

FOR LEASE

Clausen Building Retail/Industrial Space

3,088 SF | \$1.00/SF/MO. NNN

63830 Clausen Dr., Bend, OR 97703



PROPERTY DETAILS

Suite 101:	3,088 SF
Lease Rate:	\$1.00/SF/Mo. NNN
CAMs:	Est. at \$0.32/SF/Mo.
Zoning:	Commercial General (CG)
Parking:	53 onsite spaces

HIGHLIGHTS

- Retail/light industrial space just off Hwy 97 on Bend's north end
- Open retail space, work spaces, a storage/shop area, roll up door, one private office, mezzanine access and an in-suite restroom
- Traffic counts exceeding 28,300 AADT (2022) in northern Bend commercial corridor
- Co-tenants include State Farm, Elite Forklift, and Abstract in Motion

Dan Kemp, CCIM | Luke Ross, Broker

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

541.383.2444 | www.CompassCommercial.com

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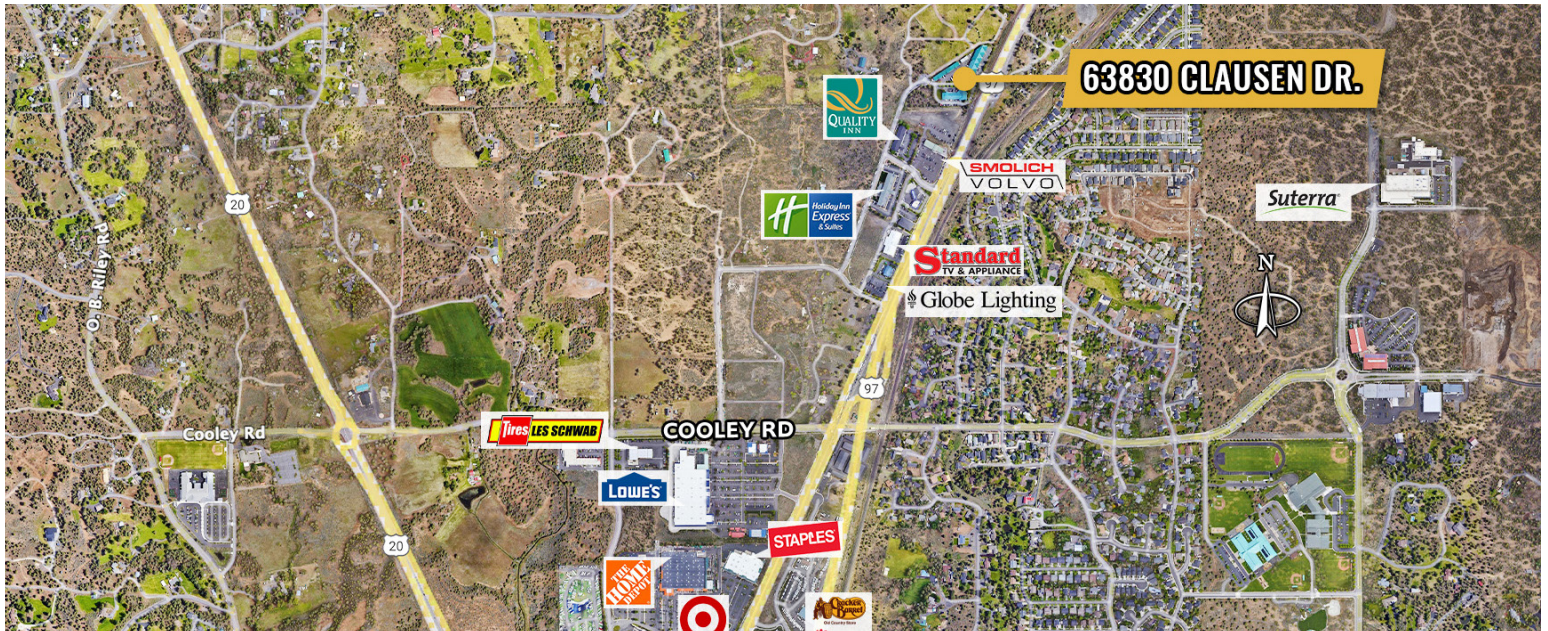
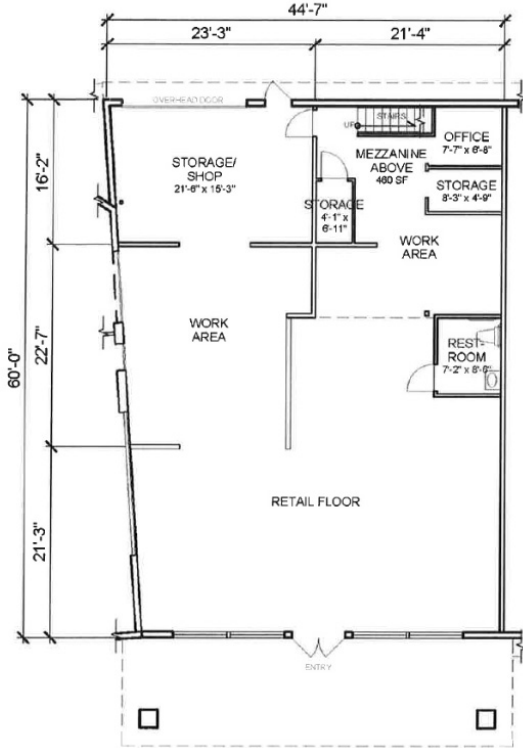
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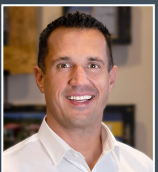
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FLOOR PLAN



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.



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