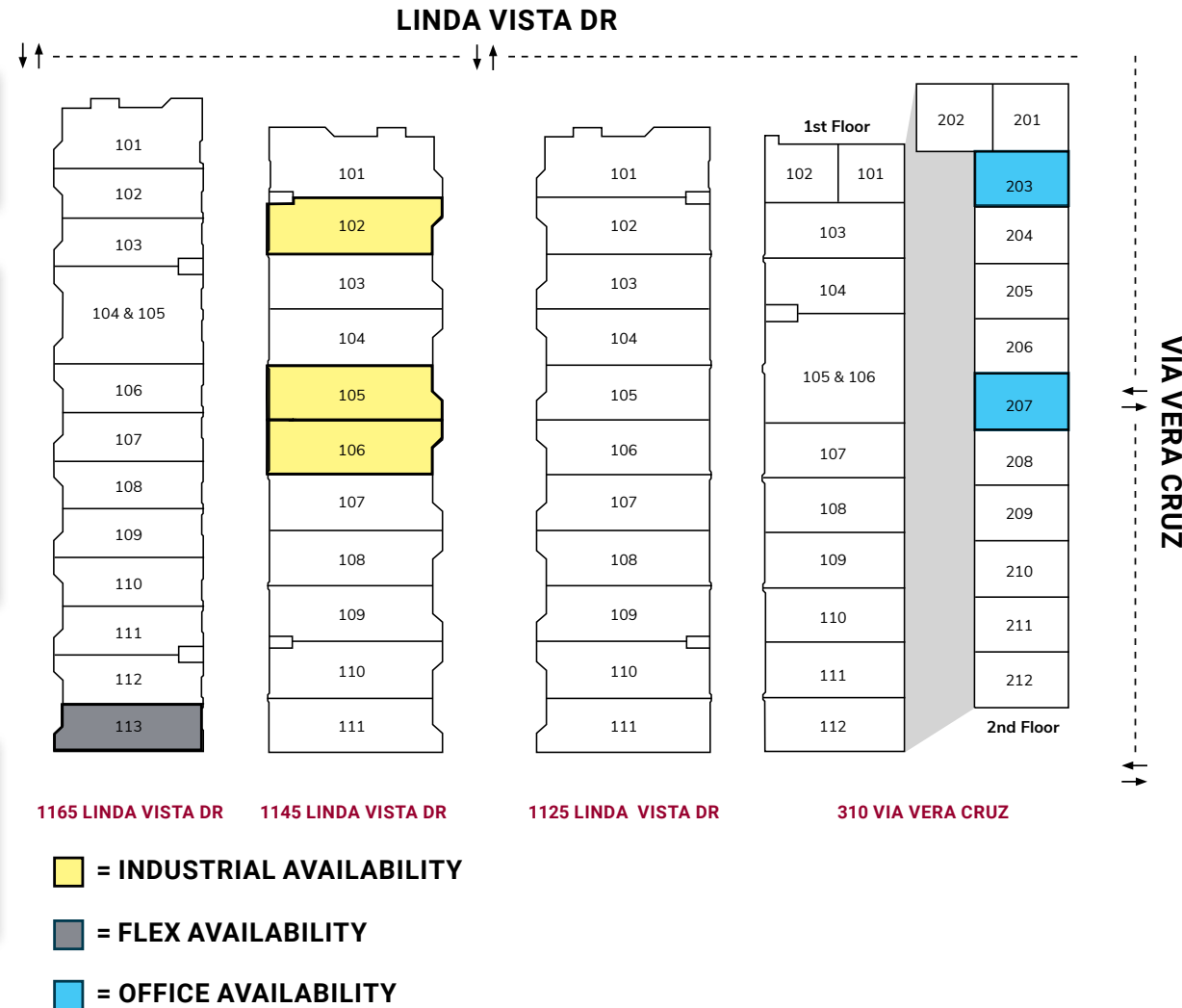
SUITE	SF	LEASE RATE	AVAILABILITY
102	1,800	\$1.80/SF*	Now
105	1,800	\$1.80/SF*	Now
106	1,800	\$1.80/SF*	Now
105-106	3,600	\$1.75/SF*	Now

