

FOR SALE

8,573 SF | \$3,000,000

NorthWest Crossing Office Building

2796 NW Clearwater Dr., Bend, OR 97703



OWNER USER OR INVESTMENT OPPORTUNITY



ROOFTOP DECK

Jay Lyons, SIOR, CCIM | Grant Schultz, CCIM

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REAL ESTATE SERVICES

FOR SALE

\$3,000,000

NorthWest Crossing Office Building

PROPERTY DETAILS

Sale Price:	\$3,000,000
Bldg. Size:	Total - 8,573 SF <i>Suite A - 1,645 SF Leased</i> <i>Suite B - 6,928 SF Vacant</i>
Price/SF:	\$349.94
Lot Size:	0.49 Acres
Year Built:	2005
Zoning:	Mixed Employment (ME)

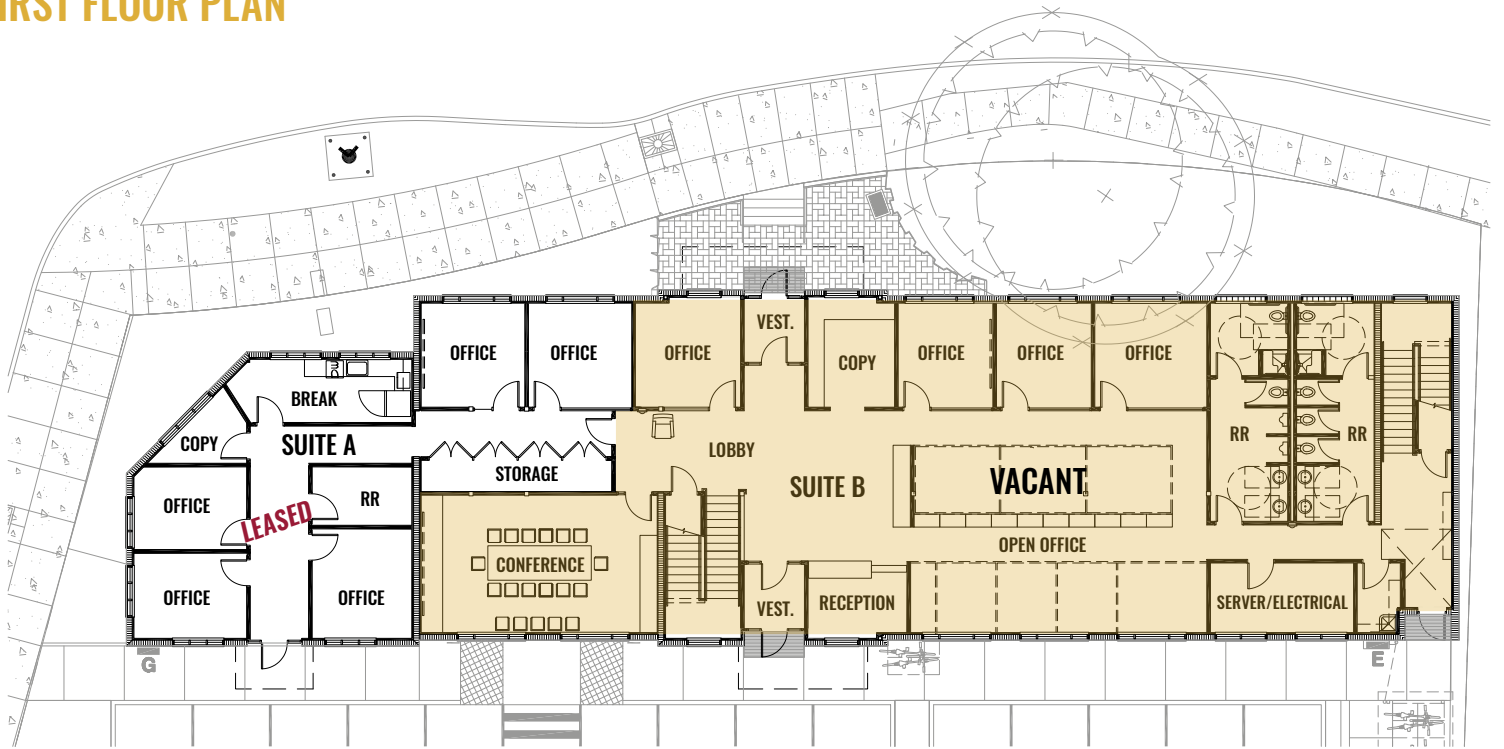
HIGHLIGHTS

- Owner user or investment opportunity
- Large office building with mix of open office space and private offices
- Rooftop deck with mountain views
- Near shops and restaurants
- 30 parking stalls including two handicap spaces
- On the corner of Clearwater Drive and Charbonneau Street
- Suite A totaling 1,645 SF leased to NLC Energy through September 30, 2025
- Suite B totaling 6,928 SF available for lease

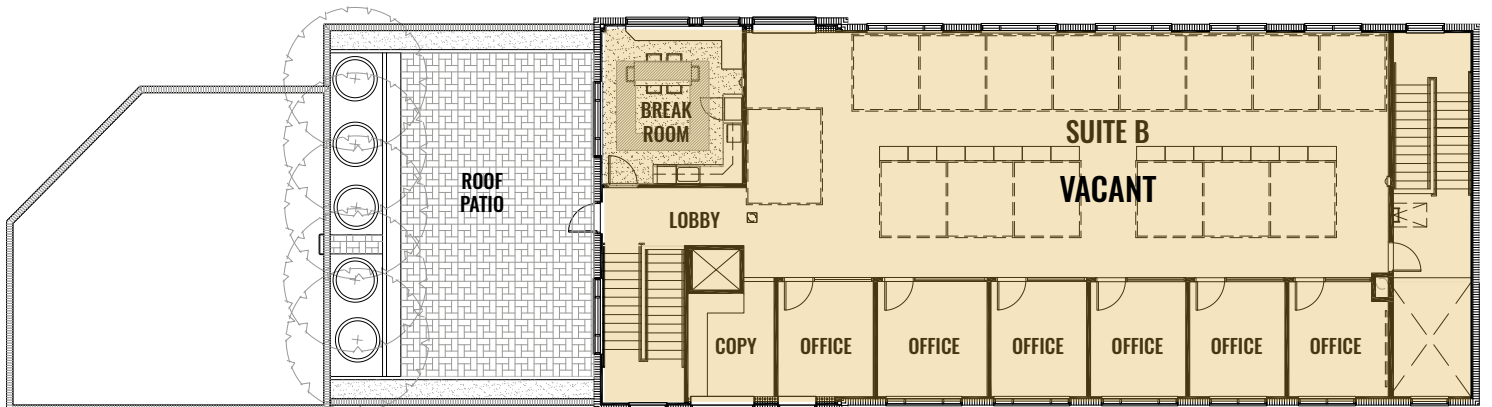




FIRST FLOOR PLAN



SECOND FLOOR PLAN



FOR SALE

2796 NW Clearwater Dr., Bend, OR 97703



ROOFTOP DECK WITH MOUNTAIN VIEWS



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