

**FOR LEASE**

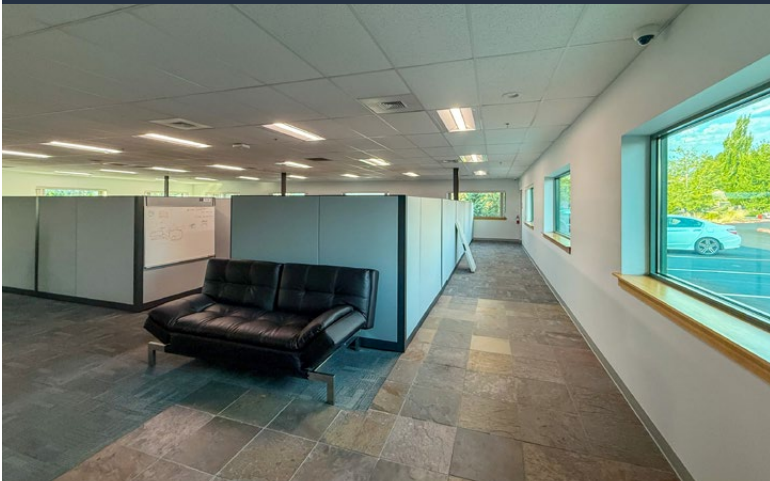
**12,580 SF | \$1.75/SF/MO. NNN**

**Light Industrial / R&D Building  
Featuring Clean Room & Office**

**20706 High Desert Ln., Bend, OR 97701**



**CLEAN ROOM, LAB, AND OFFICE SPACE IN NORTH BRINSON BUSINESS PARK**



**Bruce Churchill, Principal Broker**

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**\$1.75/SF/MO. NNN**

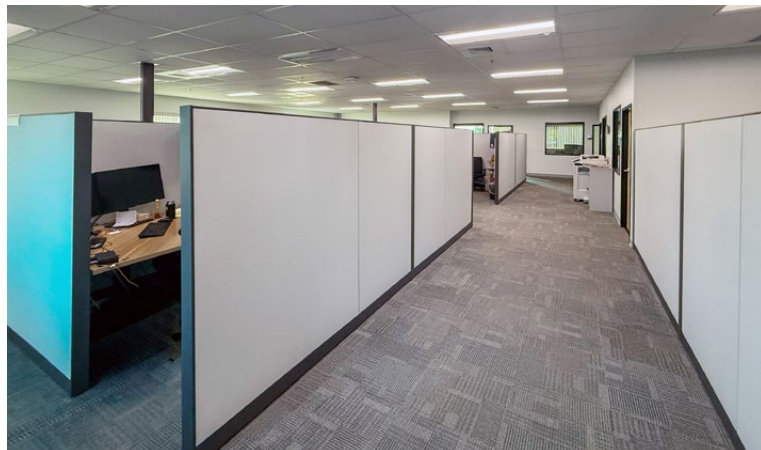
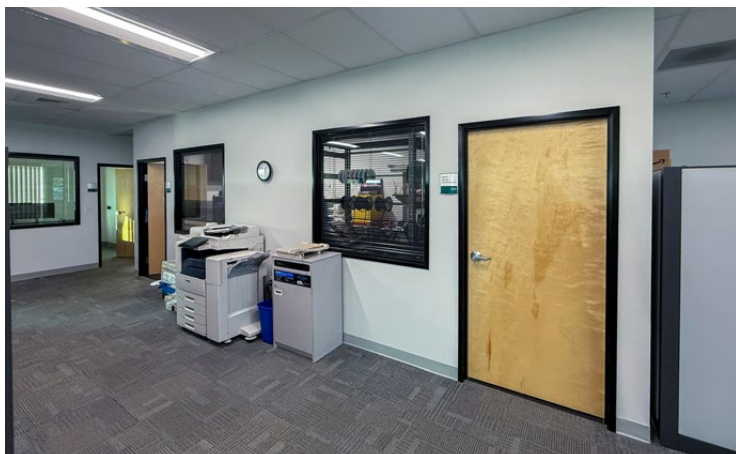
## Light Industrial / R&D Building Featuring Clean Room & Office