OFFICE AVAILABILITY

310 VIA VERA CRUZ

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

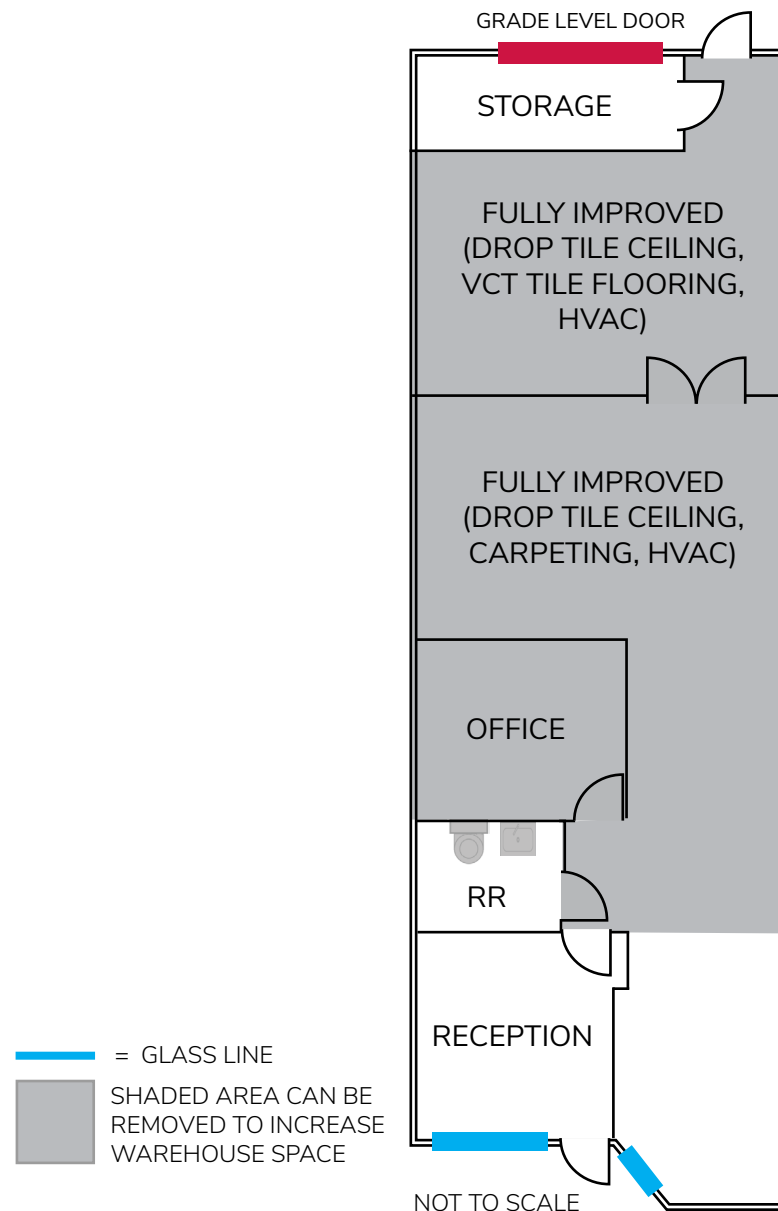
* No CAM fees



SUITE DESCRIPTION

BUILDING ADDRESS:	1165 Linda Vista Dr
SUITE:	113
SQUARE FEET:	1,332 SF
% IMPROVED:	90% Office (open office area improvements can be removed to increase the size of the warehouse)
COMMENTS:	Reception, office, restroom, large open office area, and storage, and warehouse with grade level door
LEASE RATE:	\$1.80/SF*
AVAILABILITY:	Now

