

# FOR LEASE

1,806 SF | \$1.90/SF/MO. NNN

## Rare Industrial/Flex Space on the Westside

2797 NW Clearwater Dr., Suite 500, Bend, OR 97703



### PROPERTY DETAILS

<b>Suite 500:</b>	1,806 SF
<b>Lease Rate:</b>	\$1.90/SF/Mo. NNN
<b>NNNs:</b>	Est. at \$0.52/SF/Mo. (gas and electricity are separately metered)
<b>Bldg. Size:</b>	11,355 SF
<b>Zoning:</b>	Industrial Employment (IE)
<b>Parking:</b>	Three (3) reserved stalls with additional onsite and street parking

### HIGHLIGHTS

- Ideal location on the westside of Bend in NorthWest Crossing
- Suite 500 is an end unit with lots of natural light
- Flexible floor plan with a roll-up door, open work space, two private offices and a restroom
- Fully air conditioned space
- Industrial Employment (IE) zone allows for a wide variety of office, industrial and flex uses

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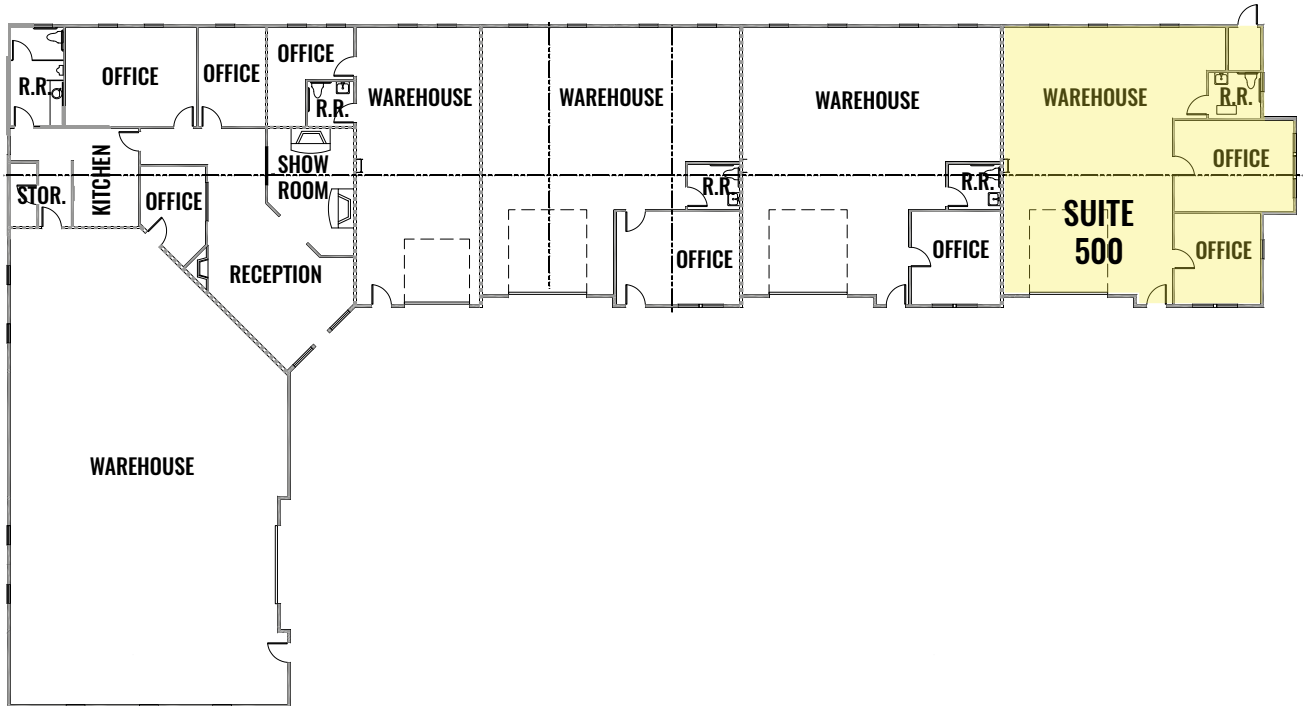
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### FLOOR PLAN



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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