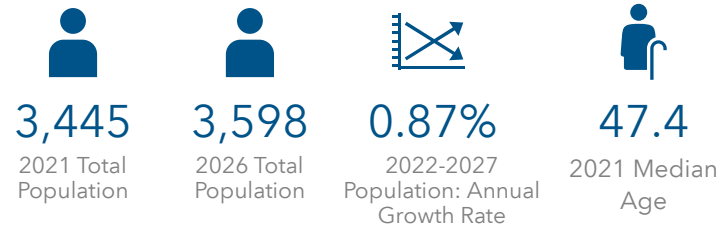


FOR LEASE

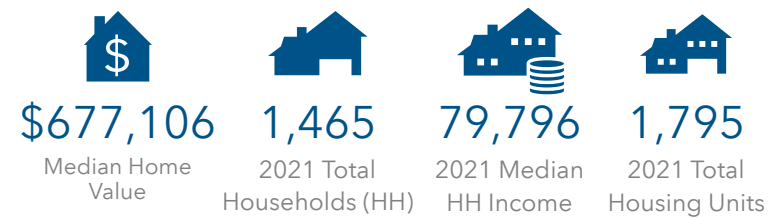
100 W Lundgren Mill Dr., Sisters, OR 97759

SISTERS DEMOGRAPHICS

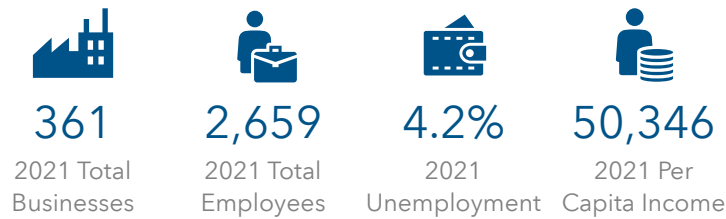
POPULATION



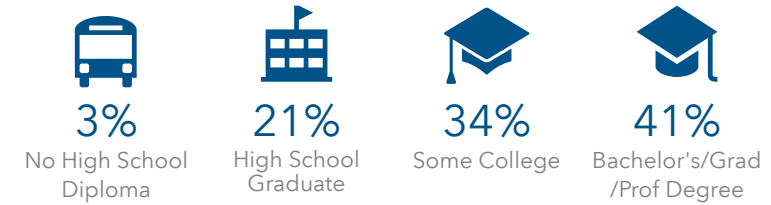
HOUSING



BUSINESS



EDUCATION



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.



Luke Ross
Broker
Cell 541.480.6144
lross@compasscommercial.com



Terry O'Neil
Broker
Cell 541.408.1202
toneil@compasscommercial.com

COMPASS
COMMERCIAL
REAL ESTATE
SERVICES

FOR LEASE

Sisters Class A Office/Retail Space

100 W Lundgren Mill Dr., Sisters, OR 97759

979-6,462 SF | \$2.00/SF/MO. NNN

**6 MONTHS FREE RENT WITH 5-YEAR LEASE
NEW INTRO RATE OF \$1.25/SF/MO. NNN**



BRAND NEW CONSTRUCTION IN GROWING NORTH SISTERS BUSINESS PARK



SUITE 101



SUITE 104 LOFT



COMMON AREA RESTROOMS FOR SUITE 103 & 104

Luke Ross, Broker | Terry O'Neil, Broker
600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL
REAL ESTATE
SERVICES

FOR LEASE

\$2.00/SF/MO. NNN

100 W Lundgren Mill Dr., Sisters, OR 97759

Sisters Class A Office/Retail Space

PROPERTY DETAILS

Avail. Space: Suite 101 – 1,407 SF
Suite 102 – 979 SF
Suite 103 – Leased
Suite 104 – 2,530 SF
Suite 204 – 1,546 SF
Suite 104/204 – 4,076 SF
**SF based on conceptual floor plans*

Lease Rate: \$2.00/SF/Mo. NNN

CAMs: Est. at \$0.51/SF/Mo.
(Electricity is sub-metered)

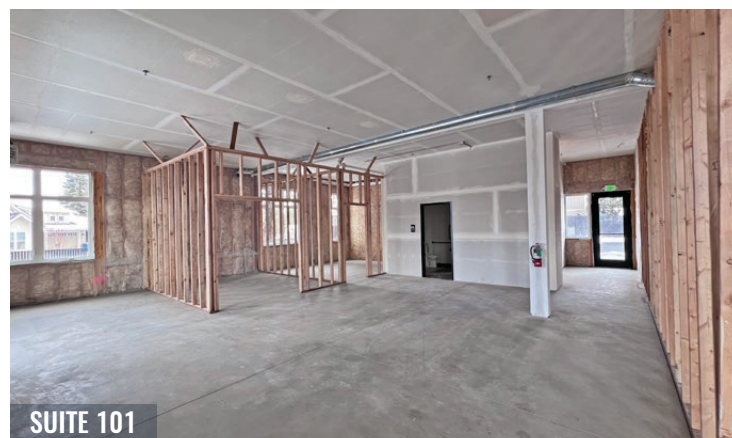
TI Allowance: \$45/USF (Suite 101 – Negotiable)