* No CAM fees

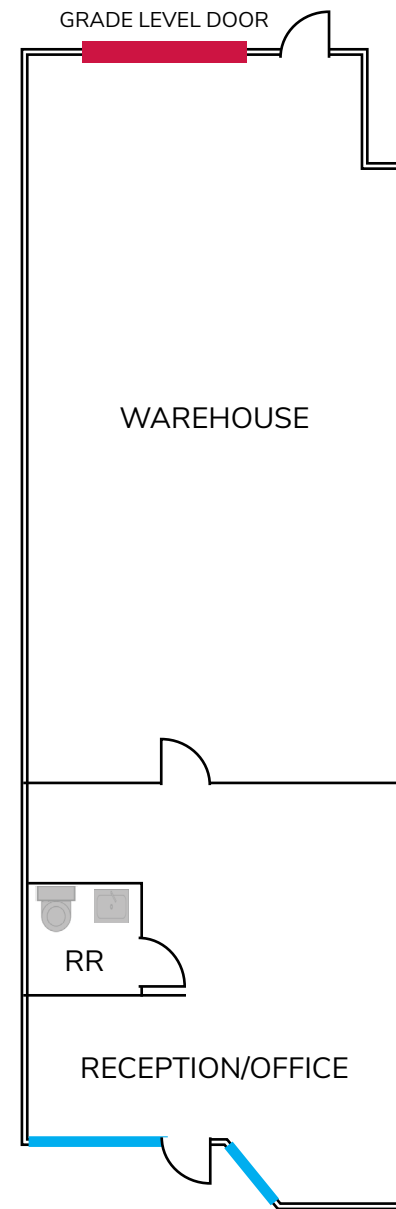


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SUITE DESCRIPTION

BUILDING ADDRESS:	1145 Linda Vista Dr
SUITE:	102
SQUARE FEET:	1,800 SF
% IMPROVED:	40% Office
COMMENTS:	Reception/office, restroom, and warehouse with grade level door
LEASE RATE:	\$1.80/SF*
AVAILABILITY:	Now

* No CAM fees

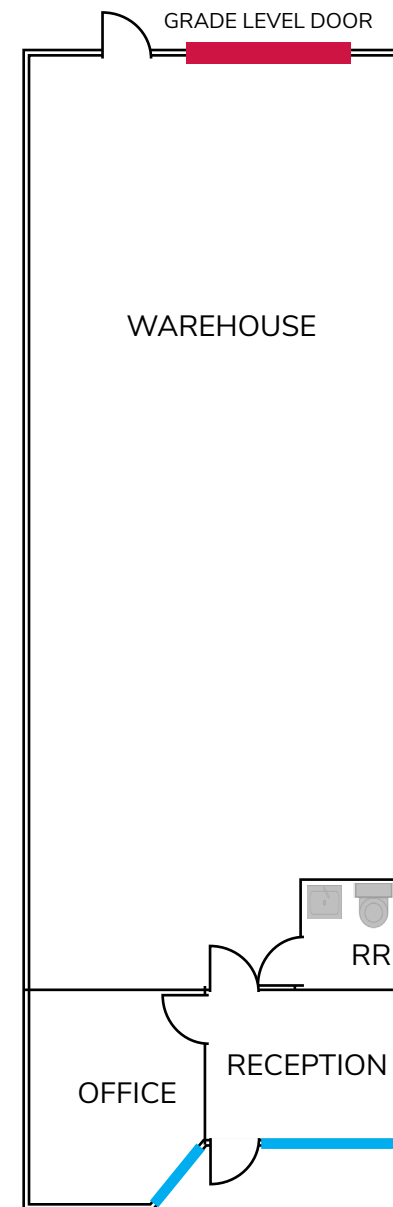


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SUITE DESCRIPTION

BUILDING ADDRESS:	1145 Linda Vista Dr
SUITE:	105
SQUARE FEET:	1,800 SF
% IMPROVED:	20% Office
COMMENTS:	Reception, office, restroom, and warehouse with grade level door
LEASE RATE:	\$1.80/SF*
AVAILABILITY:	Now

* No CAM fees



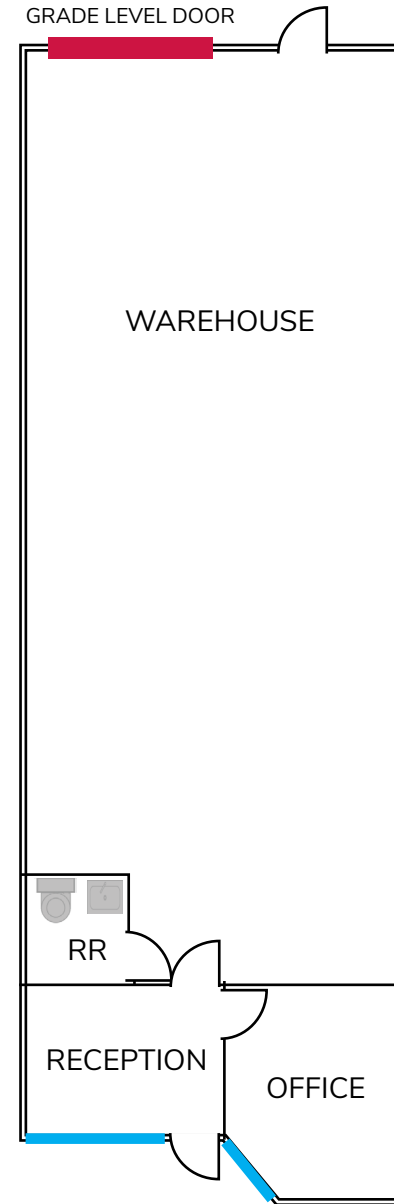
NOT TO SCALE
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SUITE DESCRIPTION

