

**FOR LEASE**

**4,009-8,561 SF**

**Lotus Building**  
**Centrally Located Office Building**  
300 SE Reed Market Rd., Bend, OR 97702

**NEW PAINT  
AND FLOORING  
THROUGHOUT!**



**SINGLE OR MULTI-TENANT OFFICE BUILDING**



**Jay Lyons, SIOR, CCIM | Russell Huntamer, CCIM**  
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**FOR LEASE**

**\$1.50/SF/MO. NNN**

## Centrally Located Office Building

### PROPERTY DETAILS

<b>Space Avail.:</b>	4,009-8,561 SF 1st Floor- 4,009 SF 2nd Floor - 4,552 SF
<b>Lease Rate:</b>	\$1.50/SF/Mo. NNN
<b>NNNs:</b>	Est. at \$0.70/SF/Mo. (Gas and electricity included)
<b>Bldg. Size:</b>	8,561 SF
<b>Lot Size:</b>	0.67 Acres
<b>Year Built:</b>	1997
<b>Zoning:</b>	Commercial General (CG)
<b>Parking:</b>	40 onsite spaces

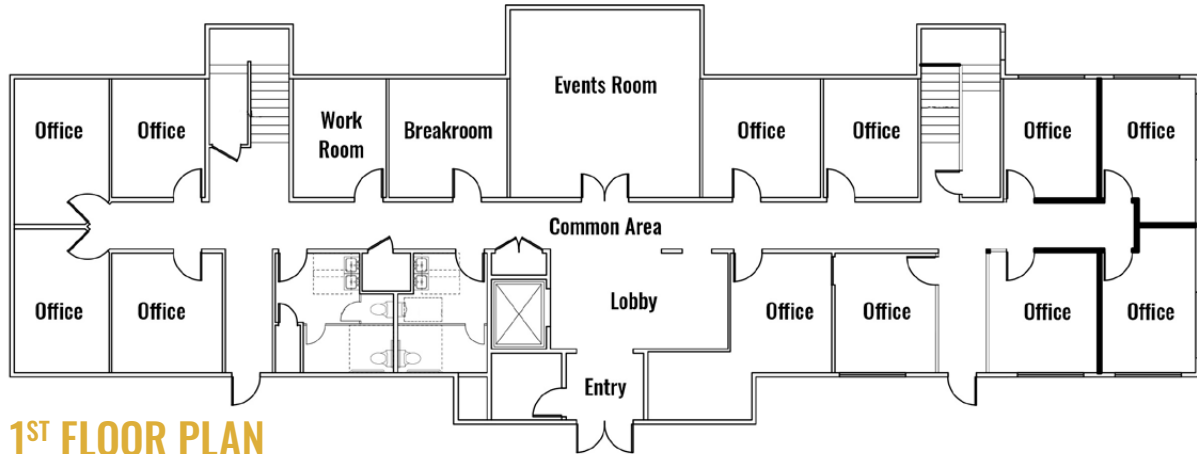
### HIGHLIGHTS

- Single or multi-tenant office building
- First floor features a lobby, 12 private offices plus a work room, break room, and event area
- Second floor consists of a lobby/waiting area, conference room and 15 private offices
- Building has 24/7 access with keyless entry and an elevator
- Attractive two-story building with quality finishes throughout
- Located in the heart of Bend, just east of the Reed Market/3rd Street intersection
- Easy access to 3rd Street and the Parkway via shared access agreement with adjacent lot

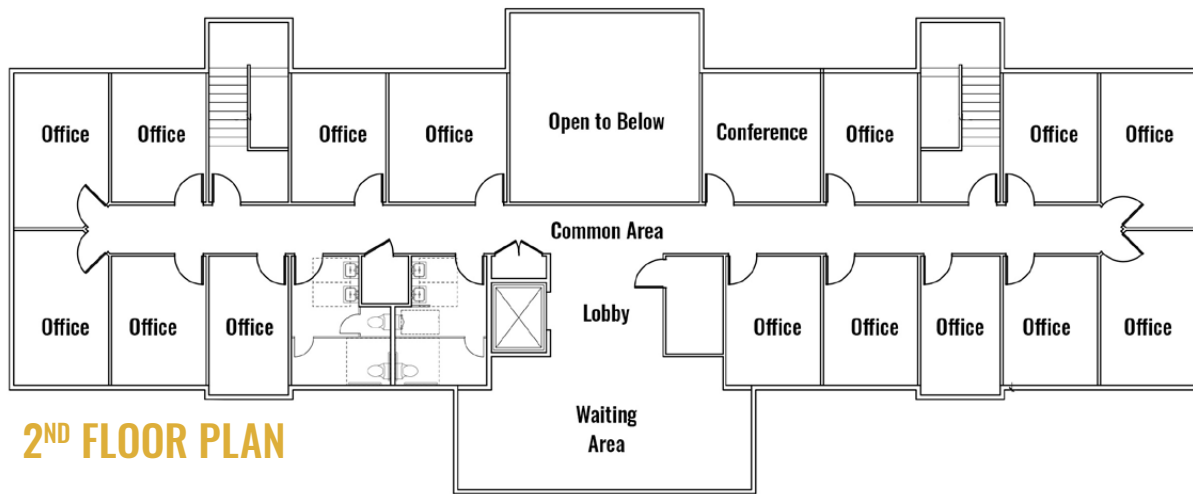
### PARKING LOT







1<sup>ST</sup> FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN





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