

20723 BRINSON BLVD

Suite 110

BEND, OREGON

FOR LEASE



Angie Mombert

Principal Broker, Licensed in Oregon

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RE/MAX Key Properties | 541.728.0033 | 42 NW Greenwood Ave | Bend

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Offering Summary

NOW LEASING | 20723 Brinson Blvd., Suite 110

7,759 SF | New Construction | South Brinson Business Park

Now leasing 7,759 SF of high-quality industrial space in a brand-new multi-tenant building in Bend's South Brinson Business Park. The thoughtfully designed space combines a large, open warehouse with two-story office space, making it well suited for a variety of light industrial, distribution, service, contractor, and trade uses.

The property offers a convenient northeast Bend location with easy access to Empire Avenue, the Bend Parkway/US 97, Highway 20, and NE 18th Street, providing efficient connections for employees, customers, and truck deliveries. Restaurants, food carts, breweries, and other everyday amenities are also nearby, giving employees plenty of convenient options for lunch and after-work stops.

PROPERTY FEATURES

- 7,759 SF Total
- 6,319 SF heated warehouse
- 1,440 SF two-story heated & cooled office space
- Office
 - Work areas
 - Break room
 - 3 restrooms
- Free-span roof with 20'–24' clear height
- Two 14' grade-level roll-up doors
- 3-phase power
- Fully sprinklered
- Brand-new construction

LEASE TERMS

Rate: \$1.32/SF/month

NNN: Estimated at \$0.32/SF/month

LOCATION

Located in the South Brinson Business Park within Bend's established northeast industrial corridor, the property provides convenient access to major transportation routes while remaining close to restaurants, food carts, breweries, and services—an attractive combination for both business operations and employees.

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1st Floor Office Space



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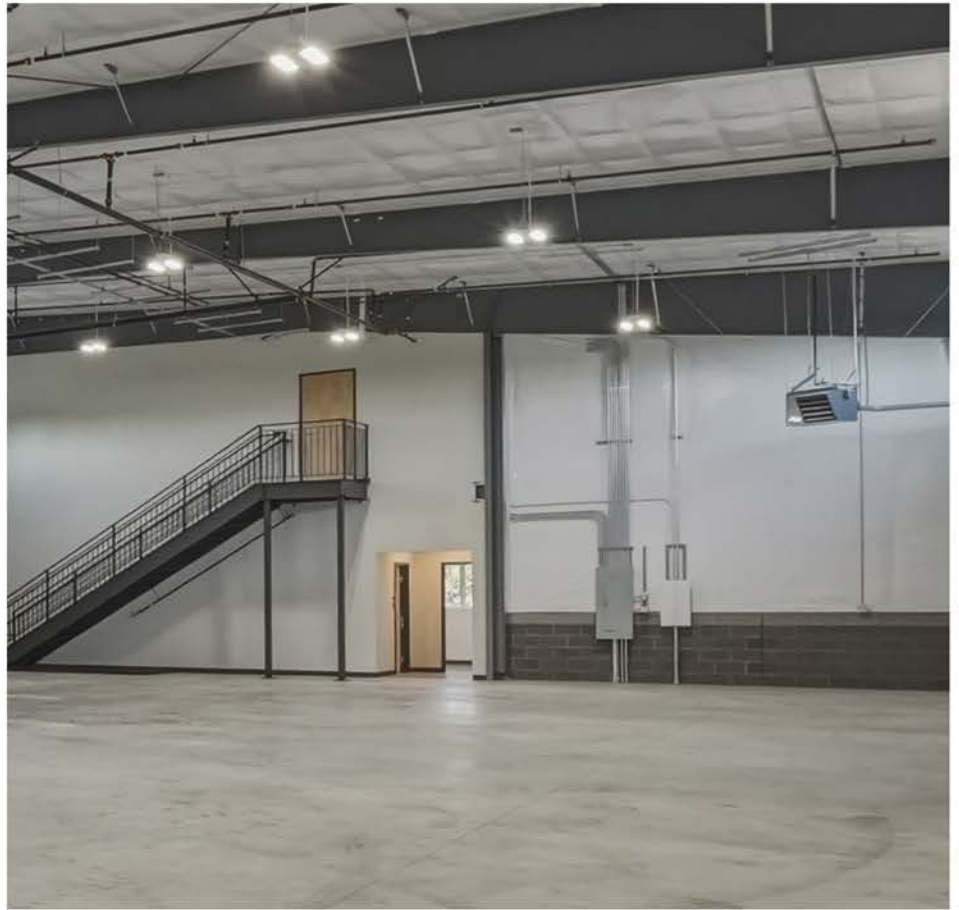
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Warehouse Space