Delivery: Shell condition

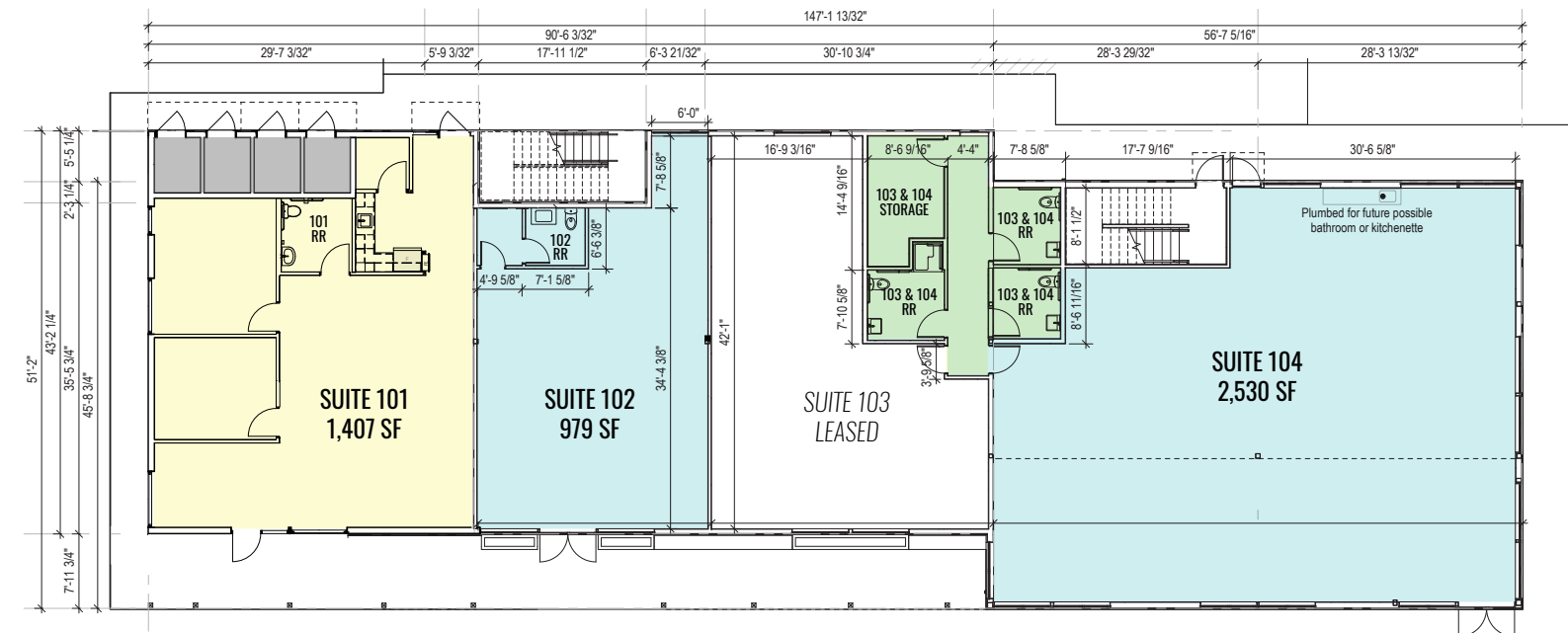
Zoning: North Sisters Business Park (NSBP)

HIGHLIGHTS

- **6 months free rent with five-year lease!**
- **New intro rate of \$1.25/SF/Mo. NNN**
- New Class A office/retail building
- Spaces 104 (lower level) and 204 (upper level with overlook to 104) can be leased together for 4,076 SF total
- First floor comprised of four commercial spaces, second floor comprised of three apartments and one commercial space
- Great location in the North Sisters Business Park near the ClearPine neighborhood with 106 residential units under construction
- Located near many commercial and industrial users and only a half mile north of downtown Sisters
- Ideal for office and retail tenants but can accommodate a wide variety of uses
- Ample onsite parking



FIRST FLOOR PLAN (CONCEPTUAL)



SECOND FLOOR PLAN (CONCEPTUAL)