BUILDING ADDRESS:	1145 Linda Vista Dr
SUITE:	106
SQUARE FEET:	1,800 SF
% IMPROVED:	20% Office
COMMENTS:	Reception, office, restroom, and warehouse with grade level door
LEASE RATE:	\$1.80/SF*
AVAILABILITY:	Now

* No CAM fees

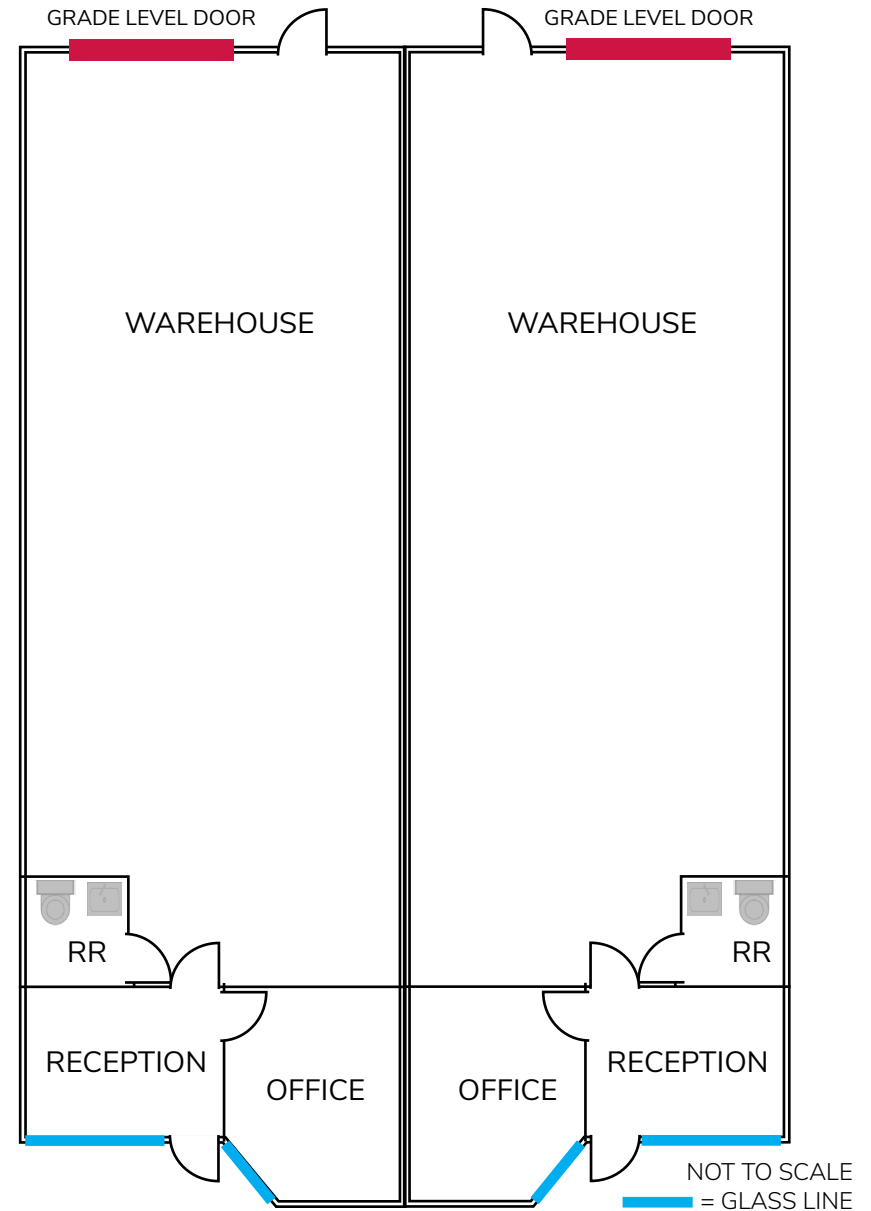


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SUITE DESCRIPTION

BUILDING ADDRESS:	1145 Linda Vista Dr
SUITE:	105-106
SQUARE FEET:	3,600 SF
% IMPROVED:	20% Office
COMMENTS:	Two receptions, two offices, two restrooms, and warehouse with two grade level doors
LEASE RATE:	\$1.75/SF*
AVAILABILITY:	Now

