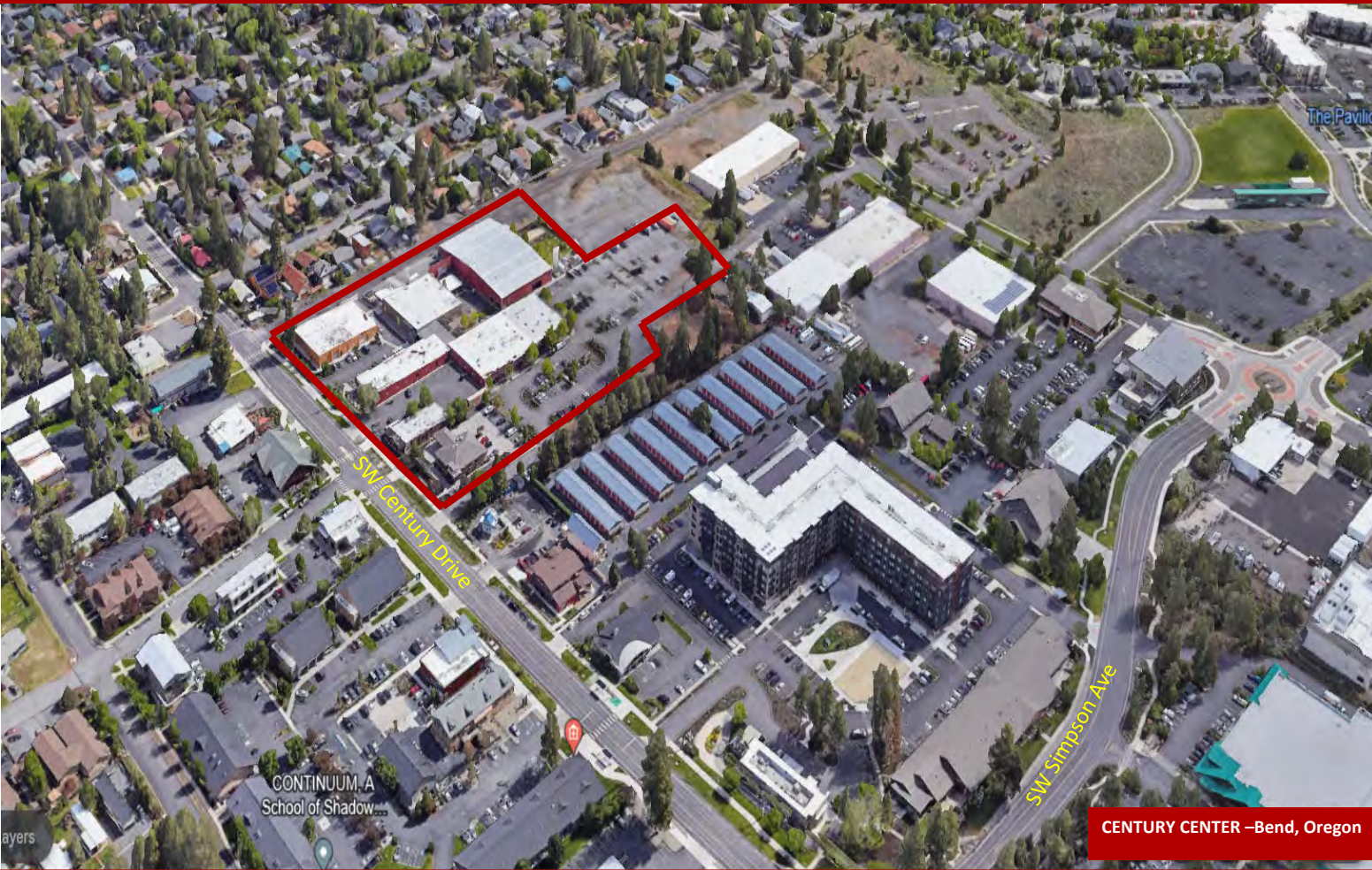




FOR LEASE
ZONED MU: MIXED USE URBAN

70 SW CENTURY DRIVE | BEND, OR



FOR LEASE
CHOICE WESTSIDE OFFICE

70 SW CENTURY DRIVE | BEND, OR



Conveniently located just off Century Drive, Century Center has harnessed the fit and feel of Portland's Pearl District on Bend's west side offering fantastic modern specialty office and flex space.. Ready for immediate occupancy. Quality tenant mix within this vibrant westside Landmark. The paved parking lot offers abundant (150+ stalls). on Bend's Century Drive corridor. Please contact listing Broker for details.

Lease Rate: \$1.50/SQ.FT./MO NNN

- 70 SW Century-Suite #190
- 1,394 +/-RSF & 134/RSF Common Area Restrooms & Exit (Total 1,528/RSF)
- Estimated CAM: \$0.40/SQ.FT.
- 10' Roll-up w/glass panels & Two (2) Man Doors

BRIAN FRATZKE, CCIM, Principal Broker

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541.306.4948 | www.fratzkecommercial.com



HIGHLIGHTS

- Lot Size:** 10.8 Acres
- Parking:** 150+/- Parking Stalls for Center
- Zoning:** MU-Mixed Use Employment
- Est.CAMs:** \$0.40/SF/MO (Includes: Property Taxes, Property Insurance, Landscaping/Snow Removal, Garbage, Water and Sewer)
- Tenant Pays:** Electric, Gas & Teleco (Separately Metered)

CURRENTLY AVAILABLE FOR LEASE

70 SW CENTURY DRIVE-SUITE #190

- Suite amenities include build-out as Office/ Showroom with 10' roll-up glass door, small office and shared common area Restrooms in hallway with an exterior man-door to the Restrooms. Suite provides three (3) points of entry.
- Modern Industrial flair design feel with concrete slab floors, open ducting and glass storefront entry with Industrial glass roll-up door. A vibrant location for your office with that "Industrial Chic" feel of a metropolitan lease space.
- Prime commercial complex in a high-traffic, highly desirable location, offering unmatched visibility on Century Drive and accessibility. This dynamic property is home to a curated mix of high-quality tenants, creating a vibrant atmosphere that attracts consistent traffic and synergy.

