

**FOR LEASE**

**17,682 SF | \$1.45/SF/MO. NNN**

# Mixed-Use Single-Tenant Building

2491 NE Twin Knolls Dr., Bend, OR 97701



**MULTIPLE OFFICES WITH HIGH-END FINISHES PLUS LARGE PRODUCTION AREA**



RECEPTION



CONFERENCE ROOM



PRODUCTION

**Russell Huntamer, CCIM | Eli Harrison, Broker**

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**FOR LEASE**

**\$1.45/SF/MO. NNN**

## Mixed-Use Single-Tenant Building

### PROPERTY DETAILS

<b>Bldg. Size</b>	17,682 SF
<b>Lease Rate:</b>	\$1.45/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.34/SF/Mo.
<b>Lot Size:</b>	1.17 Acres
<b>Year Built:</b>	1999
<b>Zoning:</b>	Mixed Employment (ME)
<b>Parking:</b>	2:1,000 parking ratio 36 onsite spaces plus street parking

### HIGHLIGHTS

- High-end finishes throughout
- Multiple climate controlled offices and server room
- Large reception area with vaulted ceilings
- Large break room and six restrooms
- Production area with eight (8) 12' roll up doors
- Ceiling power drops in production areas
- Ample power throughout
- Attractive block exterior
- Monument signage
- Fully sprinklered



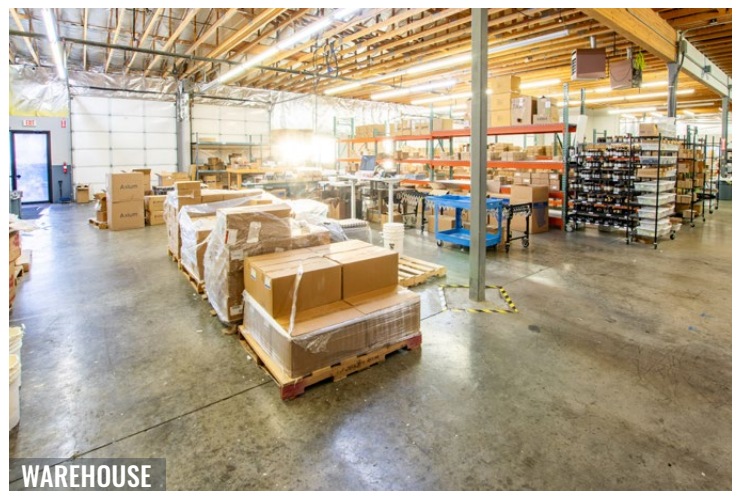
CONFERENCE ROOM



BREAKROOM

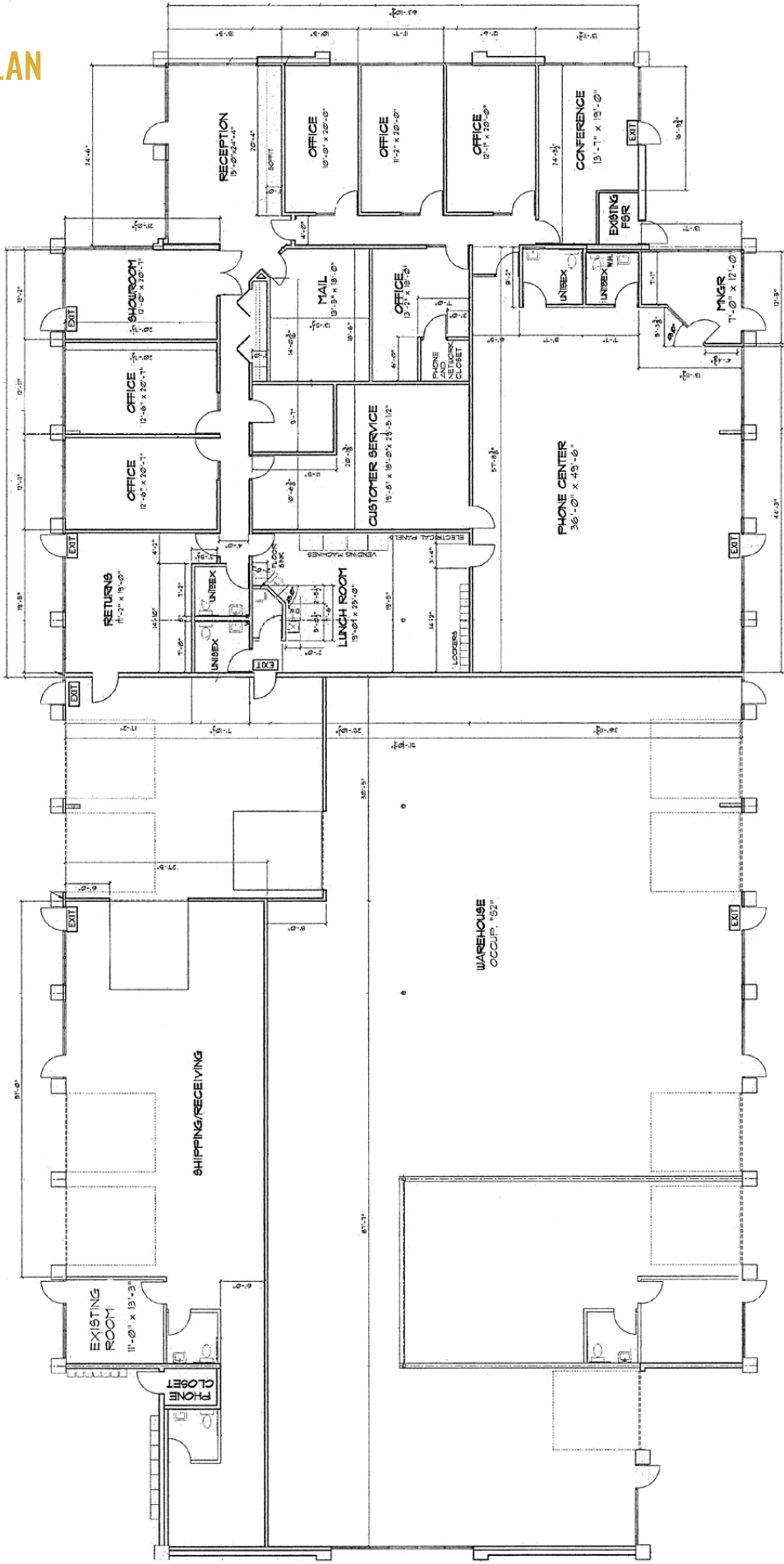


BREAKROOM



WAREHOUSE

FLOOR PLAN





**FOR LEASE**

2491 NE Twin Knolls Dr., Bend, OR 97701



RETAIL DISPLAY ROOM



FENCED YARD



OFFICE



EAST ELEVATION



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