

FOR LEASE

2,780 - 12,556 SF

Prime Industrial Building with Extra Office in Central Bend

693 SE Glenwood Dr., Bend, OR 97702



FLEXIBLE LEASING | 2,780 SF SUITE UP TO FULL 12,556 SF BUILDING



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COMPASS
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**REAL
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SERVICES**

FOR LEASE

\$1.20/SF/MO. NNN

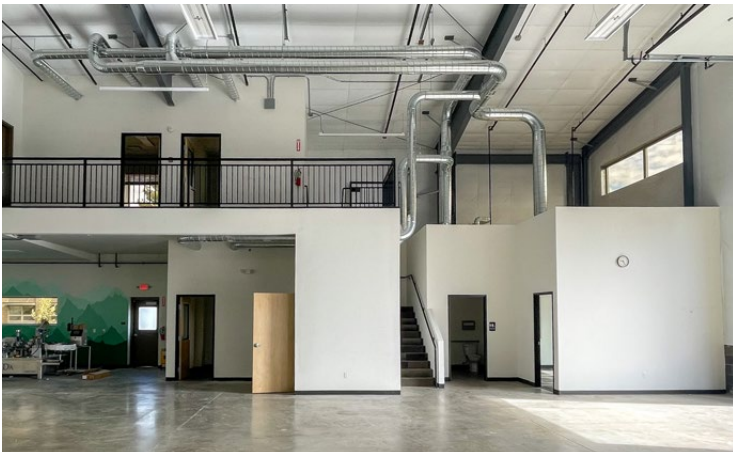
Prime Industrial Building with Extra Office in Central Bend

PROPERTY DETAILS

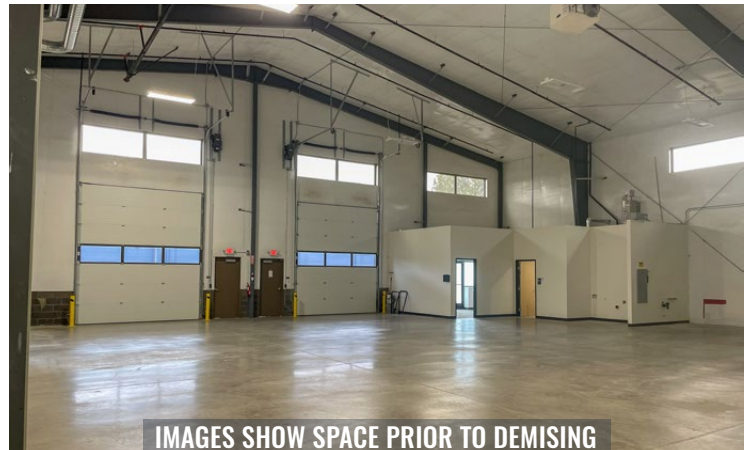
- Suite 100:** 3,498 SF | *Four offices, warehouse space, a private restroom, a porch, and a mezzanine*
- Suite 110:** 3,498 SF | *Four offices, warehouse space, a private restroom, a porch, and a mezzanine*
- Suite 120:** 2,780 SF | *Open warehouse space*
- Suite 130:** 2,780 SF | *One office, private restroom, mechanical room, and open warehouse space*
- Lease Rate:** \$1.20/SF/Mo. NNN
- CAMs:** Est. at \$0.38/SF/Mo.
- Bldg. Size:** 12,556 SF
- Year Built:** 2020
- Zoning:** General Industrial (IG)
- Date Avail.:** July 1, 2026

HIGHLIGHTS

- **Suite 100** is equipped with a Belaire compressor with Drytec System
- **Suite 110** is plumbed for sinks and floor drains
- **Suites 120 & 130** are connected by a pass-thru doorway
- Opportunity to lease whole building
- Climate-controlled office spaces
- Each suite has one 14' roll-up door with electric lifts
- 3-phase power
- Professionally managed
- Fiber optic available
- Vapor barrier insulation in demising walls
- 22 onsite parking spaces, as well as street parking



