

FOR LEASE

2,240-6,720 SF AVAILABLE

Clausen Building Office/Retail/Industrial Space

63830 Clausen Dr., Bend, OR 97703



3 SUITES AVAILABLE JUST OFF HIGHWAY 97



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FOR LEASE

2,240-6,720 SF AVAILABLE

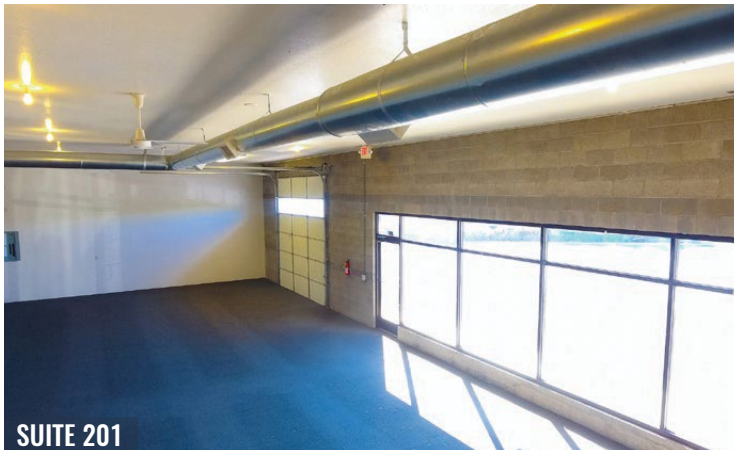
Clausen Building Office/Retail/Industrial Space

AVAILABLE SUITES

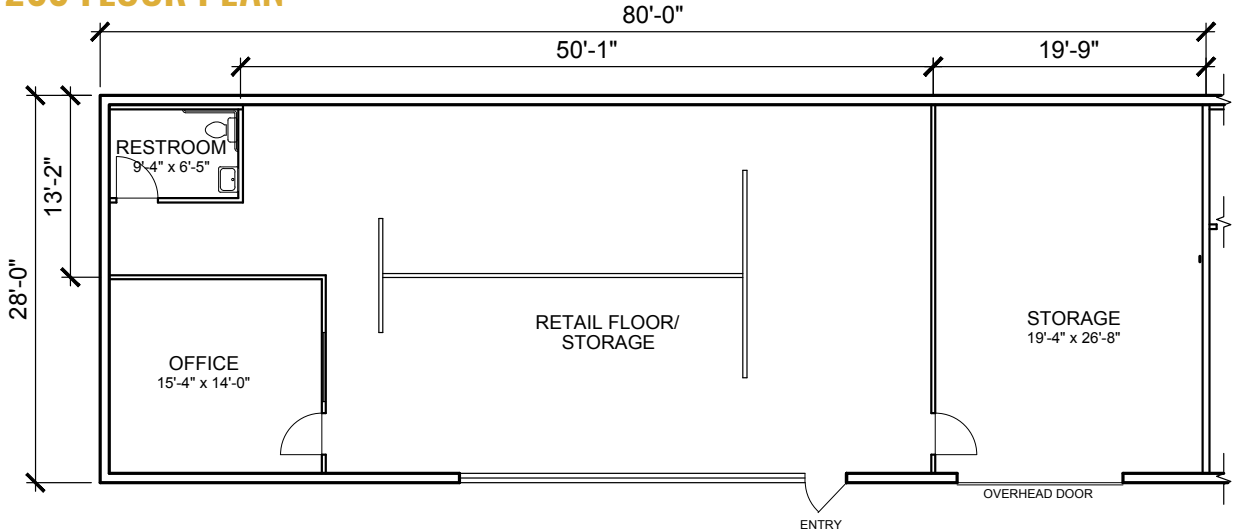
- Suite 200:** 2,240 SF | \$1.00/SF/Mo. NNN
- Suite 201:** 2,240 SF | \$1.00/SF/Mo. NNN
- Suite 202:** 2,240 SF | \$1.00/SF/Mo. NNN
- Contiguous:** Can be combined for up to 6,720 SF
- CAMs:** Est. at \$0.32/SF/Mo.
- Zoning:** Commercial General (CG)
- Parking:** 53 shared onsite spaces

