

FOR LEASE
PREMIER WESTSIDE MEDICAL/OFFICE



FOR LEASE
MEDICAL/OFFICE/CLINICAL-MEDICAL



SHEVLIN CORPORATE PARK™ | 929 SW Simpson Avenue | Bend

The Point at Shevlin Corporate

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Courtesy Goggle Earth 1.3.2024



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, a beautiful courtyard and high end interior finishes to highlight your business. The Point is Bend's premier anchor office/medical building in Shevlin Corporate Park™.

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

- Suite/Size:** SUITE #220 : 2,855+/- RSF (2,312+/-USF)
- Est. CAM/NNN:** \$0.90/RSF/MO Includes: Electric, Gas, Water & Sewer
- SDC's:** System Development Charges paid for General Medical
- Zoning:** MU (Mixed Urban-2.08 +/-Acres)

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
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

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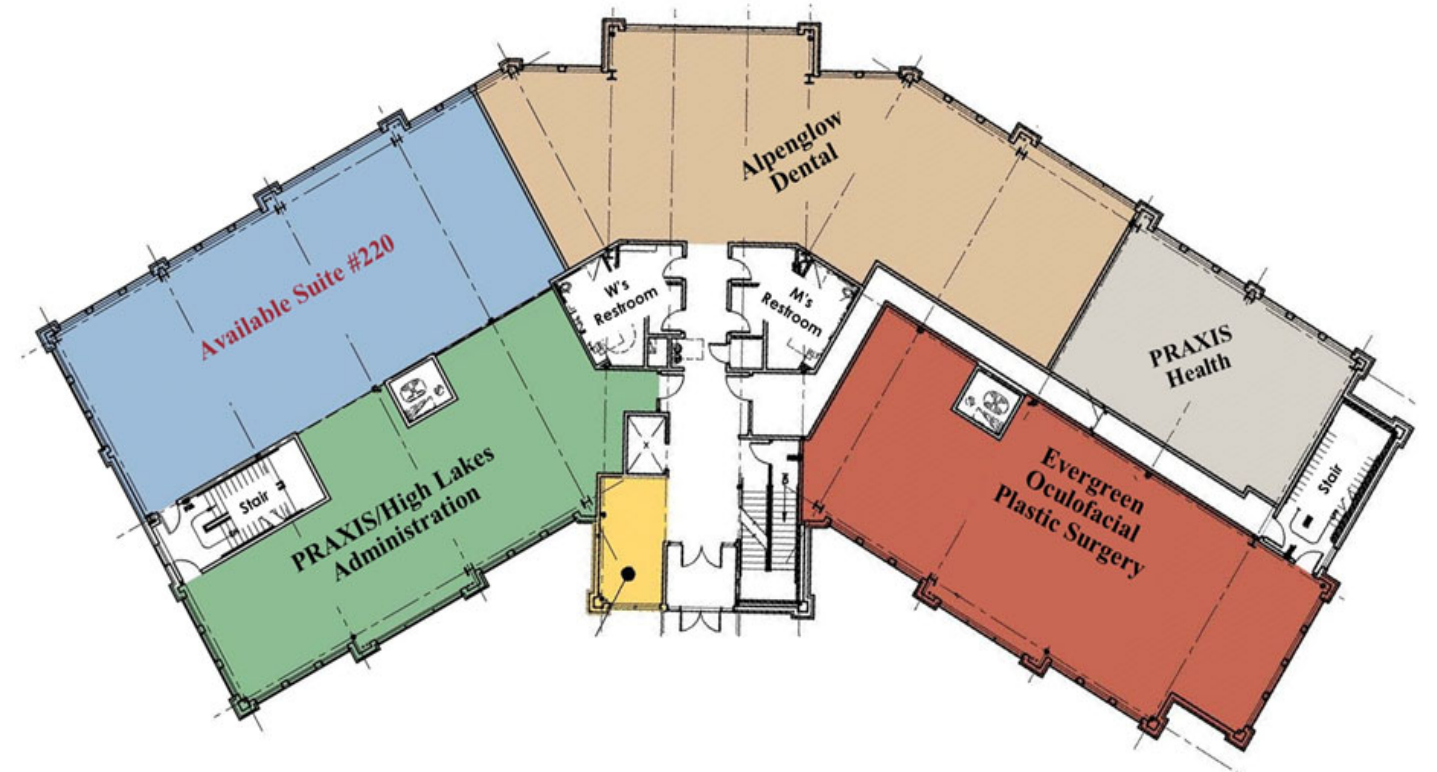


PROPERTY LEASE OFFERING INFORMATION-BUILDING HIGHLIGHTS

- 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) Supports service commercial, provide opportunities for vibrant mixed-Use centers and districts in areas with high-quality connectivity to and within the area. Allow for a denser level of development of a variety of commercial and residential uses. Provide for development that is supportive of transit. Office & Clinics permitted.
- Location:** Landmark location at The Point where SW Simpson and Colorado intersect.

SUITE # 220 CURRENTLY AVAILABLE FOR LEASE

2ND FLOOR



The Point at Shevlin Corporate Park