### PROPERTY DETAILS

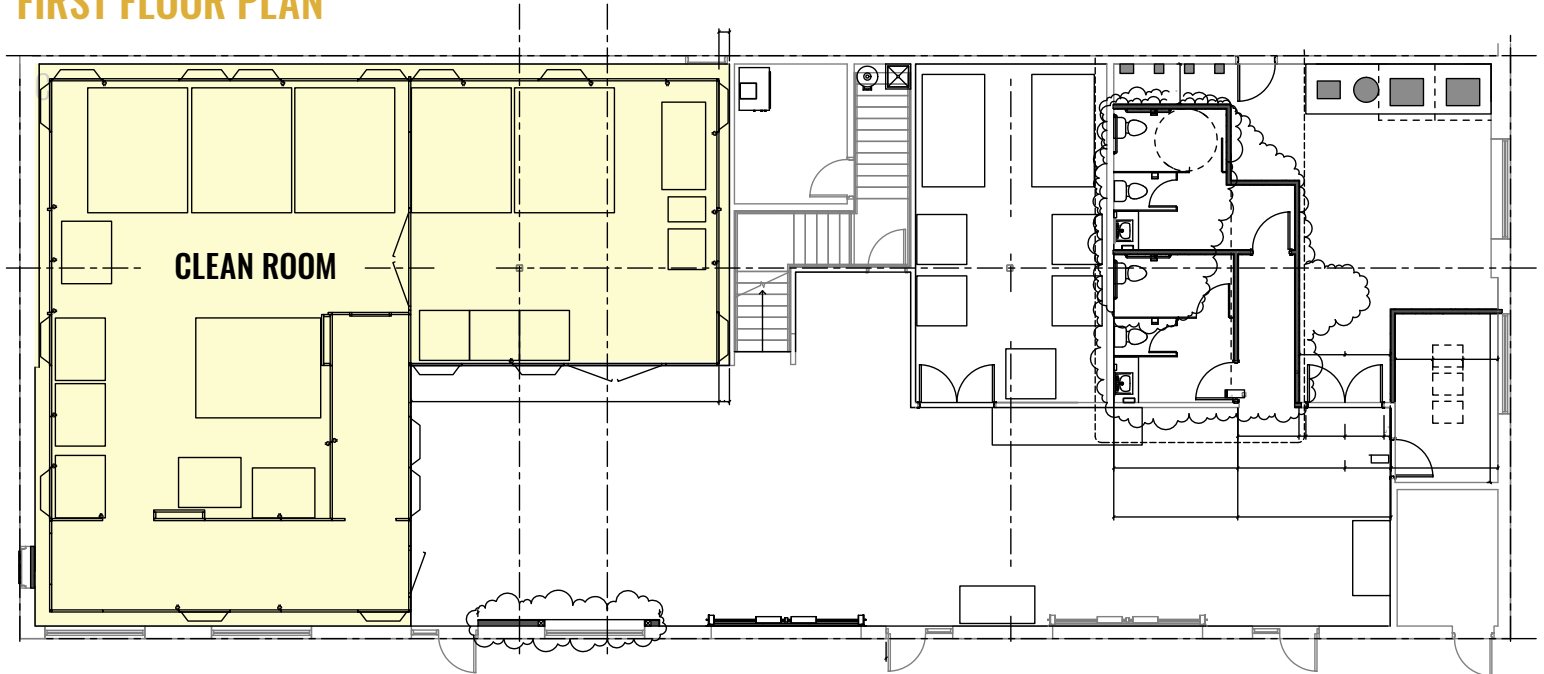
- Avail. Space:** 12,580 SF
- Lease Rate:** \$1.75/SF/Mo. NNN
- NNNs:** Est. at \$0.40/SF/Mo.
- Year Built:** 2014
- Zoning:** Light Industrial (IL)
- Parking:** 45 onsite spaces
- Ideal Uses:** Suitable for biotech and medical device startups, semiconductor and optics firms, aerospace and defense contractors, pharmaceutical and compounding labs, R&D labs, and 3D printing or advanced materials innovators.

