

FOR LEASE

3,833 SF | \$1.10/SF/MO. NNN

Class A Downtown Office Space with Excellent Parking

141 NW Greenwood Ave., Suite 202, Bend, OR 97703

**TWO AMAZING LEASE RATE
OFFERS AVAILABLE***
*SEE BACK PAGE



PROPERTY DETAILS

Suite 202:	3,833 SF
Lease Rate:	See Back For Details
CAMs:	Est. at \$1.10/SF/Mo. <i>(includes utilities)</i>
Bldg. Size:	11,706 SF
Zoning:	Commercial Business (CB)
Parking:	44 onsite spaces plus street parking (3.75:1000 parking ratio)

HIGHLIGHTS

- Eight private offices, break room, reception, storage room, and open bullpen area
- New carpet, paint, and remodeled breakroom
- Prominent monument signage available
- Common area restrooms and elevator to second floor
- Fiber Optic available

Terry O'Neil, Broker | Dan Kemp, CCIM

Emilio Tiscareno, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

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3-YEAR LEASE

5-YEAR LEASE

YEAR 1	\$1.10/SF/Mo. NNN	\$1.10/SF/Mo. NNN
YEAR 2	\$1.30/SF/Mo. NNN	\$1.20/SF/Mo. NNN
YEAR 3	\$1.50/SF/Mo. NNN	\$1.30/SF/Mo. NNN
YEAR 4		\$1.40/SF/Mo. NNN
YEAR 5		\$1.50/SF/Mo. NNN



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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