

FOR LEASE

Sisters Class A Office/Retail Space

100 W Lundgren Mill Dr., Sisters, OR 97759

979-6,462 SF | \$1.25/SF/MO. NNN



**NEW INTRO RATE OF
\$1.25/SF/MO. NNN**

BRAND NEW CONSTRUCTION IN GROWING NORTH SISTERS BUSINESS PARK



SUITE 104 CONCEPTUAL BUILDOUT



SUITE 101 CONCEPTUAL BUILDOUT

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**REAL
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FOR LEASE

\$1.25/SF/MO. NNN

Sisters Class A Office/Retail Space

PROPERTY DETAILS

Avail. Space: Suite 101 – 1,407 SF
Suite 102 – 979 SF
~~Suite 103 – Leased~~
Suite 104 – 2,530 SF
Suite 204 – 1,546 SF
Suite 104/204 – 4,076 SF
**SF based on conceptual floor plans*

Lease Rate: \$1.25/SF/Mo. NNN

CAMs: Est. at \$0.51/SF/Mo.
(Electricity is sub-metered)

TI Allowance: Negotiable

Delivery: Shell condition

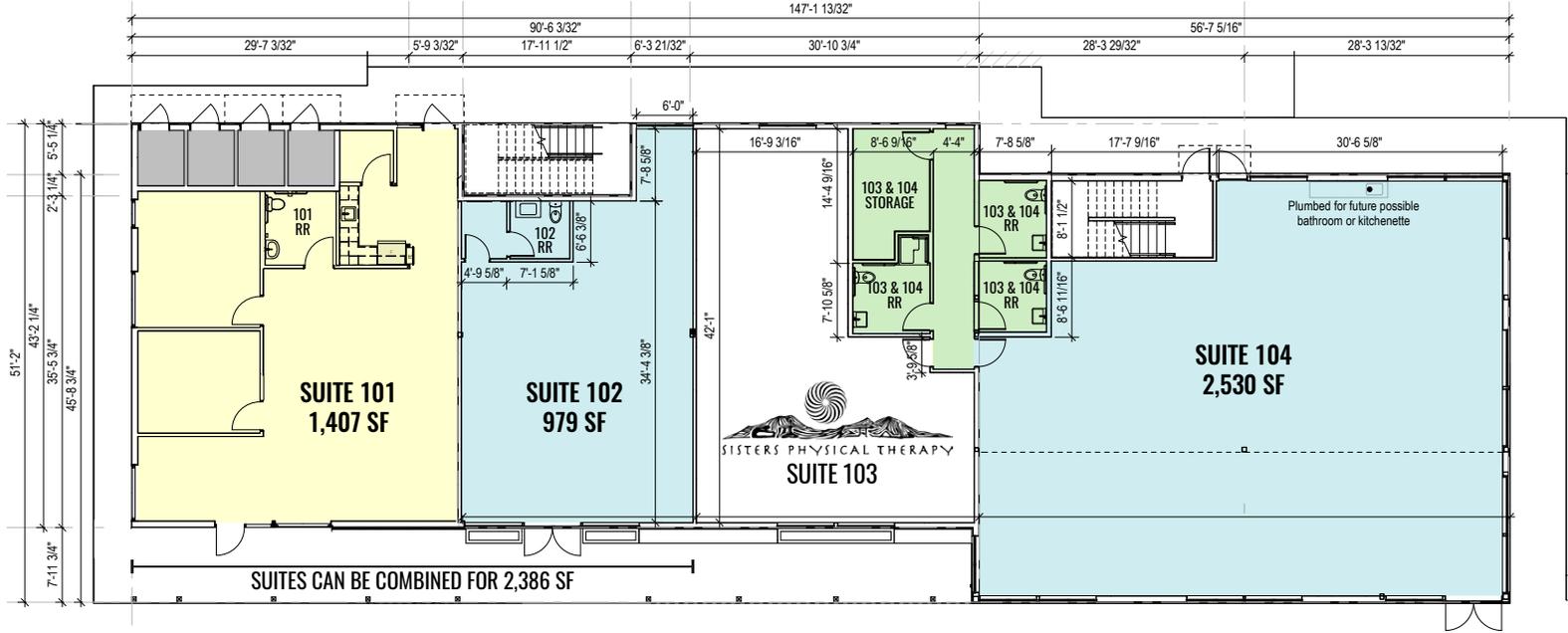
Zoning: North Sisters Business Park (NSBP)