SUITES 100 AND 110 INCLUDE A PORCH

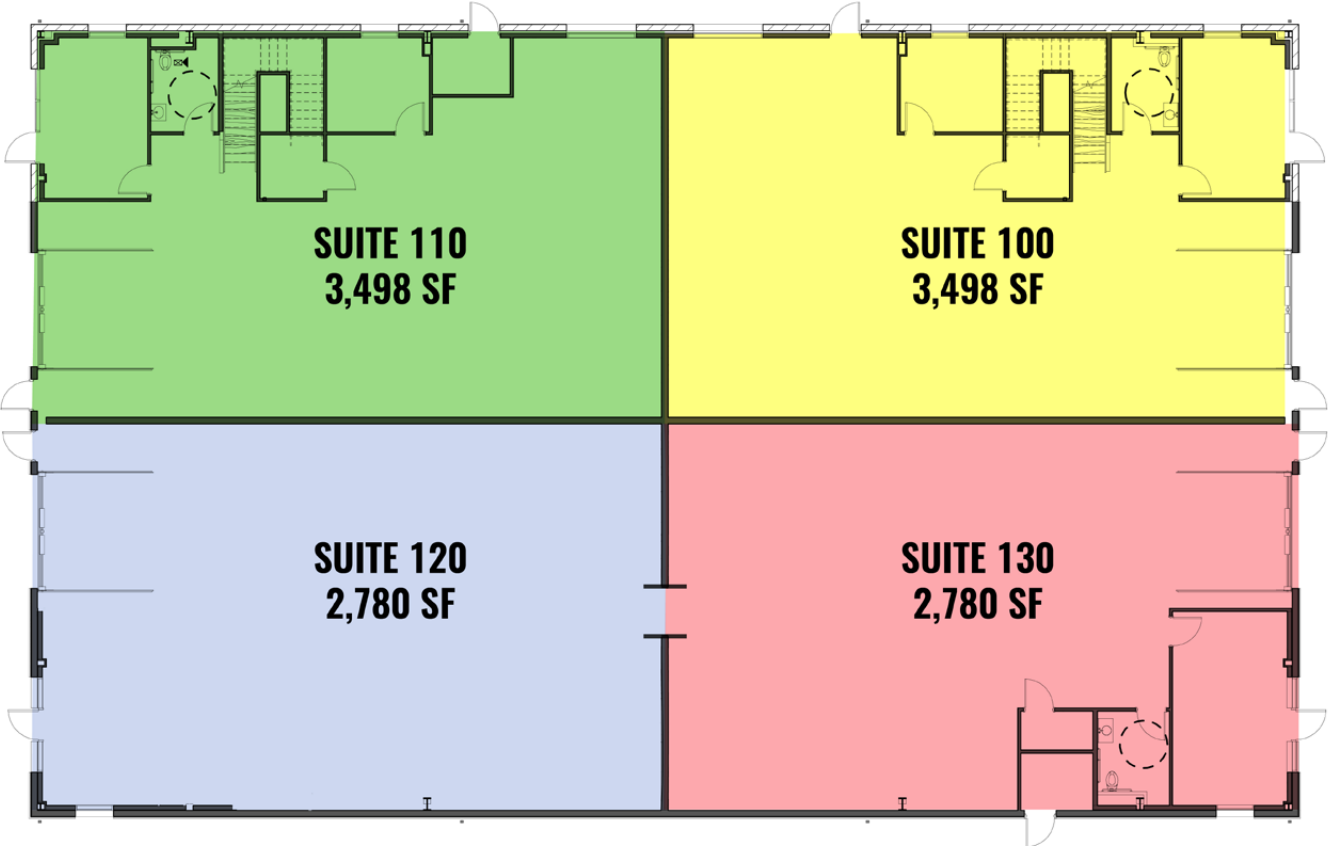


IMAGES SHOW SPACE PRIOR TO DEMISING

FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

FOR LEASE

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