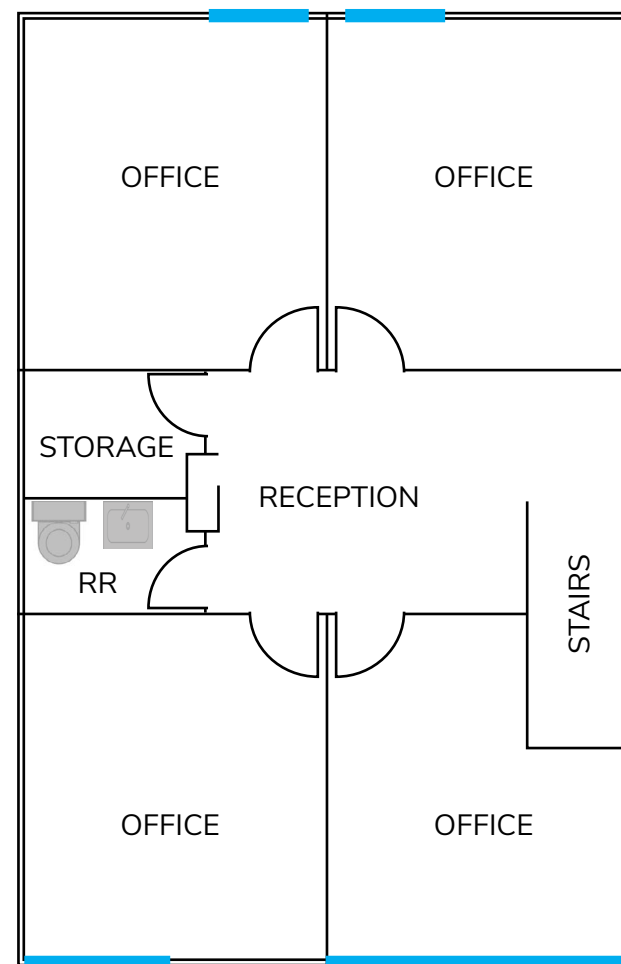
* No CAM fees



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

* No CAM fees



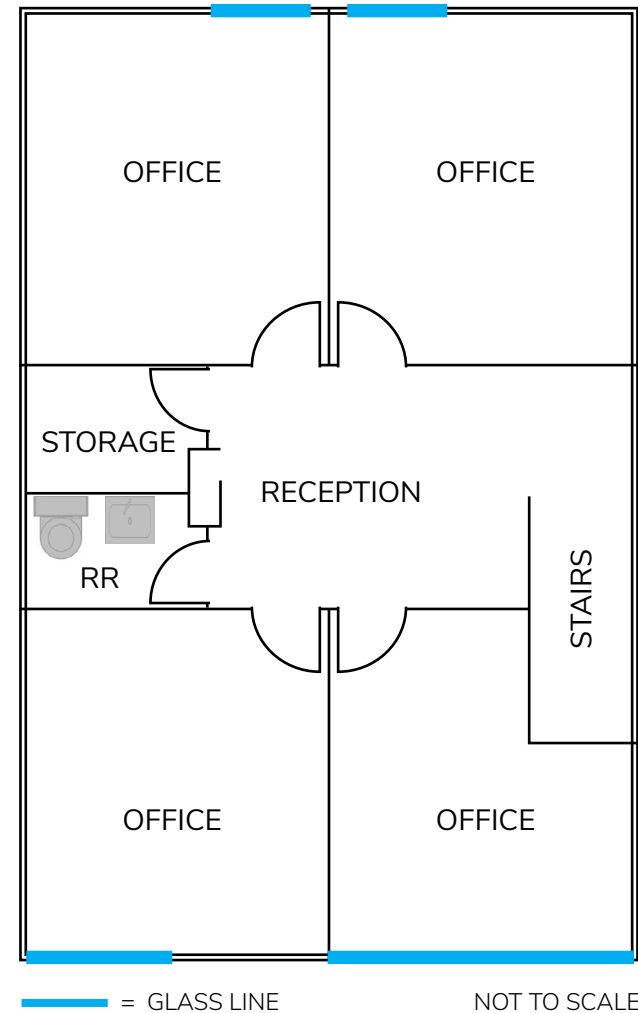
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NOT TO SCALE

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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



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