### HIGHLIGHTS

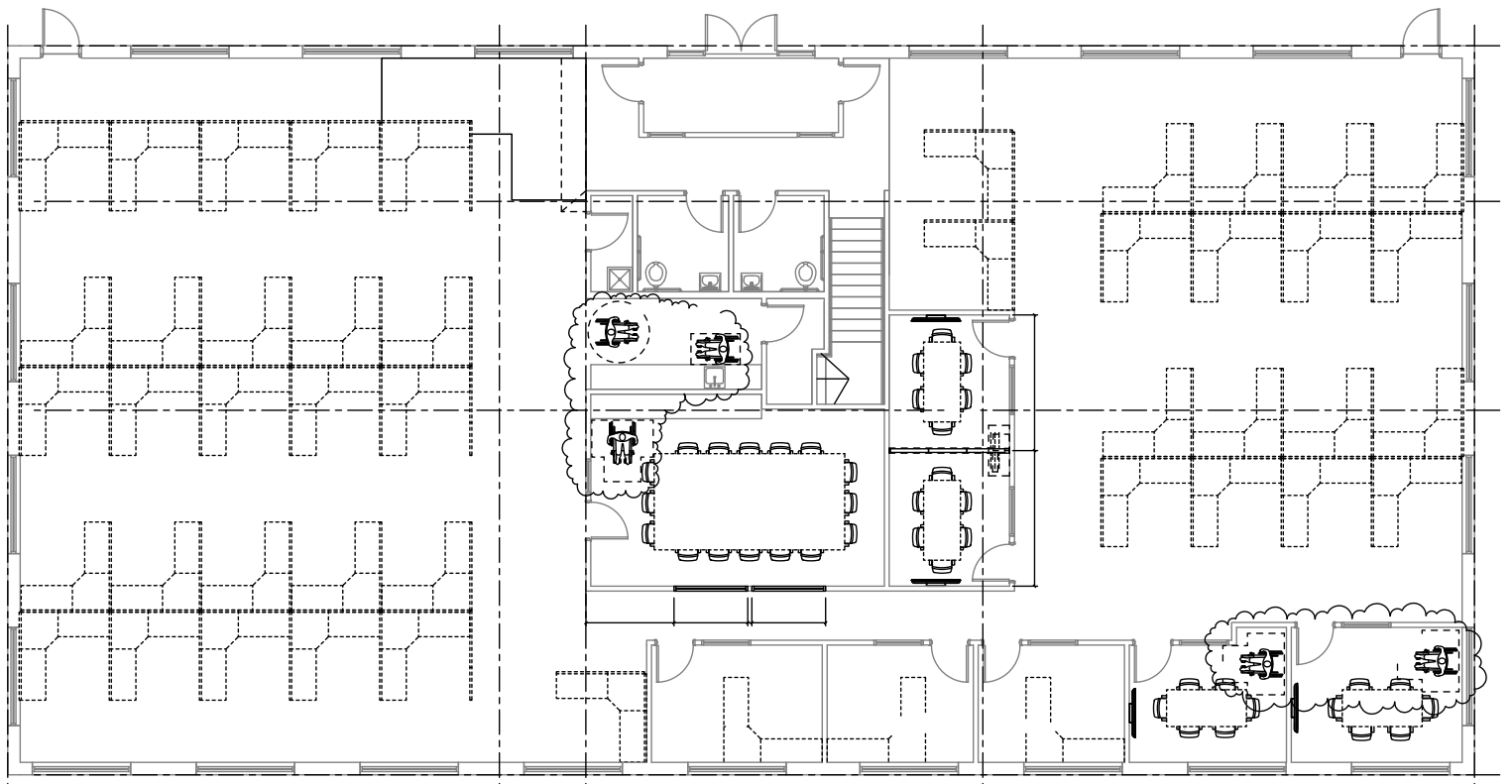
- Two-story light industrial building with clean room and full office buildout
- Ideal for biotech, semiconductor, aerospace, or advanced materials users
- First floor includes lab/production area, clean room (see highlighted area on floor plan), and a warehouse/receiving area with two roll-up doors
- Second floor features five offices, three large conference rooms, two large open office areas, and a break area
- Located within North Brinson Business Park
- Entire building (12,580 SF) to be leased as one unit



