

FOR LEASE
MEDICAL/OFFICE



THE POINT SHEVLIN CORPORATE PARK

929 SW Simpson Ave Suite #220| Bend OR



The Point at Shevlin Corporate Park is a 37,902+/- SF Class A office/medical building on Bend's westside. The property offers visibility above the Old Mill District, ample parking, ADA access, and a heated entry walkway. The suite includes an in-suite restroom and is built out for clinical medical use. Contact the listing broker for details.

LEASE RATE: \$2.15/RSF/MO/NNN

SUITE #220: 2,855+/-RSF(2,312+/-USF)

CAMs: \$0.90/RSF/MO/NNN

**SDCs: System Development Charges
paid for general Medical.**

Zoning: MU (Mixed Urban)

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PROPERTY LEASE OFFERING INFORMATION-BUILDING HIGHLIGHTS

Lot Size: 2.57+/- Acres (111,949.2+/- SF)

Building: Three (3) Floors serviced by elevator. (37,902+/- SF)

Parking: 78 Spaces (Including 5 ADA)

Zoning: MU (Mixed Urban)

Location: The Point where SW Simpson and Colorado intersect across from The Pavilion Ice Rink.

Suite #220: Next to High Lakes/Praxis Medical, The Point Chiropractic, Alpenglow Dental, Central Oregon Acupuncture, and Evergreen Plastic Surgery.