HIGHLIGHTS

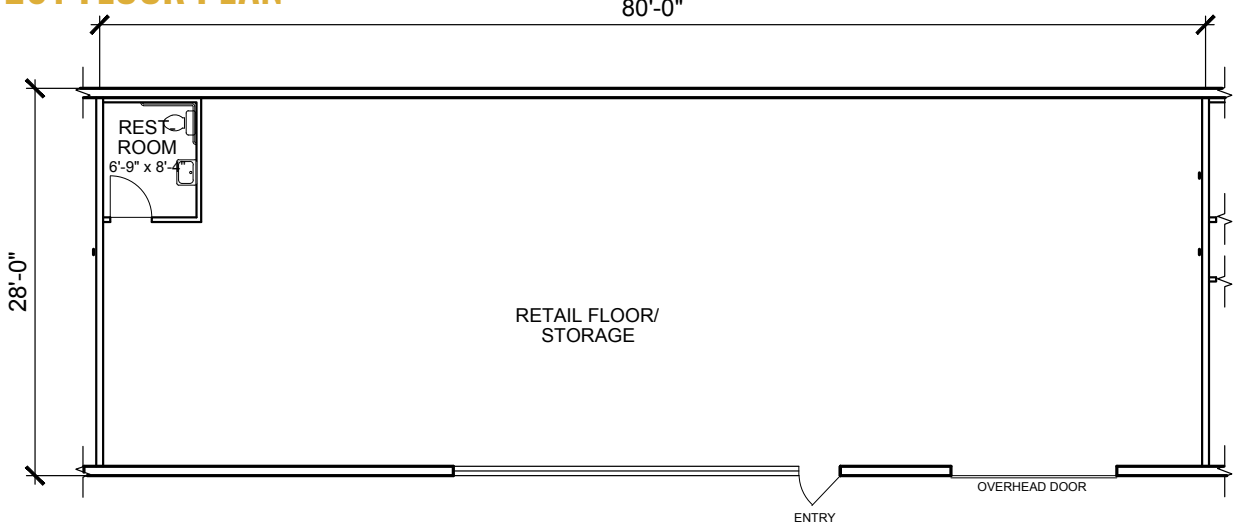
- Retail/office/light industrial space just off Hwy 97 on Bend's north end
- **Suite 200:** Features an open cubicle area with a 14' ceiling, 12' x 12' roll up door, private office/conference room, storage area and private restroom
- **Suite 201:** Features a large open area with a 14' ceiling, 12' x 12' roll up door and private restroom
- **Suite 202:** Features a large open area with a 14' ceiling, 12' x 12' roll up door, private office and private restroom
- Traffic counts exceeding 27,200 AADT in northern Bend commercial corridor
- Co-tenants include State Farm, Aurora Waterfalls, Elite Forklift, and Abstract in Motion



