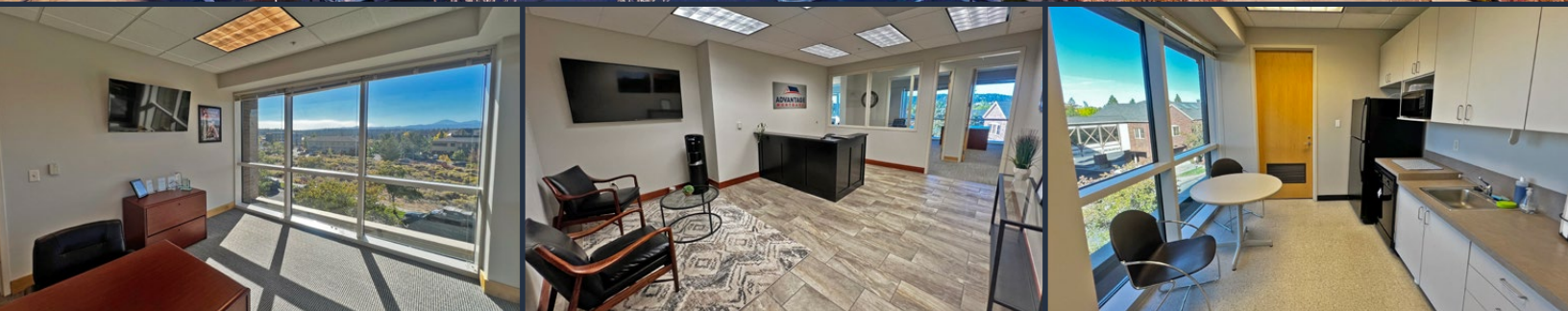


FOR LEASE

2,615 SF | \$2.15/SF/MO. NNN

Cascades Building Office Suite

233 SW Wilson Ave., Suite 203, Bend, OR 97702



PROPERTY DETAILS

Suite 203:	2,615 SF
Lease Rate:	\$2.15/SF/Mo. NNN
CAMs:	Estimated at \$0.79 /SF/Mo. <i>(includes gas and electricity)</i>
Zoning:	Mixed Use Riverfront (MR)
Parking:	79 onsite spaces

HIGHLIGHTS

- Suite comprised of seven offices, an open work area, reception, storage, and kitchenette
- Common restrooms, elevator and shower room
- High visibility corner at Bond St. and Wilson Ave.
- Professionally managed office building
- Convenient access to Hwy 97, 3rd Street, the Old Mill Shops, and downtown Bend

Jay Lyons, SIOR, CCIM | Graham Dent, SIOR
Grant Schultz, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.CompassCommercial.com

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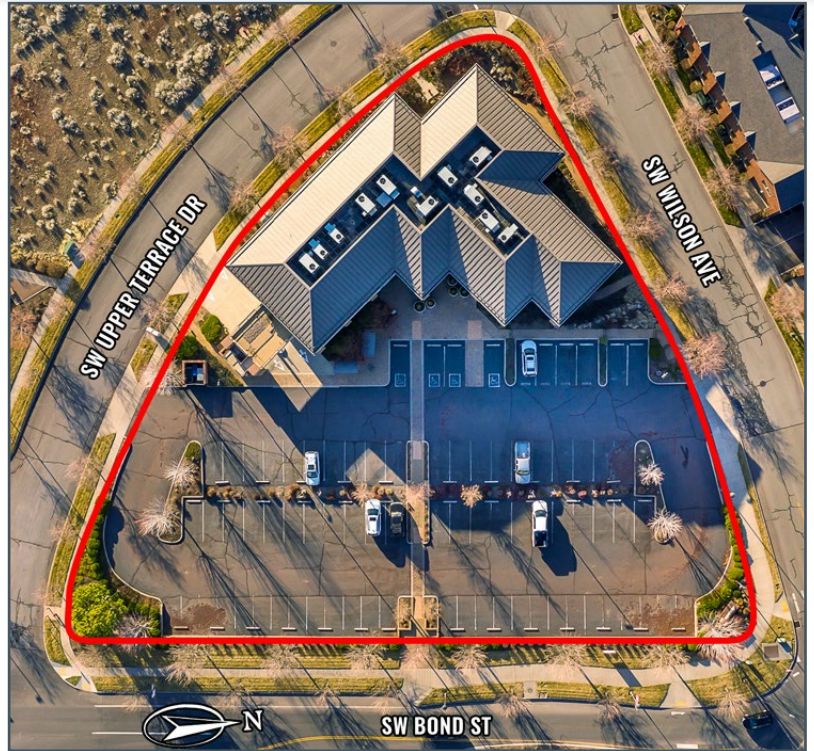
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FLOOR PLAN



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.



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Graham Dent, SIOR
Partner, Broker
Cell 541.639.6515
gdent@compasscommercial.com



Grant Schultz, CCIM
Broker
Cell 541.480.9873
gschultz@compasscommercial.com

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REAL ESTATE SERVICES