

**FOR LEASE**

**±1,198 – 27,699 SF**



**New East Side  
Mixed-Use Business Campus**

575 SE 9th Street, Bend, OR 97702



**LOCATED AT THE HIGH TRAFFIC 9TH STREET & WILSON AVENUE TRAFFIC CIRCLE**



**Jay Lyons, SIOR, CCIM | Grant Schultz, CCIM**

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**FOR LEASE**

**\$1.85 – \$2.35/SF/MO. NNN**

## MIDWAY | New East Side Mixed-Use Business Campus

### PROPERTY DETAILS

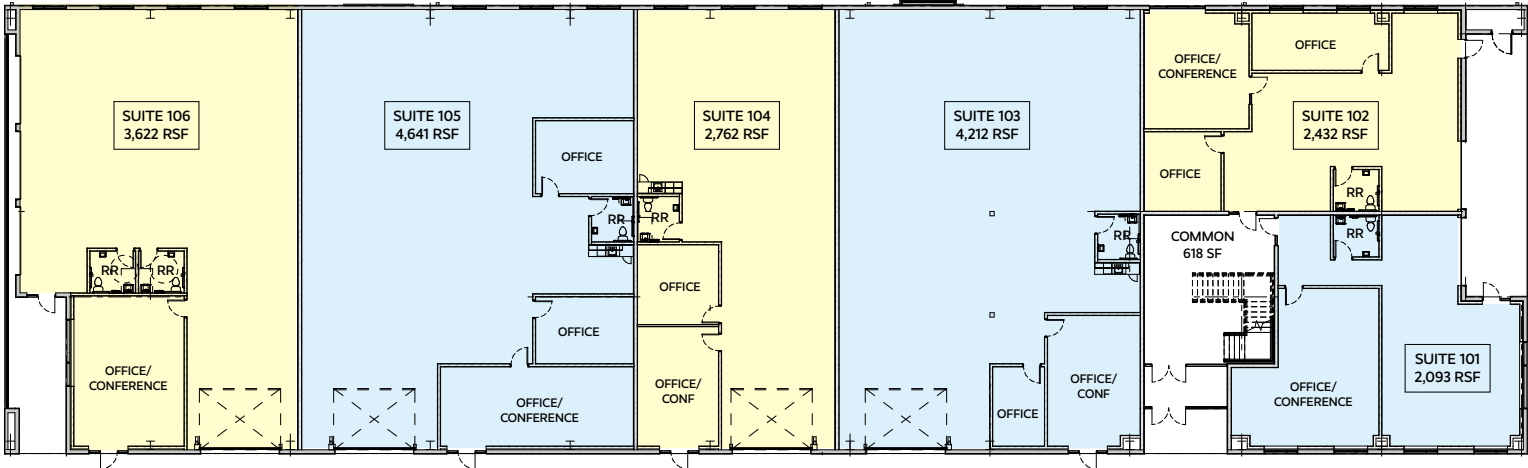
- Building B:** ±1,198 - 22,699 SF
- Building C:** ±2,500 - 5,000 SF  
*(Additional mezzanine square footage subject to tenant meeting certain criteria)*
- Lease Rate:** \$1.85-\$2.35/SF/Mo. NNN
- Est. CAMs:** \$0.57/SF/Mo.  
*(gas and electricity separately metered)*
- Lot Size:** 3.23 Acres
- Zoning:** General Industrial (IG)
- Parking:** 77 shared onsite spaces
- Date Avail.:** Spring 2025

### HIGHLIGHTS

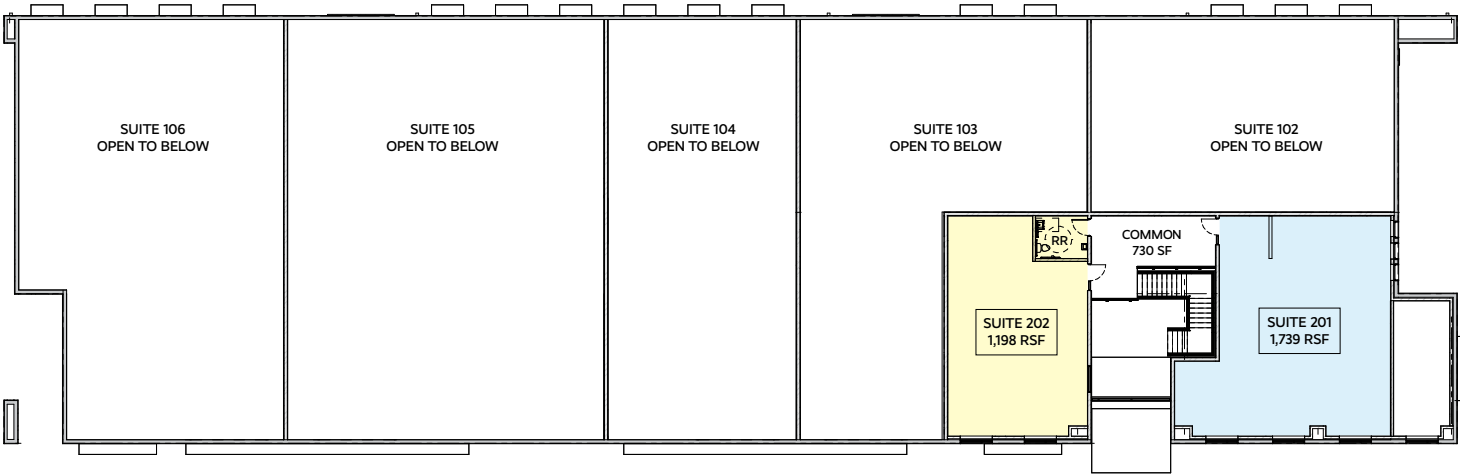
- Campus setting
- Ideal for creative, flex and industrial tenants
- Site can accommodate up to 5,000 SF of total retail
- Easy access to the Parkway (Hwy 97) and 3rd Street
- Traffic counts exceeding 9,000 AADT
- Located at the high traffic 9th Street & Wilson Avenue traffic circle
- Building A will be occupied by Blackstrap



