

FOR LEASE

±1,198 – 22,699 SF



**New Midtown
Mixed-Use Business Campus**

575 SE 9th Street, Bend, OR 97702

WELCOME JUNCTION ROASTERY & SOCIAL CLUB!



LOCATED AT THE HIGH TRAFFIC 9TH STREET & WILSON AVENUE TRAFFIC CIRCLE



Jay Lyons, SIOR, CCIM | Grant Schultz, CCIM

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COMPASS
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**REAL ESTATE
SERVICES**

FOR LEASE

\$1.65 – \$2.15/SF/MO. NNN

MIDWAY | New Midtown Mixed-Use Business Campus

PROPERTY DETAILS

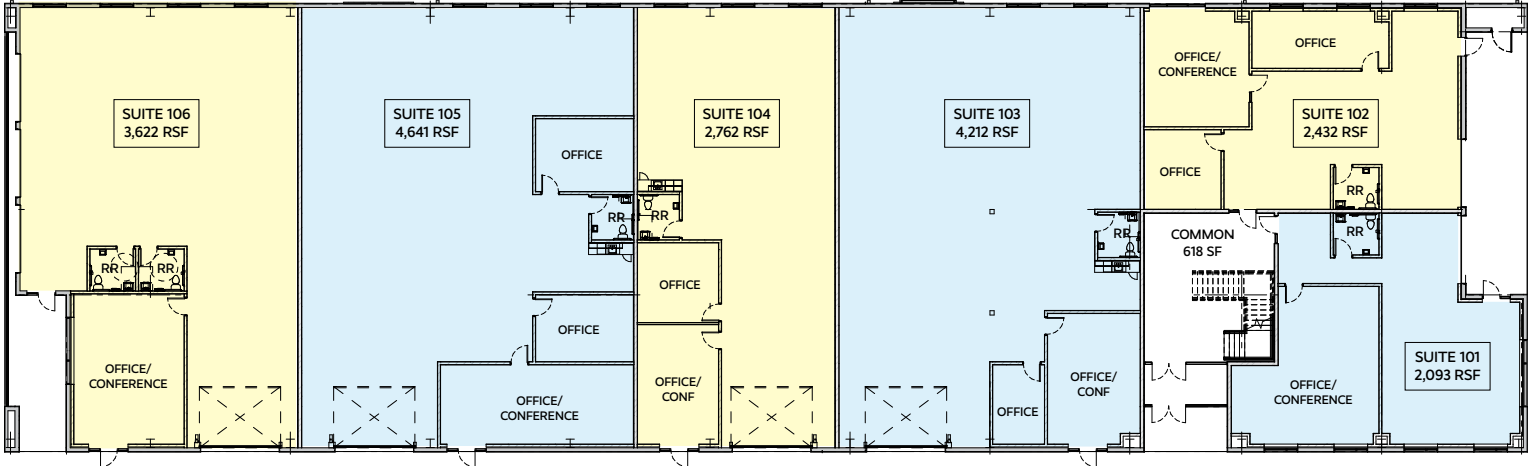
- Building B:** ±1,198 - 22,699 SF
- Lease Rate:** \$1.65-\$2.15/SF/Mo. NNN
- Est. CAMs:** \$0.57/SF/Mo.
(gas and electricity separately metered)
- Lot Size:** 3.23 Acres
- Zoning:** General Industrial (IG)
- Parking:** 77 shared onsite spaces
- Date Avail.:** Spring 2025