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2nd Floor Office Space



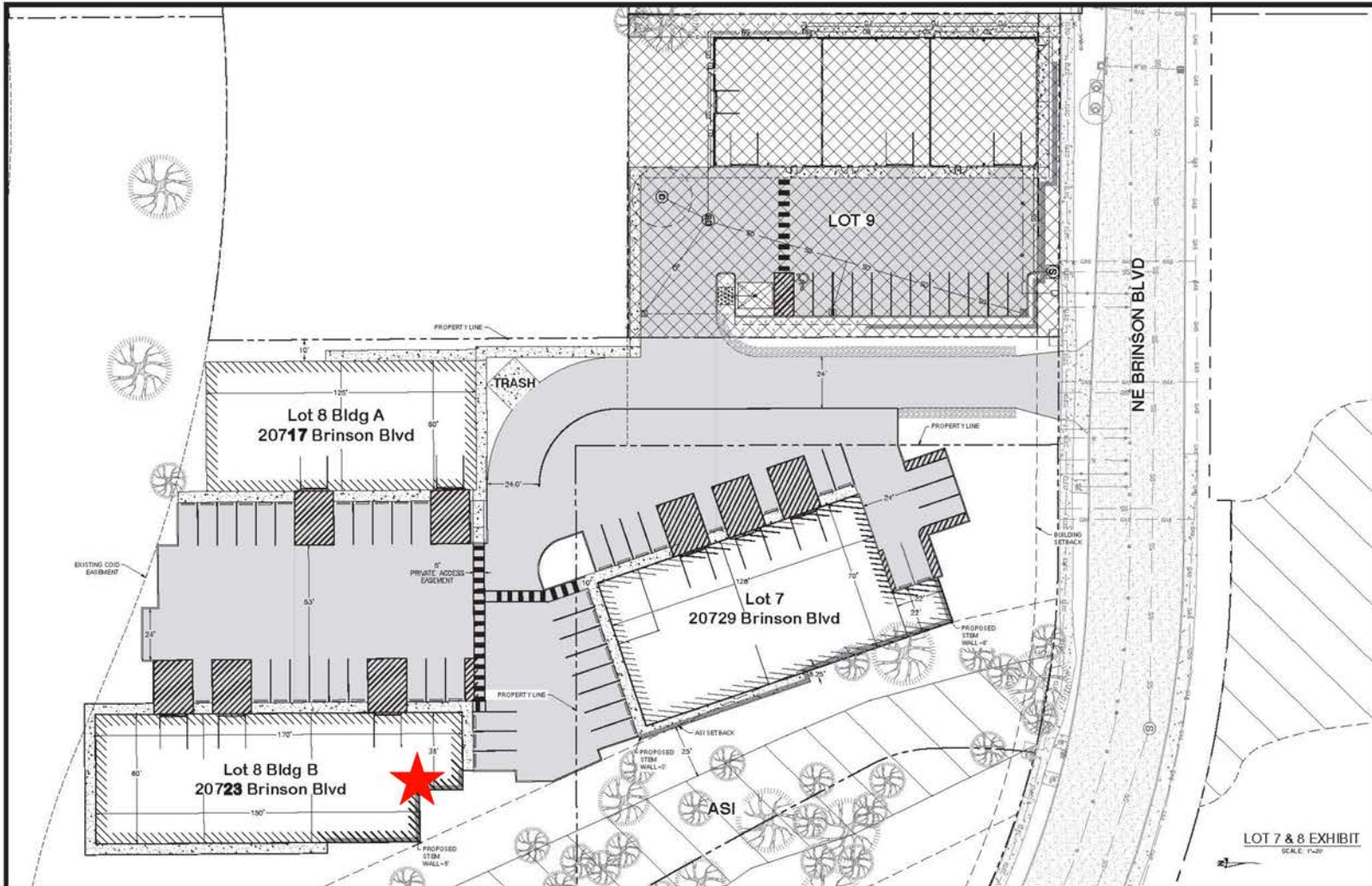
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Site Plan



