

FOR LEASE

BEND RETAIL/OFFICE /WAREHOUSE

THE SCHWEIZER BUILDING

63820 Clausen Road | Bend, Oregon



NEW REDUCED LEASE RATE!

Building is multi-tenant or single tenant with 12,080/+/- SF flex space with multiple offices, and 10' grade level doors in warehouse. Three (3) Phase 200/amp power available. Excellent visibility from North Highway 97. Gas/Electric/Teleco in suite. Versatile Suites with the office, showroom and warehouse component. Perfect for the service industry user. Please call listing Brokers for more information and to schedule showing.

Lease Rate:\$1.10/RSF/Mo

- Suite 101: 4,303 +/-RSF Suite 102: 7,777 +/-RSF
- EstCAMs \$0.43/SF/Mo
- Suites built out-combination offices, warehouse, showroom, reception with multiple restrooms
- Gas Heat/Electric Forced Air A/C
- Two (2) Warehouses w/10' roll-up
- Zoned: CG (Commercial-General)

Tom Tapia, CCIM, Principal

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Brian Fratzke, CCIM, Principal

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FOR LEASE SUITE FLOORPLAN



Building is located just north of Smolich Volvo Car Dealership, Quality Inn, Best Western, Space Age Fuel, Standard TV & Appliance.

Just 1.3 Miles to the new Costco and Gateway Retail Developments, Lowes, Cascade Village Shopping Center & more!

Costco is scheduled for opening August 2024 along with other pad sites and in-line retail.



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With You Every Square Foot of the Way.

FOR LEASE
PHOTOS



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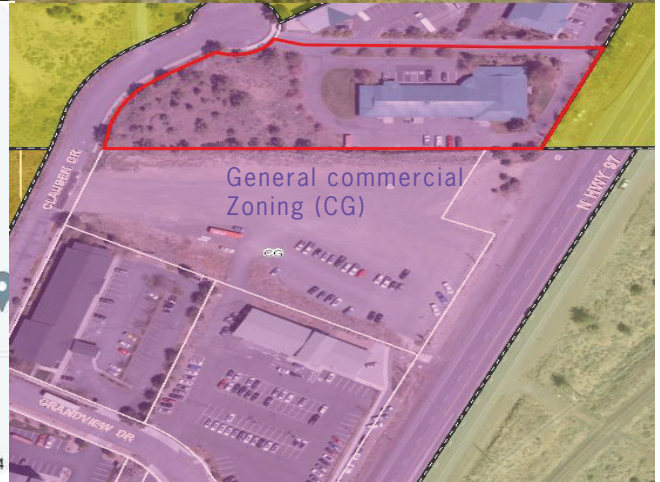
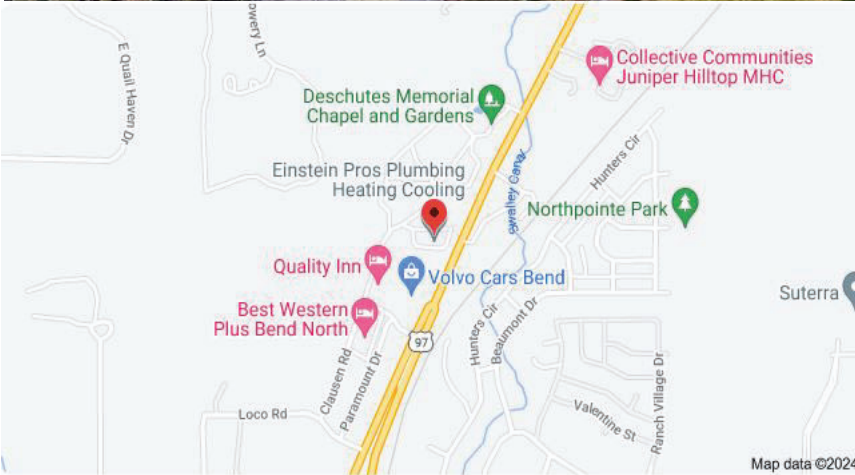
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FOR LEASE AERIAL AND MAP



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