

FOR SUBLEASE

2738 NW Potts Ct, Suite 120 | Bend, OR 97703



Creative/Tech Office in District 2

Industrial chic office layout designed for high-performing tech and innovation sectors. Ideal for creative and non-traditional tenants seeking to attract key talent through providing highly-amenitized and functional space layout. Excellent natural lighting, and space utilization with open concept work stations and private office/meeting rooms. (See floor plan on Page 2.)

Located in District 2 East, a multi-phased office campus development owned and operated by development powerhouses, Brooks Resources Inc and Taylor Development LLC. Hotspot for entrepreneurial companies with a focus on collaboration within the campus community.

Well-parked and well-located with nearby housing, schools, restaurants, medical and daily services within walking distance.

Master lease expires 12/31/2026. Available for sublease immediately.

*NNNs include all utilities and in-suite janitorial. Subtenant responsible for data/telecom.

OFFERING SUMMARY

TOTAL LEASABLE	4,607 SF
LEASE RATE	\$1.80/SF/MO+NNN
NNN	\$0.64/SF/MO*
BUILDING SIZE	10,853 SF
YEAR BUILT	2020
LOT SIZE	0.69 AC
ZONING	ME (Mixed Employment)

5 MILE DEMOGRAPHICS



100,086

TOTAL POPULATION



41,257

TOTAL HOUSEHOLDS



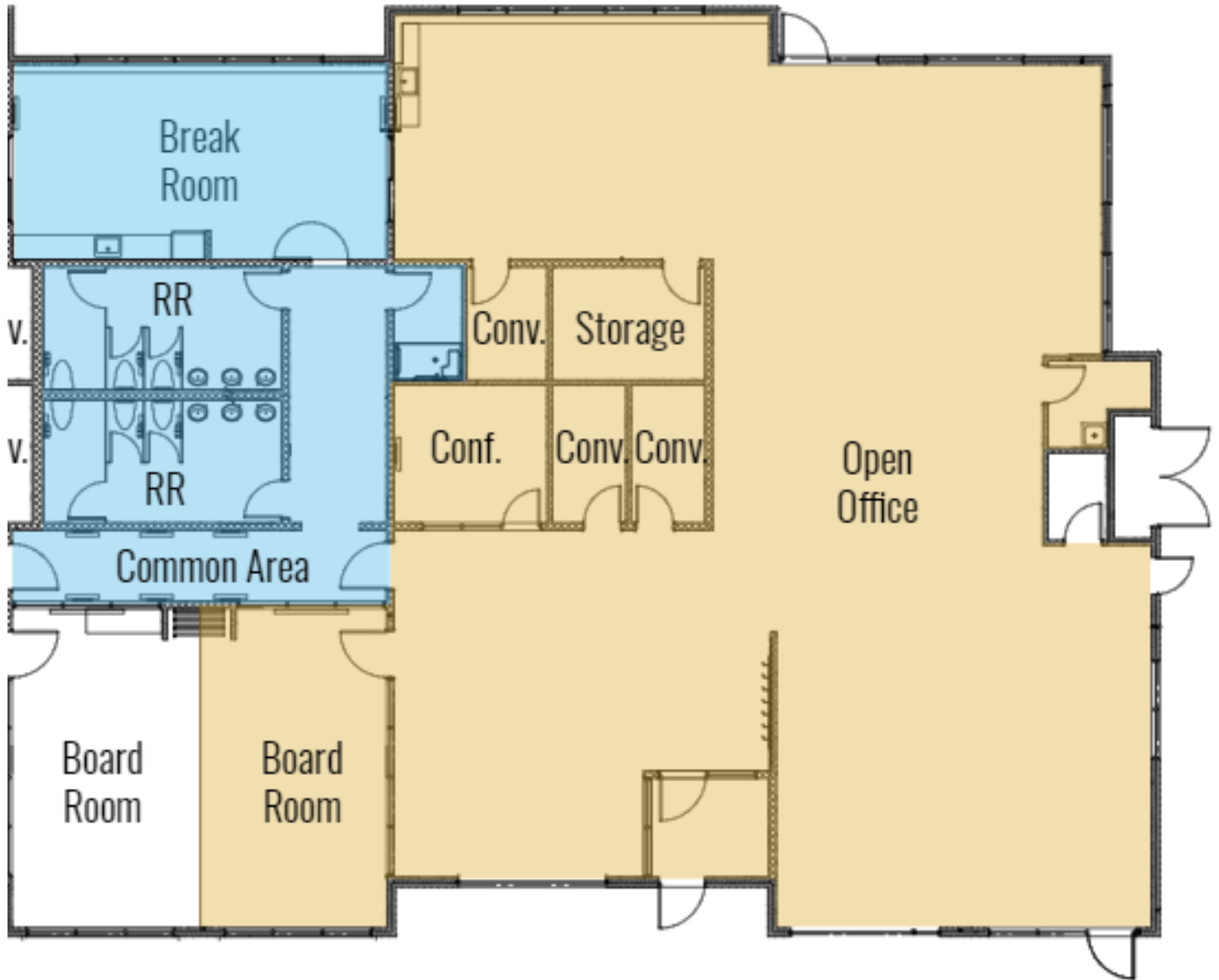
\$113,409

AVG HH INCOME



FOR SUBLEASE

2738 NW Potts Ct, Suite 120 | Bend, OR 97703



Suite Highlights:

Sublease may include use of some existing furniture- to be clarified with listing broker.

