



**SWEARINGEN**  
REALTY GROUP | EST 1972



# Tri-City Corporate Centre

**3,778 SF OF OFFICE SPACE  
FOR SUBLEASE**

301 East Vanderbilt Way, San Bernardino, CA 92408

**\*\*Broker Bonus: \$1.00 PSF\*\***



## Sublease Info:

**\$20.00 Plus E**  
**\$24.00 Plus E**



Suite 250: 3,778 RSF



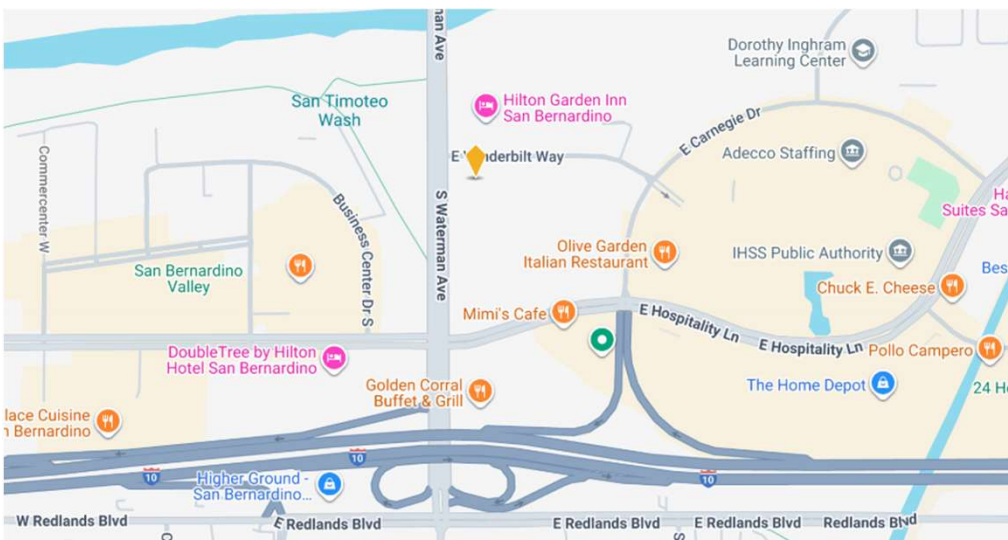
Immediate Availability



3.5/1,000 - Surface



Thru October 31, 2029



## For more information, contact:

**KIDDER MATHEWS  
JOHN C. ANTHONY**

T: 213-225-7218 | C: 213-507-5570  
john.anthony@kidder.com

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MATT PATERSON**

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## Property/Location:

- On-Site Conferencing Facility
- Newly Upgraded Lobby, Corridors and Restrooms
- Free Parking
- EV Charging Stations
- 24-Hour Security
- Close to Restaurants, Hotels, Fitness Clubs and Major Retail Brands
- Direct Access to I-10 & I-215
- 20 Minutes to Ontario International Airport

## Suite Highlights:

- 6 Offices (Including an Executive Office)
- Conference Room
- Cubicle Space
- Breakroom
- Storage
- FF&E Available

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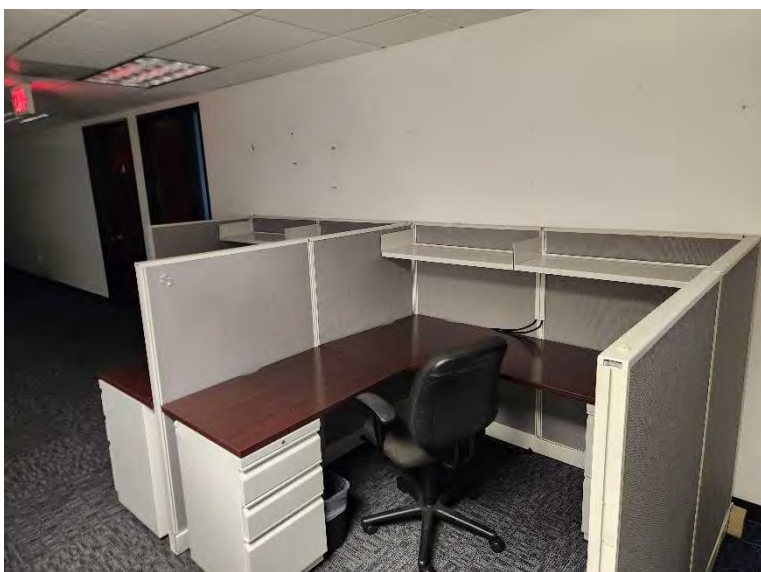
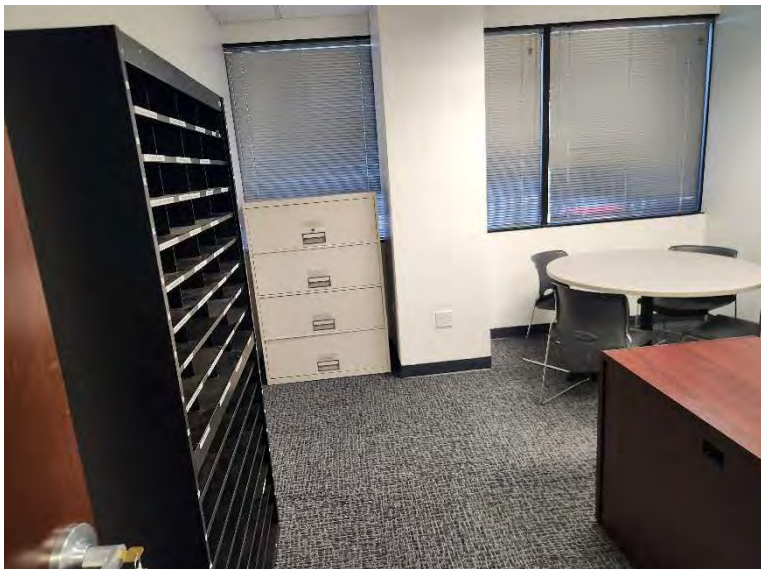
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# Interior Photos



