

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.

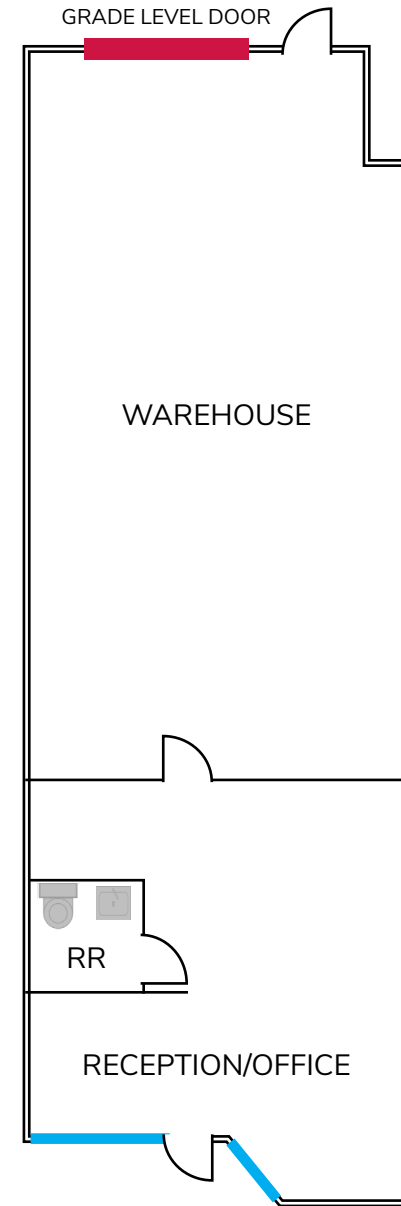
KEY FEATURES OF THE BERTRAM BUSINESS CENTER:

- 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



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:	\$1.75/SF*
AVAILABILITY:	Now

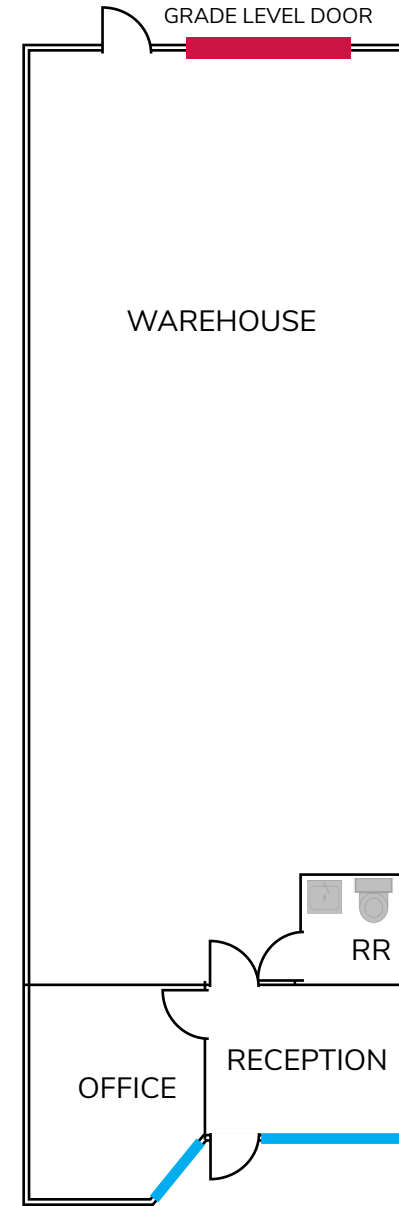
* No CAM fees



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	
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:	\$1.75/SF*
AVAILABILITY:	Now