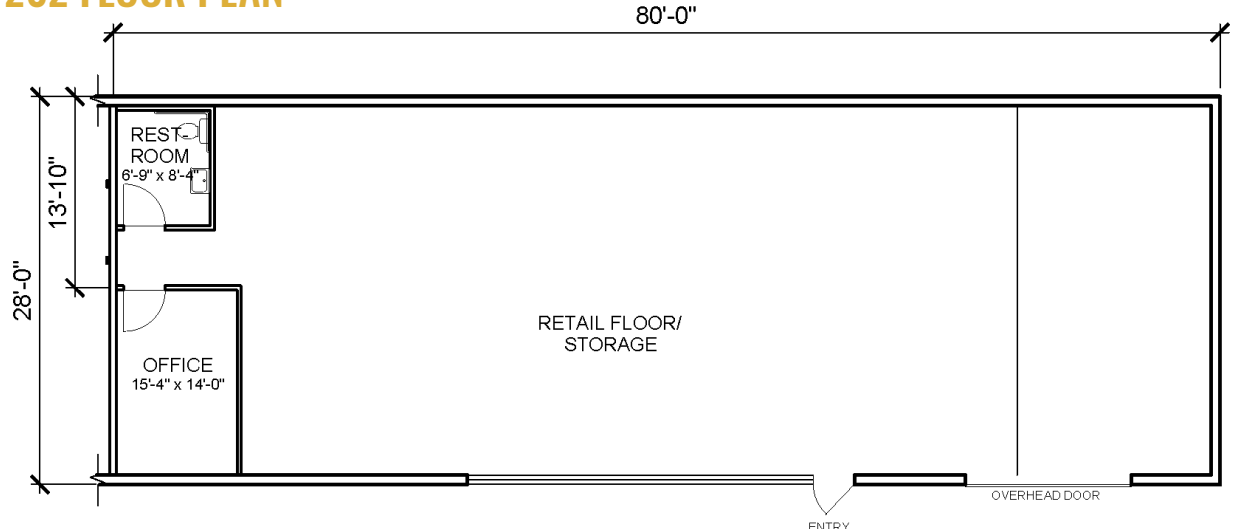
SUITE 200 FLOOR PLAN



SUITE 201 FLOOR PLAN

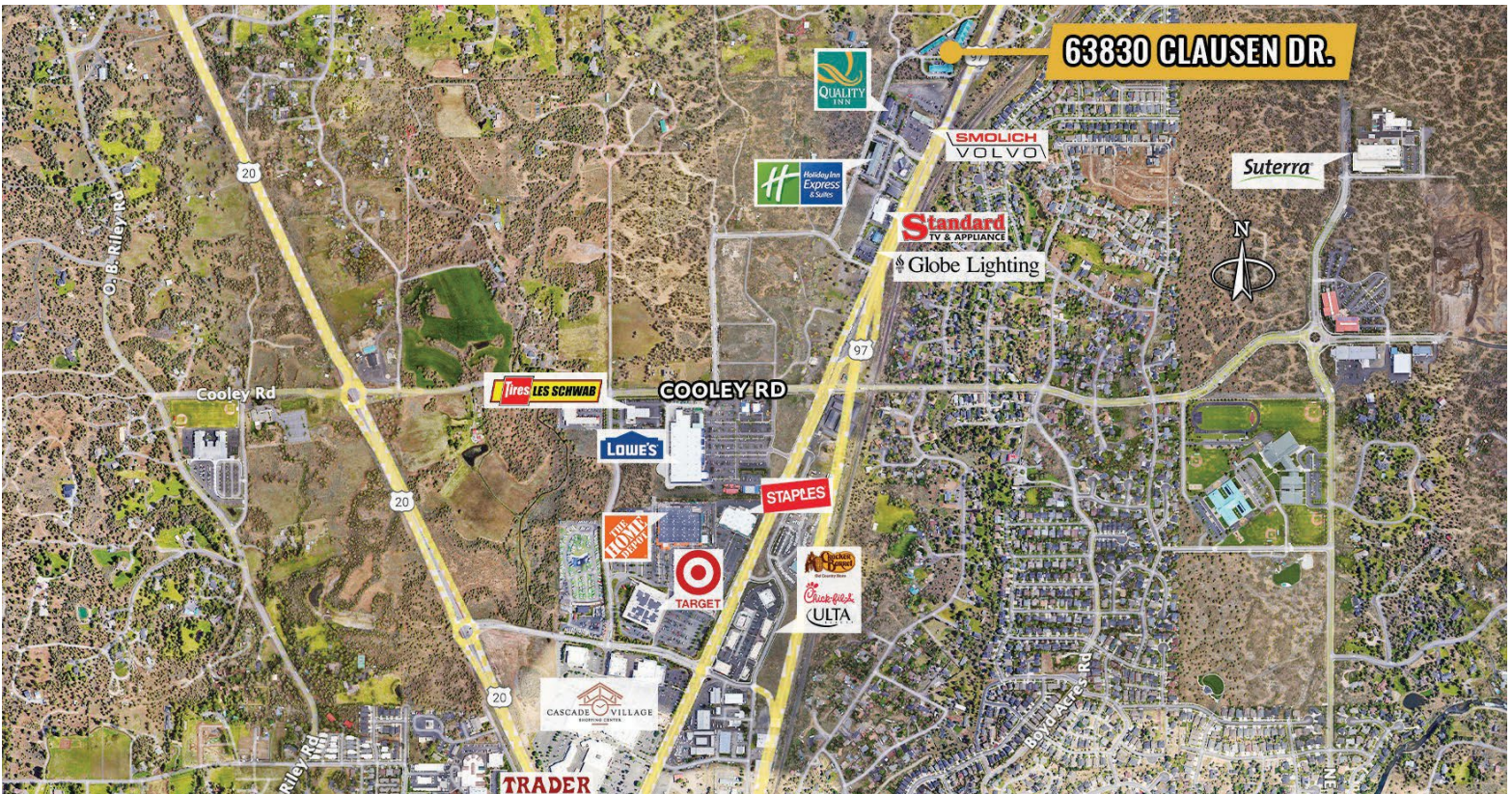
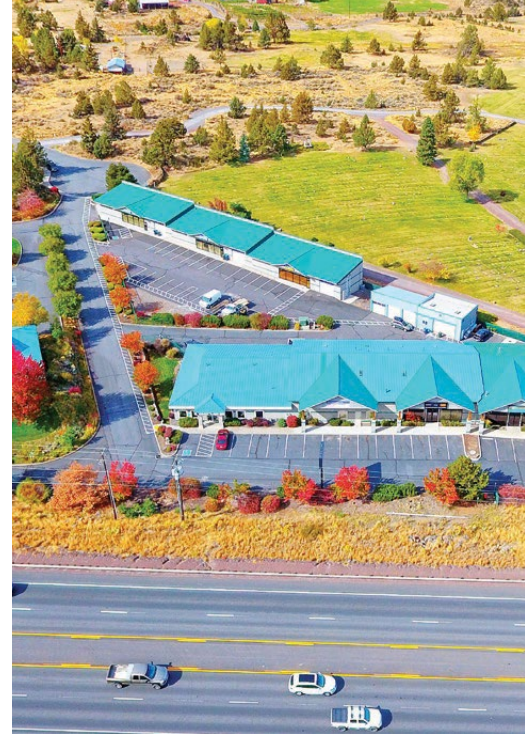


SUITE 202 FLOOR PLAN

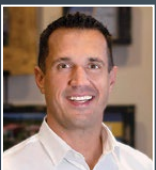


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