

# FOR LEASE

4504 SF | \$1.35/SF NNN | Office Space & Industrial Warehouse  
63056 NE Lower Meadow Dr Bend OR 97701



## PROPERTY OVERVIEW

**LEASE RATE:** \$1.35 RSF  
**ESTIMATED NNN:** \$0.26/RSF  
**ZONING:** IL (LIGHT INDUSTRIAL)

- Mixed use industrial and office space
- 14' high roll up door
- Private restrooms w/ shower
- 3 phase 200 amp power

## SUMMARY

±4505 sf of mixed use industrial space and private offices/work rooms. First floor offices are air-conditioned. Common restrooms with shower.

Spaces includes large rolling up door. Kitchen/break area at front entry between offices and warehouse suites. Perfect for those needing industrial or storage use with offices for staff.

Upstairs area is finished out with 3 private office spaces.

**Connor Stephenson**

Oregon Property Manager license no. 20125416

✉ [cstephenson@ksstone.com](mailto:cstephenson@ksstone.com)

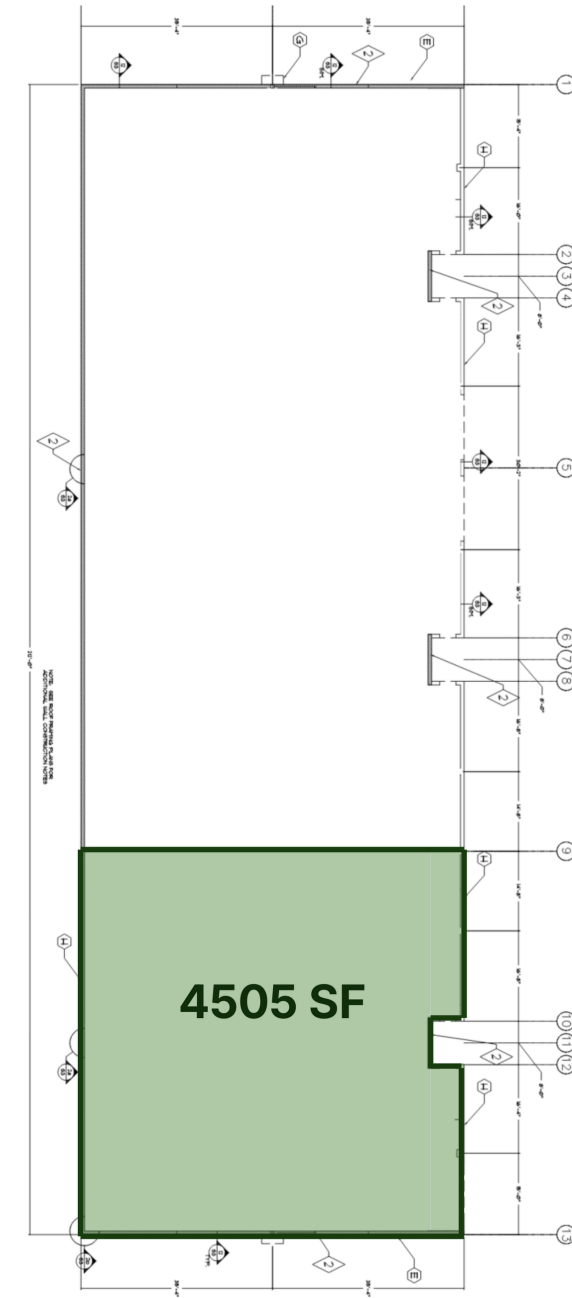
☎ 503-828-2341



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MANAGEMENT**

The information contained in this marketing material has been provided from sources deemed reliable; however, the accuracy of this information has not been independently confirmed no representations or warranties as to its completeness or correctness have been or will be made. No due diligence or investigation related to the property, including but not limited to square footage has been completed. Prospective tenants are encouraged to perform their own independent verification of all information contained herein.

# SITE PLAN



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