

DOWNTOWN OFFICES FOR LEASE



OFFERING SUMMARY

Available SF: 684 - 1,888 SF

Lease Rate: \$1.25 SF/month (Full Service)

Building Size: 10,600 SF

Renovated: 1995

PROPERTY OVERVIEW

office building within downtown San Bernardino. adjacent to popular landmark Yum-Yum restaurant. near main United States Post Office. easy access to I-215 freeway, convenient bus lines on "D" Street, walk to many government offices and local law firms. We follow mandated face covering and social distancing requirements.

PROPERTY HIGHLIGHTS

- immediately available
- desirable downtown area
- right sized office suites
- plentiful parking on-site and on street

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 150	\$1.25 SF/month	815 SF
Suite 170	\$1.25 SF/month	684 SF
Suite 120	\$1.25 SF/month	1,888 SF

STEVEN D. ROPPEL

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CalDRE #01151111



555 NORTH "D" STREET // 555 N D St, San Bernardino, CA 92401

PLEASANT OFFICE ATMOSPHERE



555 N D Street street view

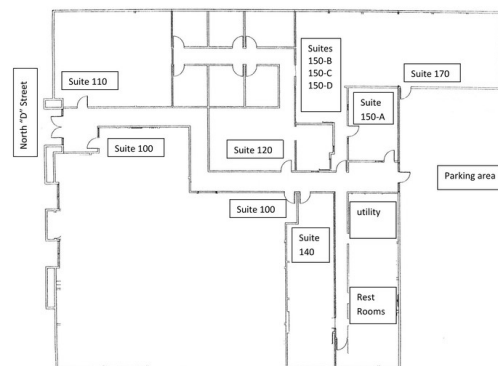


555 N D Street entry from parking



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555 N D Street Floor Plan

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9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. 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.

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CONVENIENT LOCATION



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,743	134,905	354,910
Median age	26.6	27.5	28.3
Median age (Male)	25.7	26.3	27.0
Median age (Female)	28.4	29.4	29.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,181	37,229	101,571
# of persons per HH	3.4	3.6	3.5
Average HH income	\$29,514	\$41,374	\$49,368
Average house value	\$171,444	\$222,329	\$255,440
* Demographic data derived from 2020 ACS - US Census			

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