HIGHLIGHTS

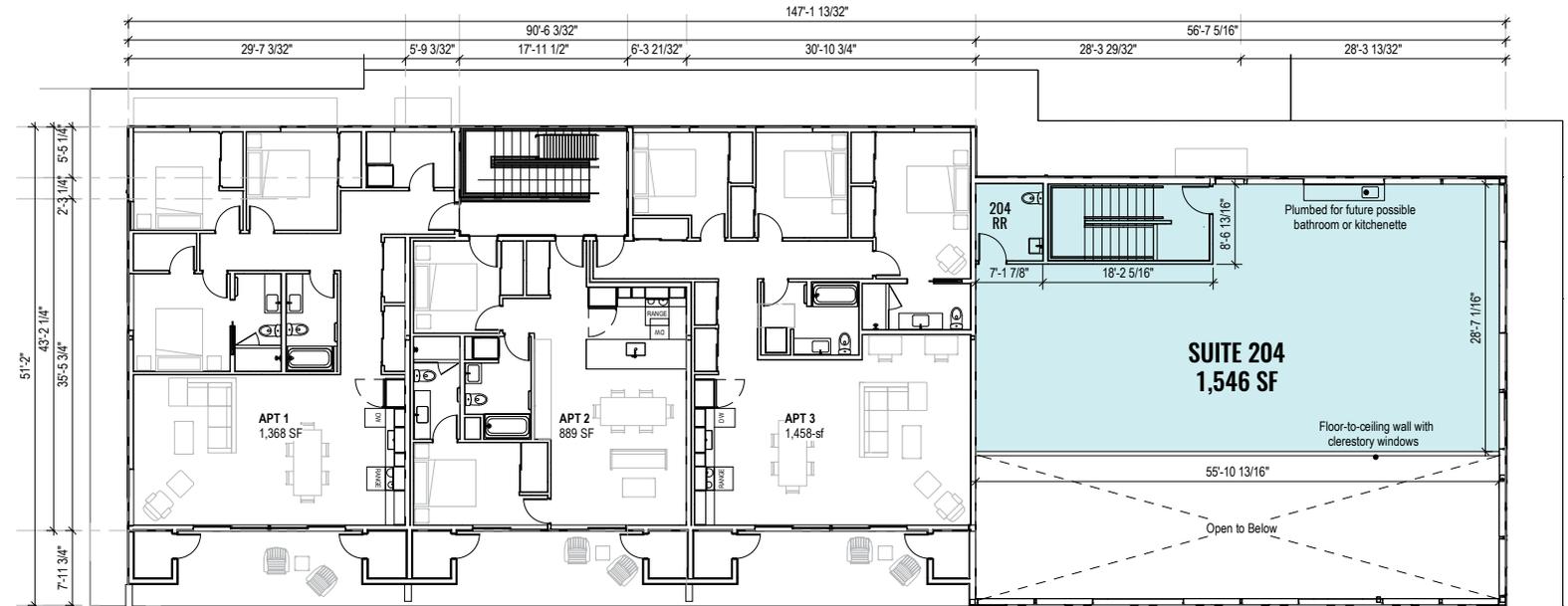
- **New intro rate of \$1.25/SF/Mo. NNN**
- New Class A office/retail building
- Spaces 104 (lower level) and 204 (upper level with overlook to 104) can be leased together for 4,076 SF total; ideal location for potential classroom or daycare
- First floor comprised of four commercial spaces, second floor comprised of three apartments and one commercial space
- Great location in the North Sisters Business Park near the ClearPine neighborhood
- Located near many commercial and industrial users and only a half mile north of downtown Sisters
- Ideal for office and retail tenants but can accommodate a wide variety of uses
- Ample onsite and street parking



FIRST FLOOR PLAN (CONCEPTUAL)



SECOND FLOOR PLAN (CONCEPTUAL)



FOR LEASE

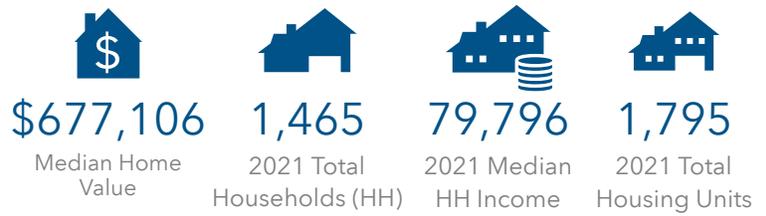
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SISTERS DEMOGRAPHICS

POPULATION



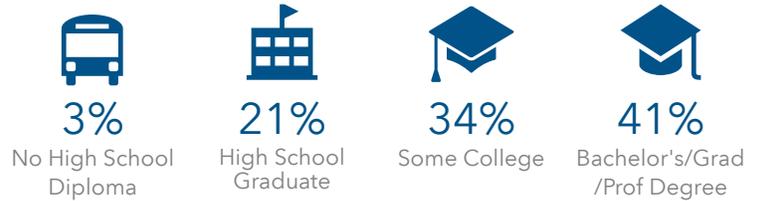
HOUSING



BUSINESS



EDUCATION



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