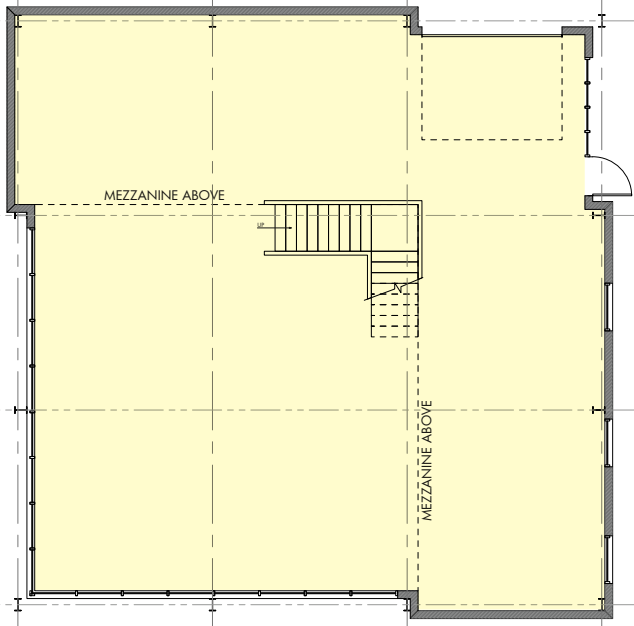
**BUILDING B: 1ST FLOOR PLAN (CONCEPTUAL)**



**BUILDING B: 2ND FLOOR PLAN (CONCEPTUAL)**



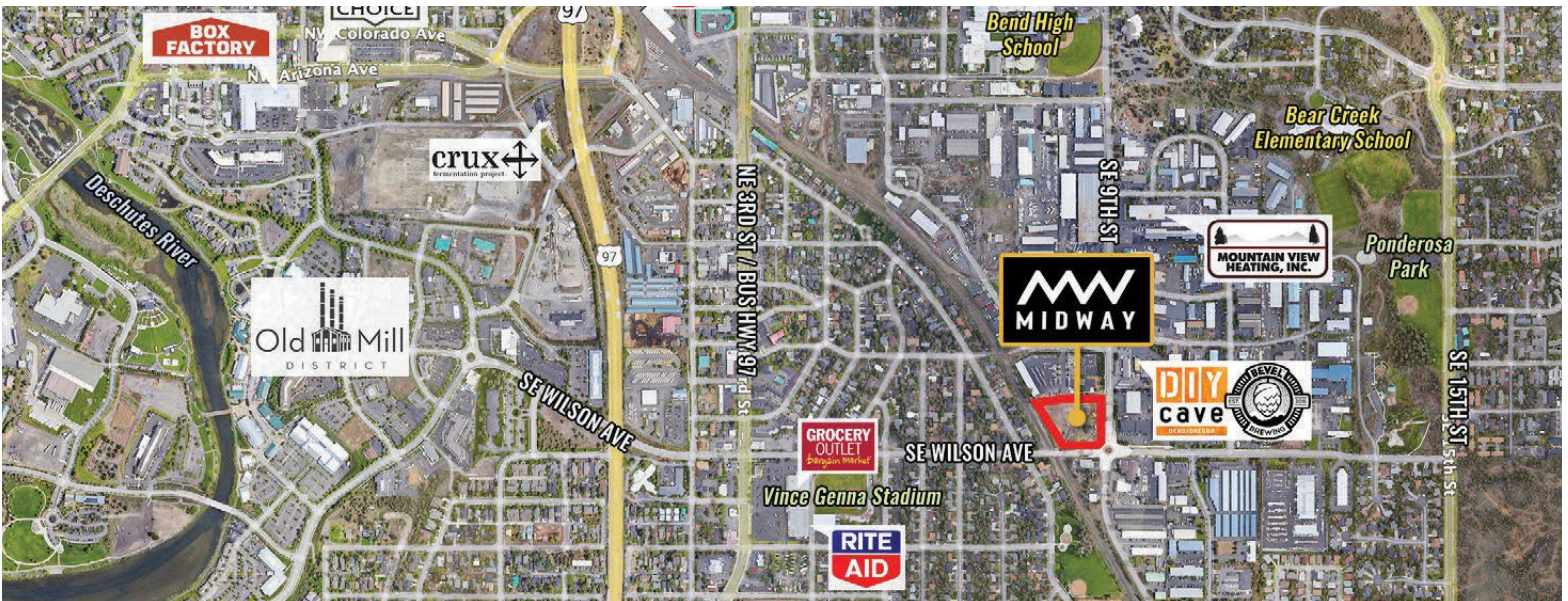
**BUILDING C: 1ST FLOOR PLAN (CONCEPTUAL)**



**BUILDING C**

**FOR LEASE**

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