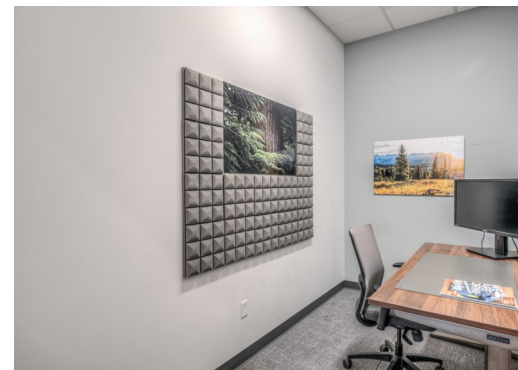
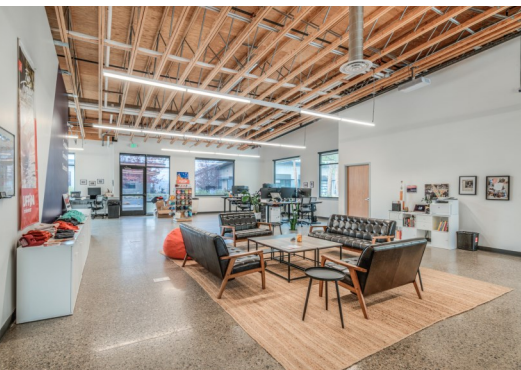
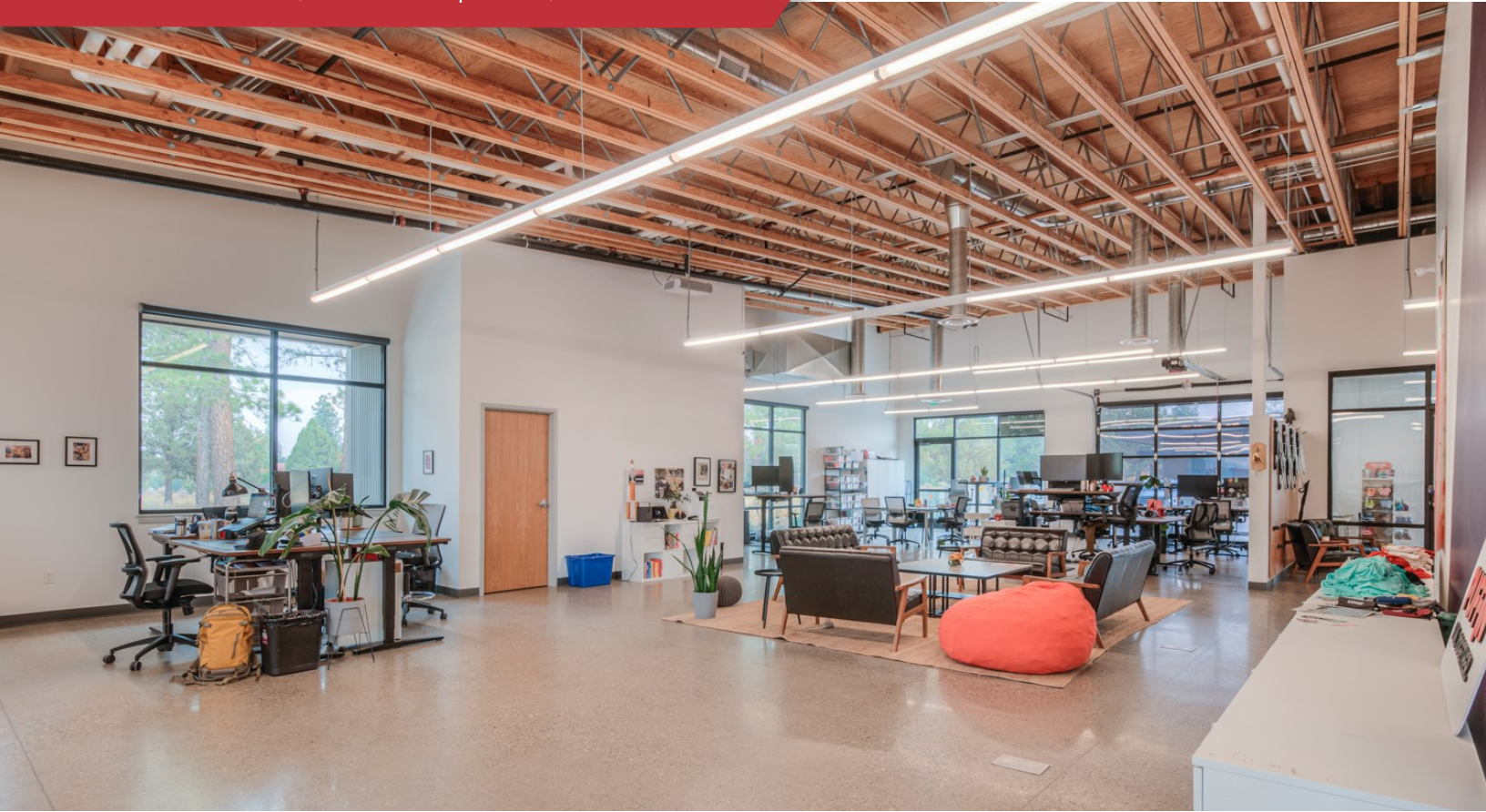
Breakroom shared with neighboring tenant, Steele Associates Architects.

In-suite layout includes large open office space, board room, conference room, two conversation (phone booth style) rooms and a small storage area. Two glass garage doors provide natural light and convenient access for easy loading/unloading.

Private and secure key fob building access.

FOR SUBLEASE

2738 NW Potts Ct, Suite 120 | Bend, OR 97703



 Jenn Limoges, CCIM
Licensed Oregon Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

 NAI Cascade

FOR SUBLEASE

2738 NW Potts Ct, Suite 120 | Bend, OR 97703



 Jenn Limoges, CCIM
Licensed Oregon Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