* No CAM fees



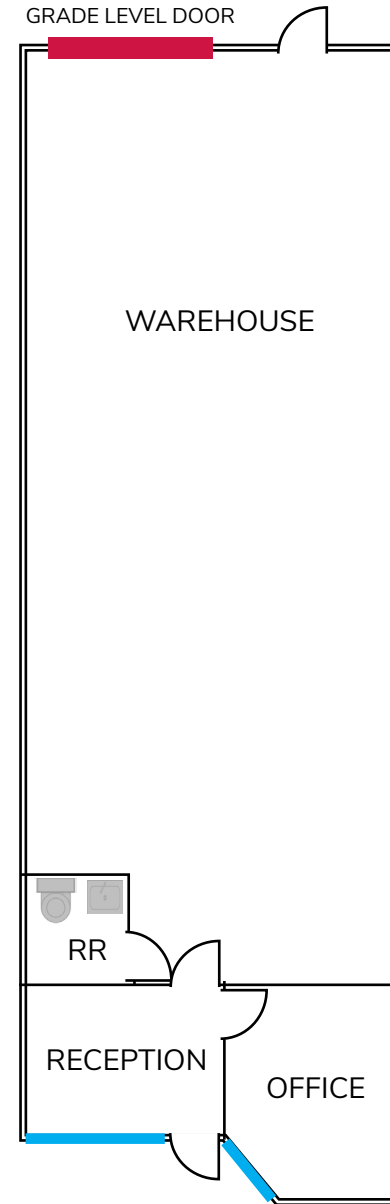
NOT TO SCALE
= GLASS LINE

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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:	\$1.75/SF*
AVAILABILITY:	Now