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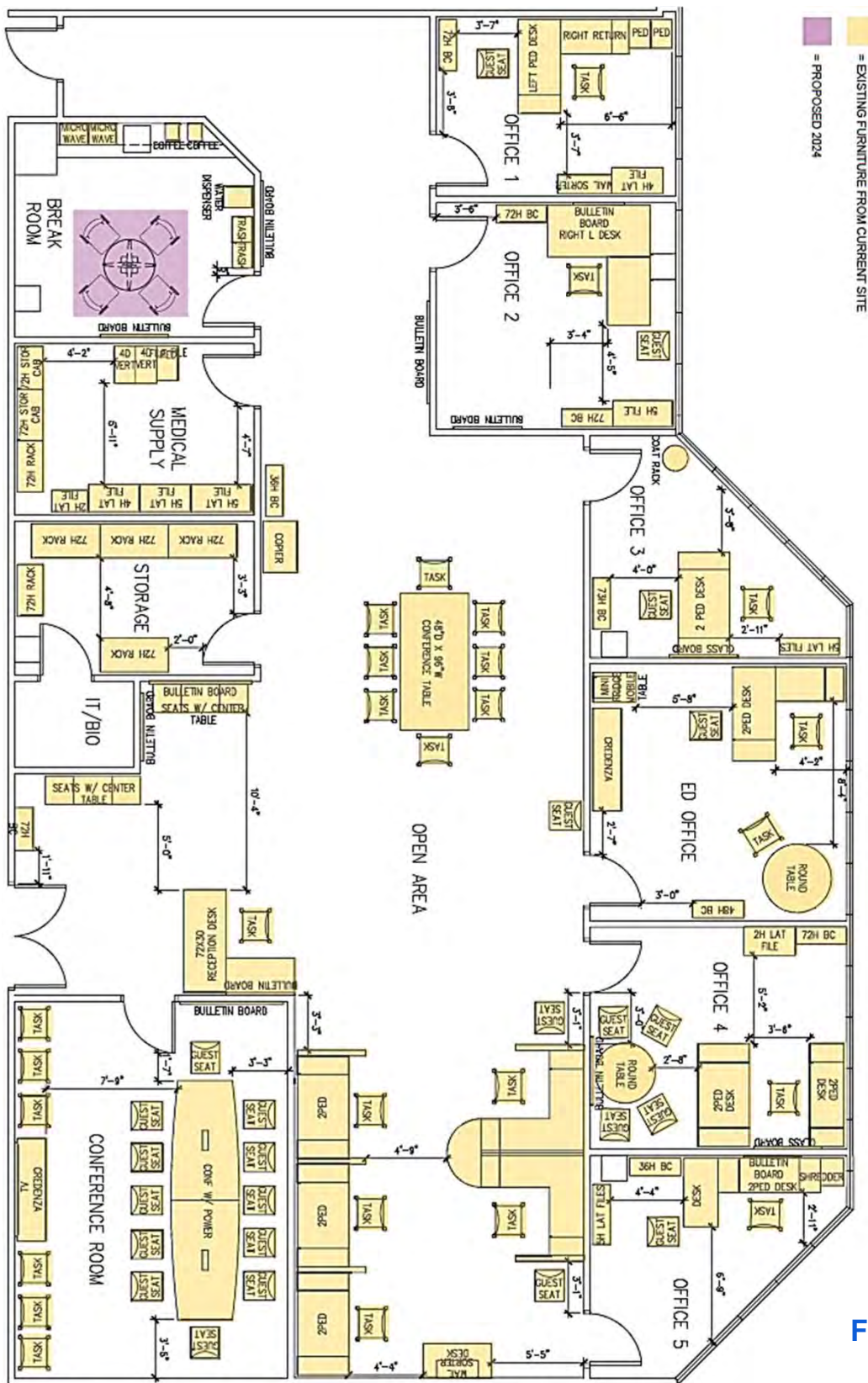
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# Floorplan



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