HIGHLIGHTS

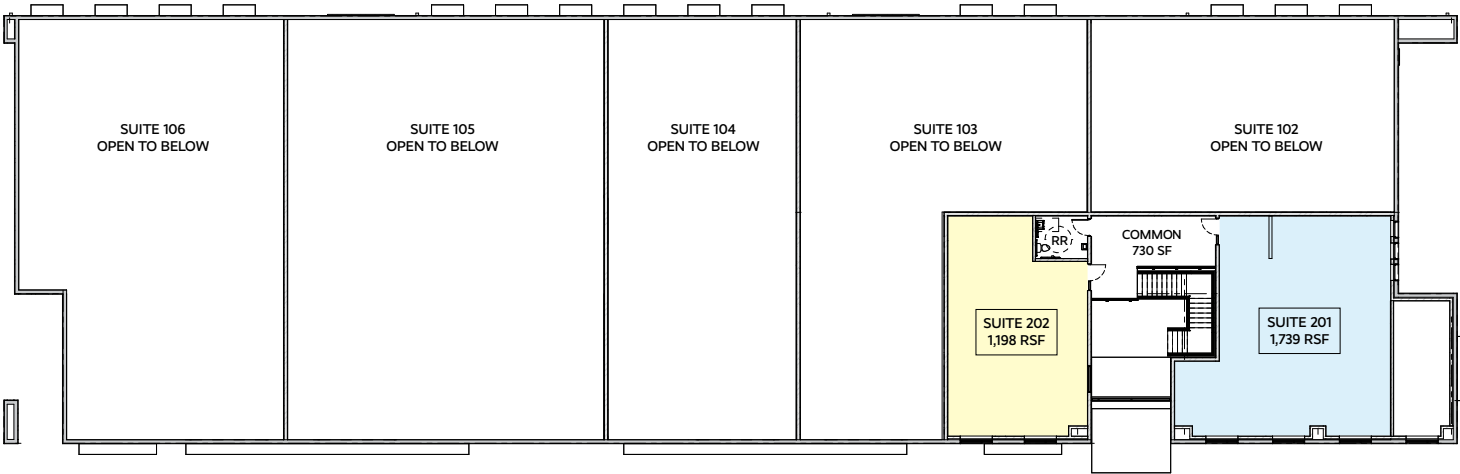
- Campus setting
- Ideal for creative, flex and industrial tenants
- Site can accommodate up to 2,500 SF of remaining retail
- Easy access to the Parkway (Hwy 97) and 3rd Street
- Traffic counts exceeding 9,000 AADT
- Located at the high traffic 9th Street & Wilson Avenue traffic circle
- Building A will be occupied by Blackstrap
- Building C will be occupied by Junction Roastery and Overland Company



BUILDING B: 1ST FLOOR PLAN (CONCEPTUAL)

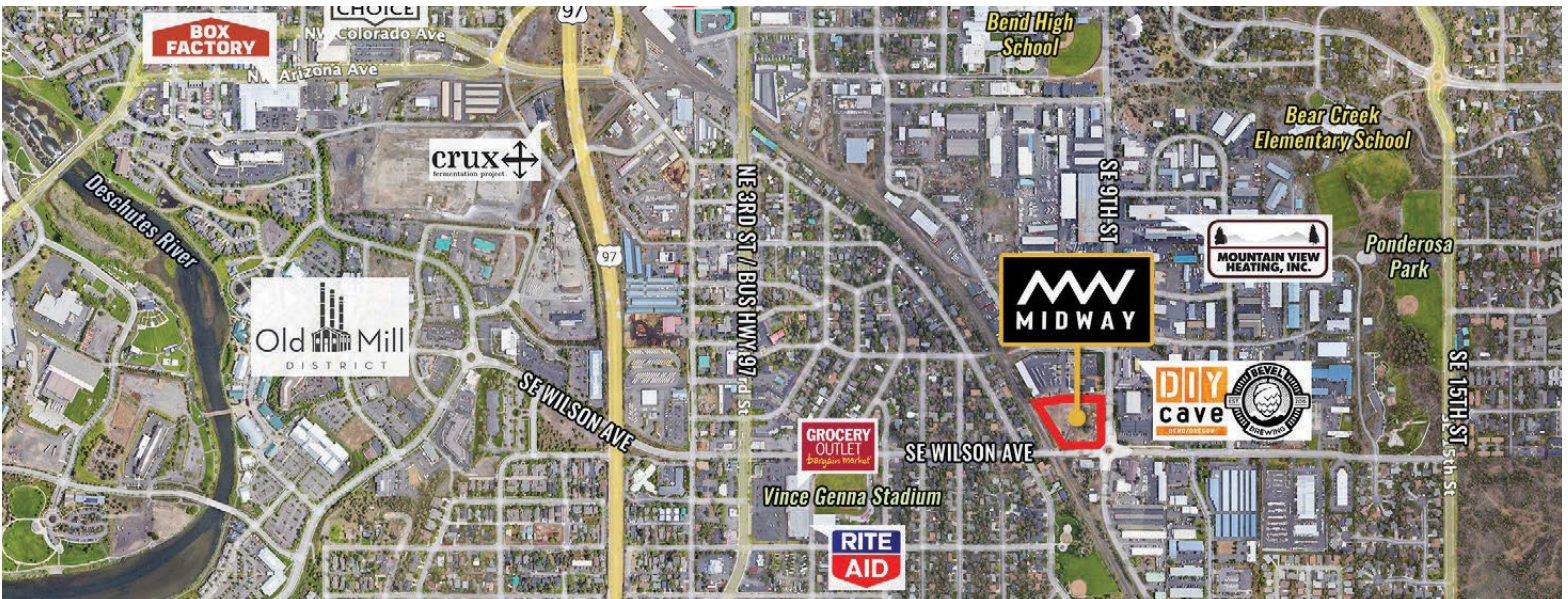


BUILDING B: 2ND FLOOR PLAN (CONCEPTUAL)



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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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