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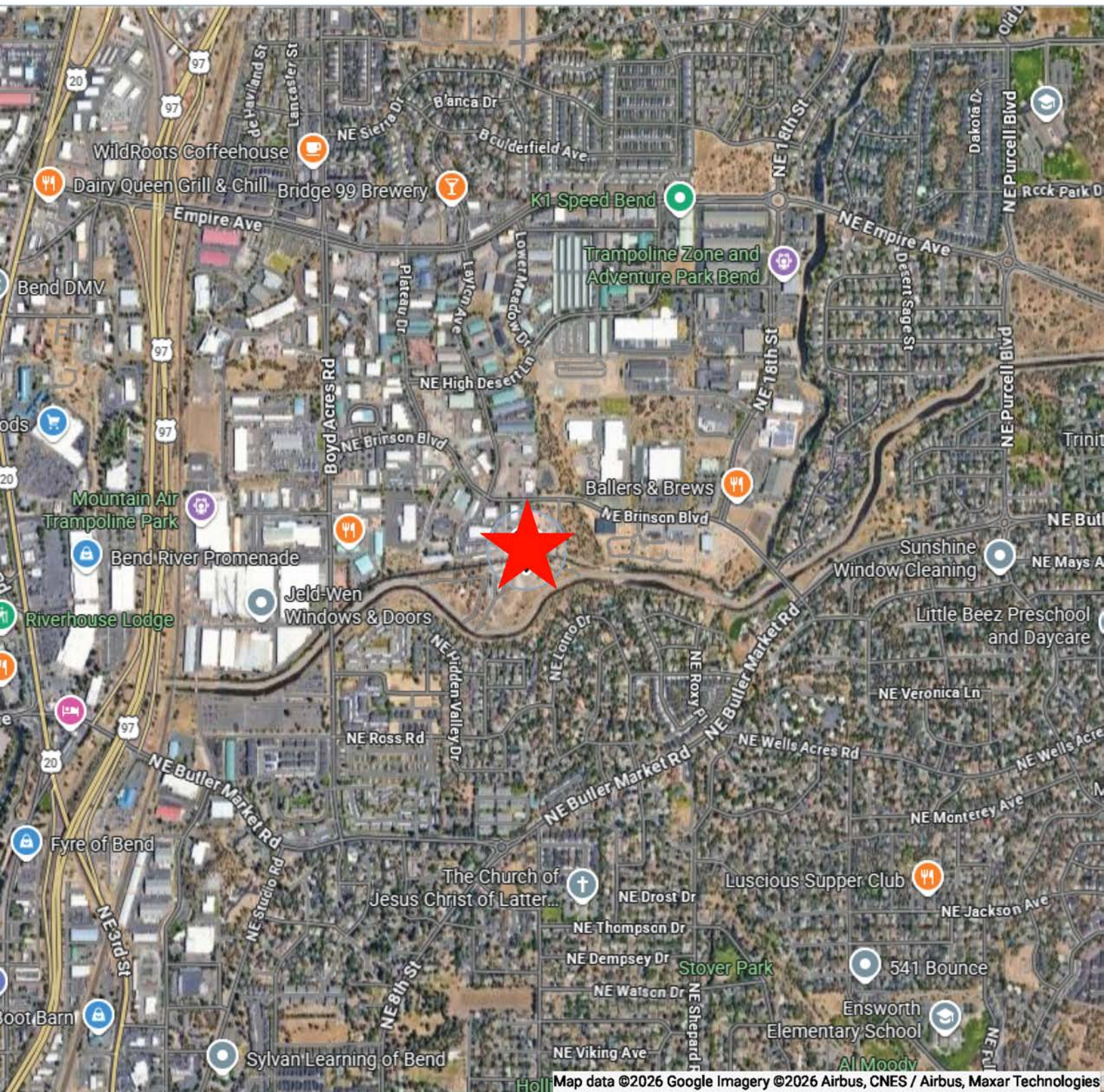
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