* No CAM fees

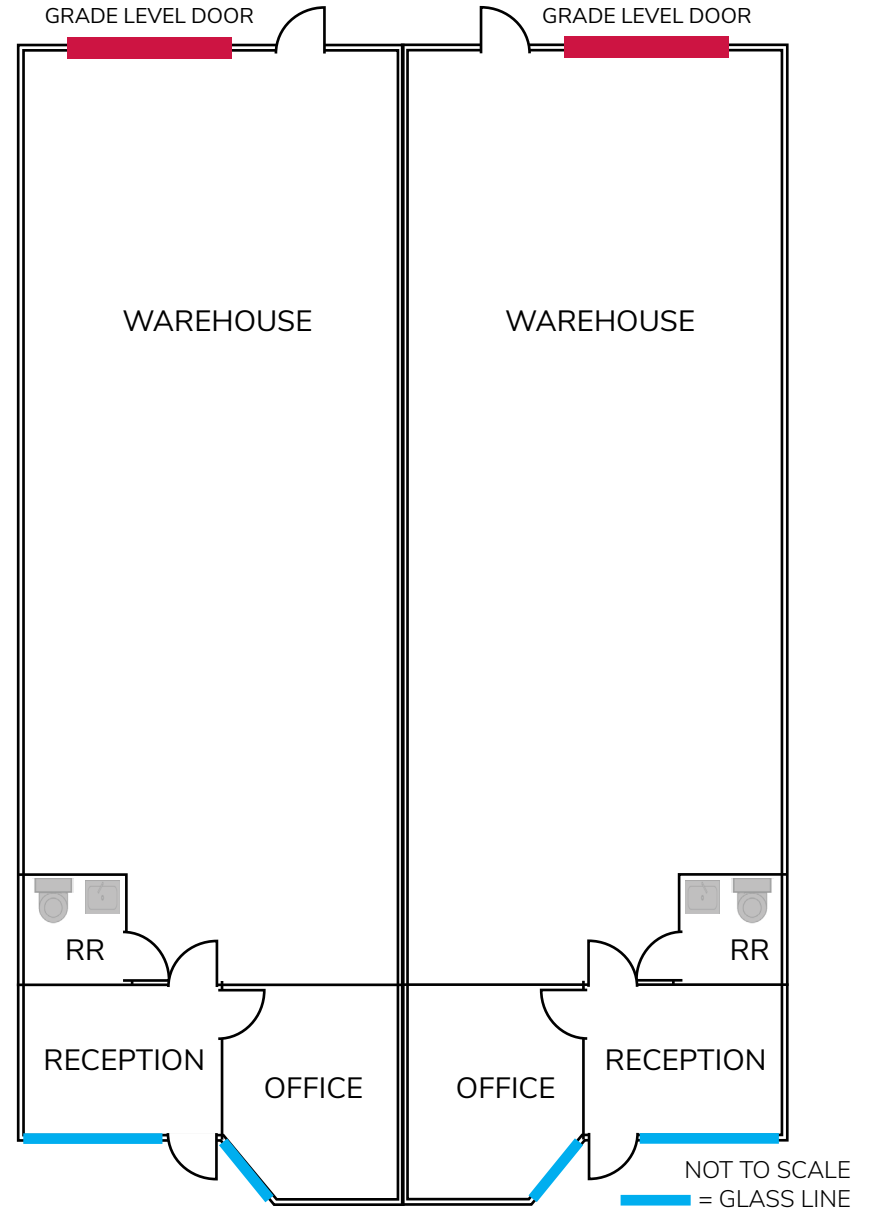


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SUITE DESCRIPTION

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:	\$1.70/SF*
AVAILABILITY:	Now

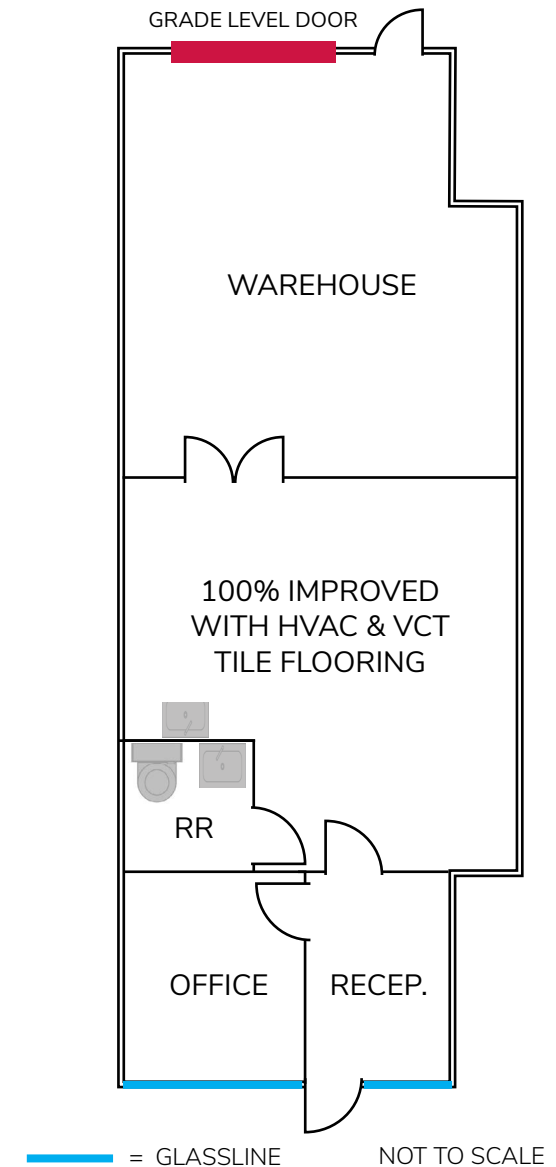
* No CAM fees



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SUITE DESCRIPTION	
BUILDING ADDRESS:	310 Via Vera Cruz
SUITE:	111
SQUARE FEET:	1,522 SF
% IMPROVED:	60% Office
COMMENTS:	Reception, office, restroom, improved area, and warehouse with grade level door
LEASE RATE:	\$1.75/SF*
AVAILABILITY:	Now

