

SHEVLIN CORPORATE PARK™ | 929 SW Simpson Avenue | Bend

The Point at Shevlin Corporate Park

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	10,407	77,588	113,325
2023 Households	4,668	32,408	46,423
Median Income	\$75,114	\$75,896	\$79,418
Average Age	40	40	41

Courtesy CoStar 2023 Demographics



The Point @ Shevlin Corporate Park™ is a 37,902 +/- SF, Class A Office/Medical Building on Bend's westside. The Point offers a fantastic location with visibility above the Old Mill District stunning views from varied locations throughout the project, ample parking, ADA accessibility, heated entry walk-way, in-suite restroom with build-out complete for clinical medical. The complex features a beautiful courtyard and high end interior finishes to highlight your business. Please contact listing Broker for more details.

LEASE RATE : \$2.15/RSF/MO/NNN

<u>Suite/Size:</u>	SUITE #220 : 2,855+/- RSF (2,312+/-USF)
<u>Est. CAM/NNN:</u>	\$0.90/RSF/MO Includes: Electric, Gas, Water & Sewer.
<u>SDC's:</u>	System Development Charges pd for general Medical. Contact Broker for more details.
<u>Zoning:</u>	MU (Mixed Urban-2.08 +/-Acres)

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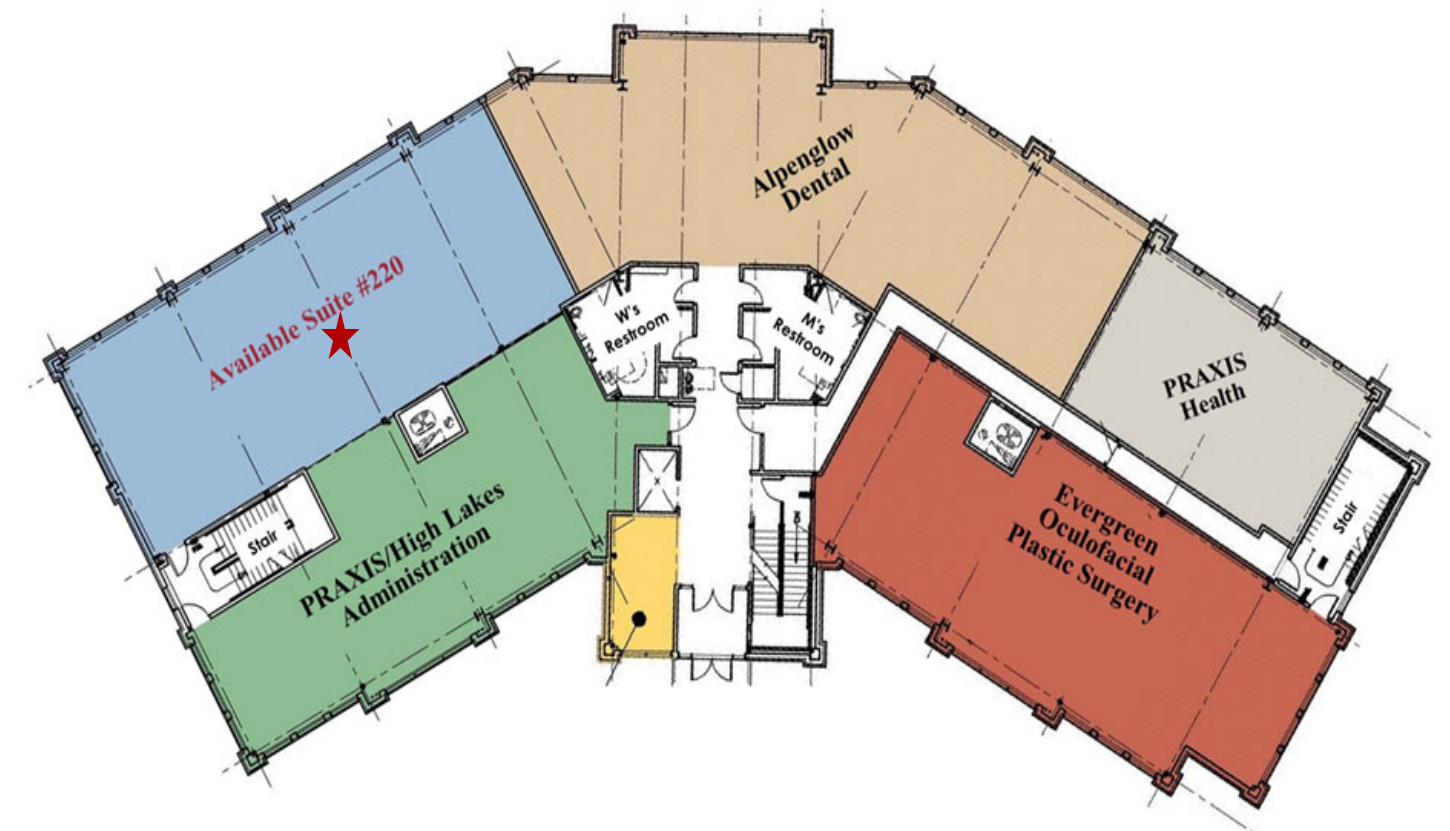


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PROPERTY LEASE OFFERING INFORMATION-BUILDING HIGHLIGHTS

- Lot Size:** 2.57+/- Acres (111,949.2+/- Square Feet)
- Building:** Three (3) Floors serviced by elevator. 37,902+/- Square Feet
- Parking:** 78 Spaces (Including 5 ADA)
- Zoning:** MU (Mixed Urban)
- Location:** Landmark location at The Point where SW Simpson and Colorado intersect across from The Pavilion Ice Rink.
- Suite #220:** Beautiful turn-key medical suite with quality finishes, upscale pendant lighting and counters all within a destination complex that includes High Lakes/Praxis Medical, The Point Chiropractic, Alpenglowl Dental, Central Oregon Acupuncture and Evergreen Plastic Surgery.



Information is from sources deemed reliable but is not warranted or guaranteed. Info is subject to change without further notice. All information is for informational purposes only and is subject to change without notice. Perspective tenants are encouraged to conduct their own research and due diligence.