

FOR LEASE

703 N Larch St | Sisters, OR 97759

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

THREE MONTHS FREE RENT*

RATE REDUCED



Sisters Office For Lease

Beautiful professional office in Sisters industrial area.

Excellent floor plan for mental health services, chiropractic, physical therapy or other ancillary medical. Also ideal for professional services or corporate headquarters for nearby manufacturing or distribution.

Floor plan includes large reception with room for records and operations, waiting area, three private offices, kitchenette and private, in-suite restroom.

Easy access to Hwy 20 East and West: 0.4 miles via Larch and 0.7 miles via Barclay. Sisters bypass creates higher visibility and traffic counts.

14 parking spaces (unassigned) including ADA.

Co-tenants include Deschutes County Sheriff's Office and Black Butte Veterinary.

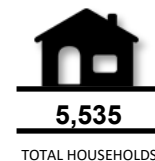
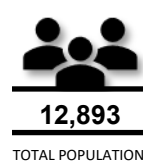
*One month free rent for each year of the lease term. Three year term preferred.

**Introductory rate for the first year of the lease. Rate negotiable for the remainder of the term. Three year term preferred.

OFFERING SUMMARY

SUITE B	1,500 SF
LEASE RATE	\$0.90/SF/MO+NNN**
Modified NNN RATE	\$0.34/SF/MO
BUILDING SIZE	6,000 SF
LAND SIZE	0.81 AC
YEAR BUILT	1999
ZONING	LI (Light Industrial)

10 MILE DEMOGRAPHICS



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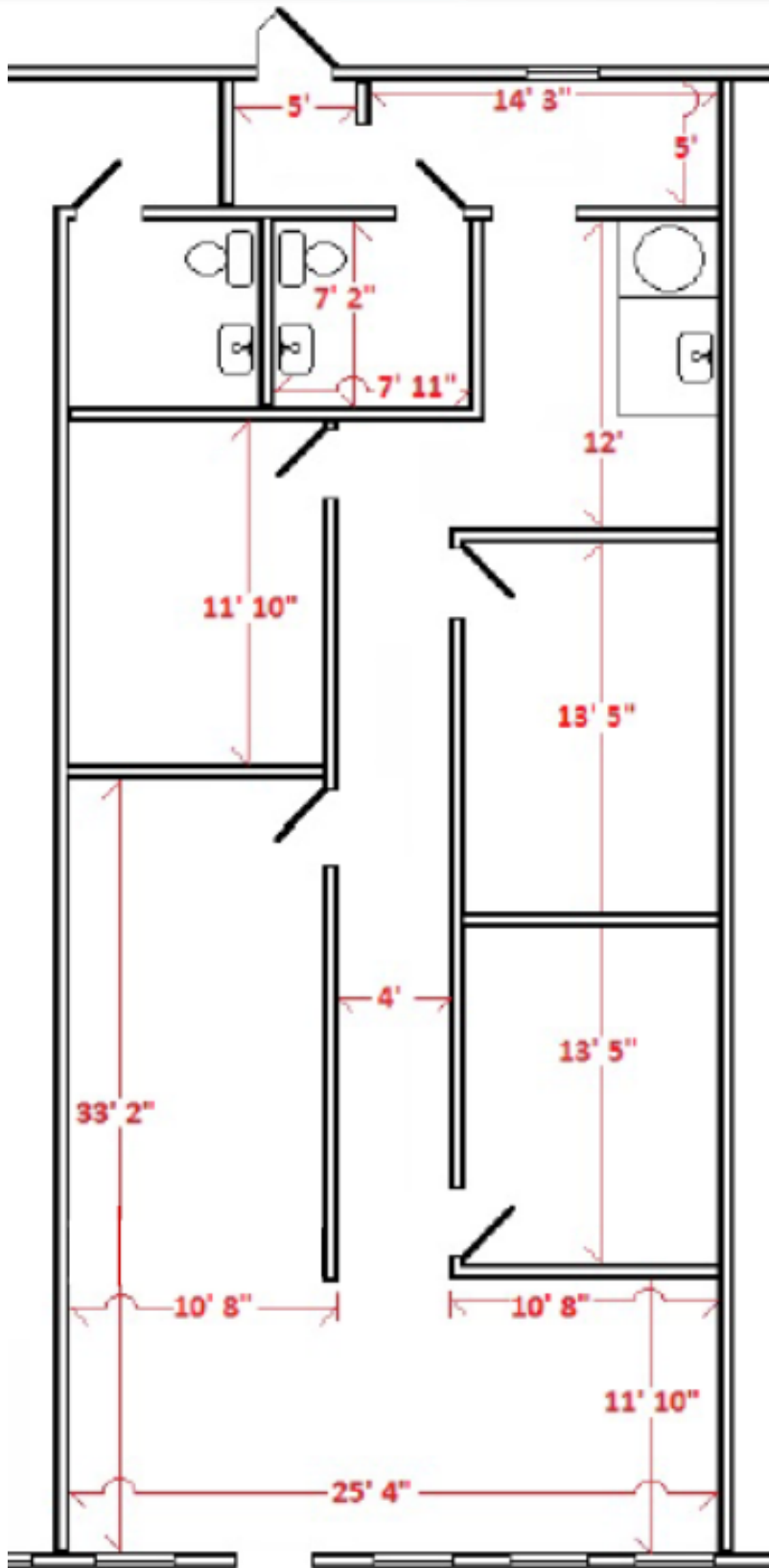
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