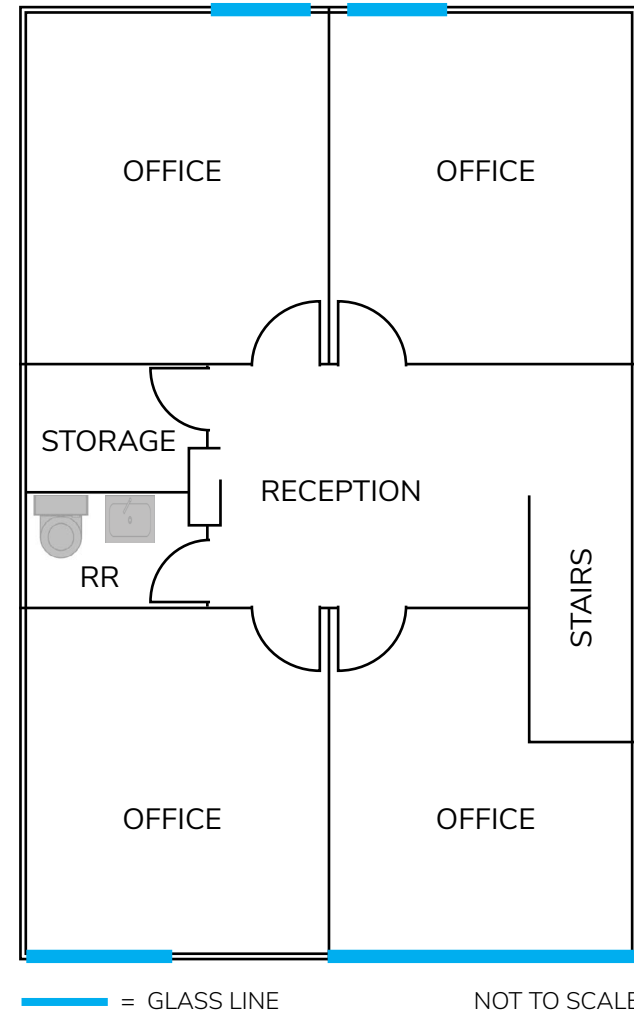
* No CAM fees



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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

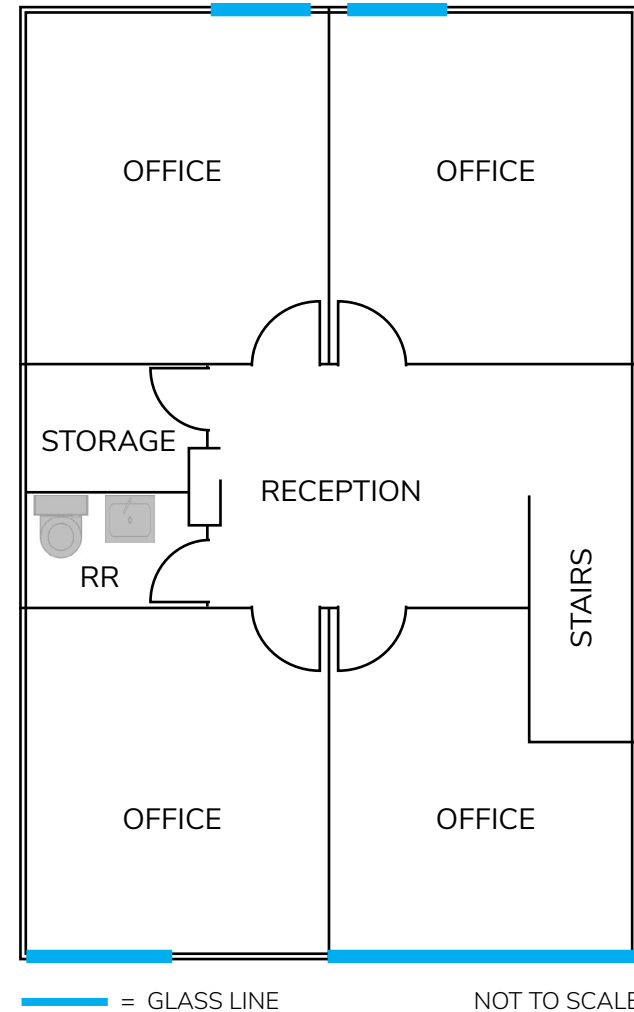
* No CAM fees



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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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