## FIRST FLOOR PLAN



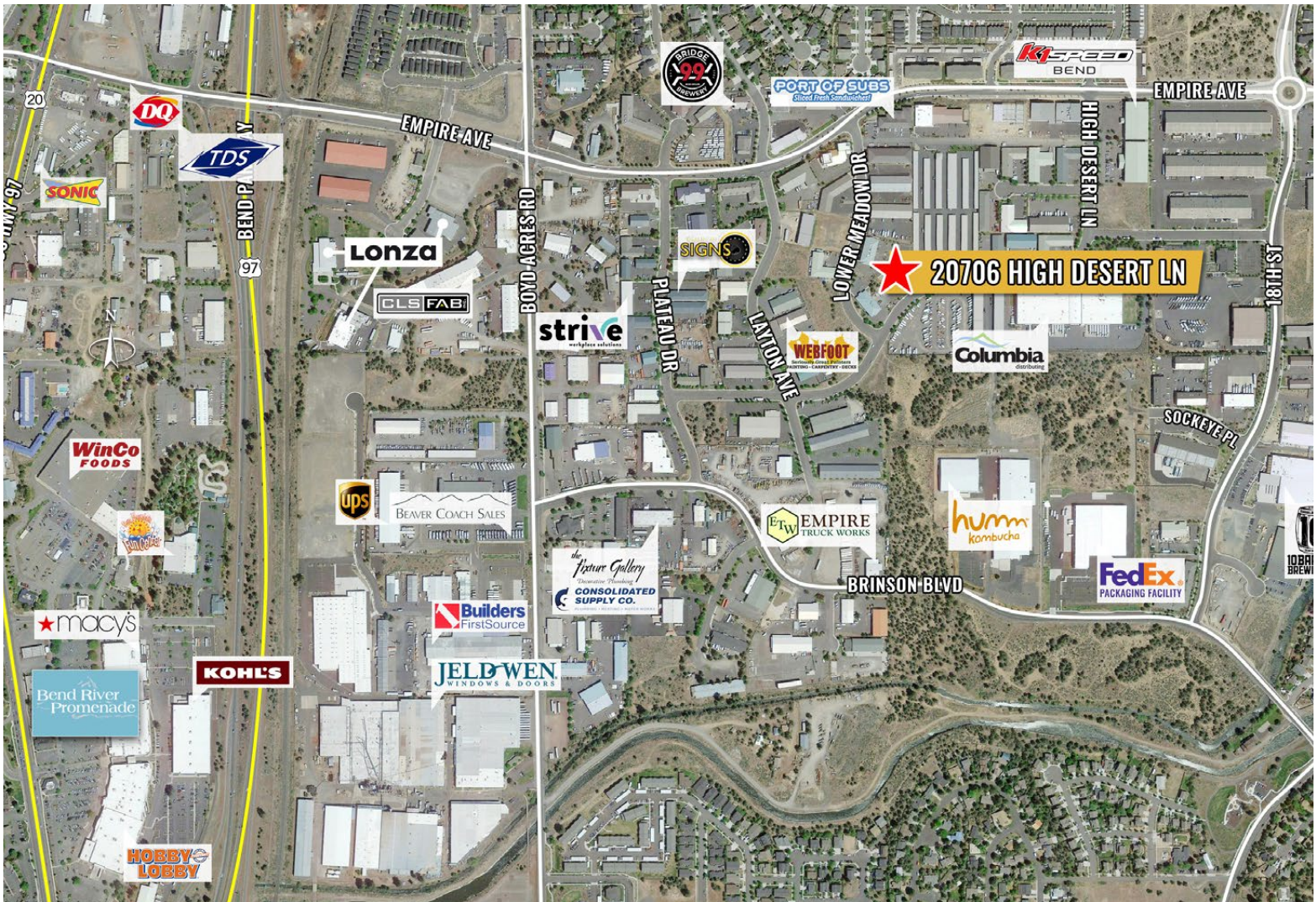
## SECOND FLOOR PLAN





# FOR LEASE

## 20706 High Desert Ln., Bend, OR 97701



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