

FOR LEASE

612 NW Hill St | Bend, OR 97703



Highly Visible FLEX Live/Work Space

Retail/Office/Industrial + Apartment Near Downtown Bend

AVAILABLE IMMEDIATELY

Live/work opportunity with a wide variety of uses
(See Zoning on Page 6)

Large, multi-use space with 12 on-site parking spaces including ADA and street parking on Hill St

Excellent visibility along Franklin Ave with traffic counts of more than 12,000 cars daily

Plenty of windows and natural light

Four separate access points, including two double doors

Fenced-in grass area, deck abutting parking lot with ADA accessibility

Apartment/break room has separate entry


OFFERING SUMMARY

TOTAL RSF	4,837 RSF
FIRST FLOOR RSF	3,797 RSF
SECOND FLOOR RSF	1,040 RSF
LEASE RATE	\$1.60/SF/MO+NNN
NNN	\$0.28/SF/MO
YEAR BUILT	1990
LOT SIZE	0.32 AC
ZONING	MU (Mixed Use Urban)
PARKING	12 stalls + street parking
ADT	12,028 cars daily

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 243 SW Scalehouse Lp
Suite 3A
Bend, OR 97703
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First Floor

- 3,797 Rentable Square Feet
- Open floor plan: +/- 133' x 24'
- Kitchenette
- 2 ADA restrooms
- 3-phase power, 200 amp
- Subfloor
- Two double doors for easy loading or unloading
- Secure access to second level



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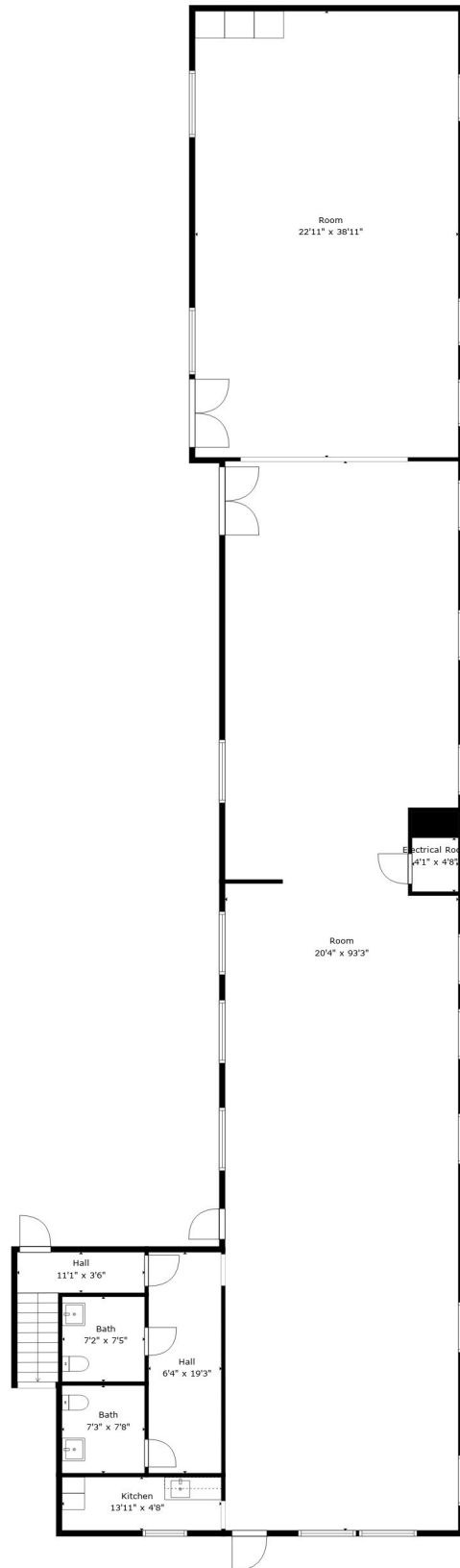
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First Floor Plan

Floor plan can be demised using temporary or permanent walls.



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Second Floor

- 1,040 Rentable Square Feet
- Two bedrooms, one with walk-in closet
- One full bath with tub and shower
- Full kitchen with seating bar
- Separate interior stairwell access from first floor space
- Ideal for corporate headquarters or private meeting areas
- Live/work option



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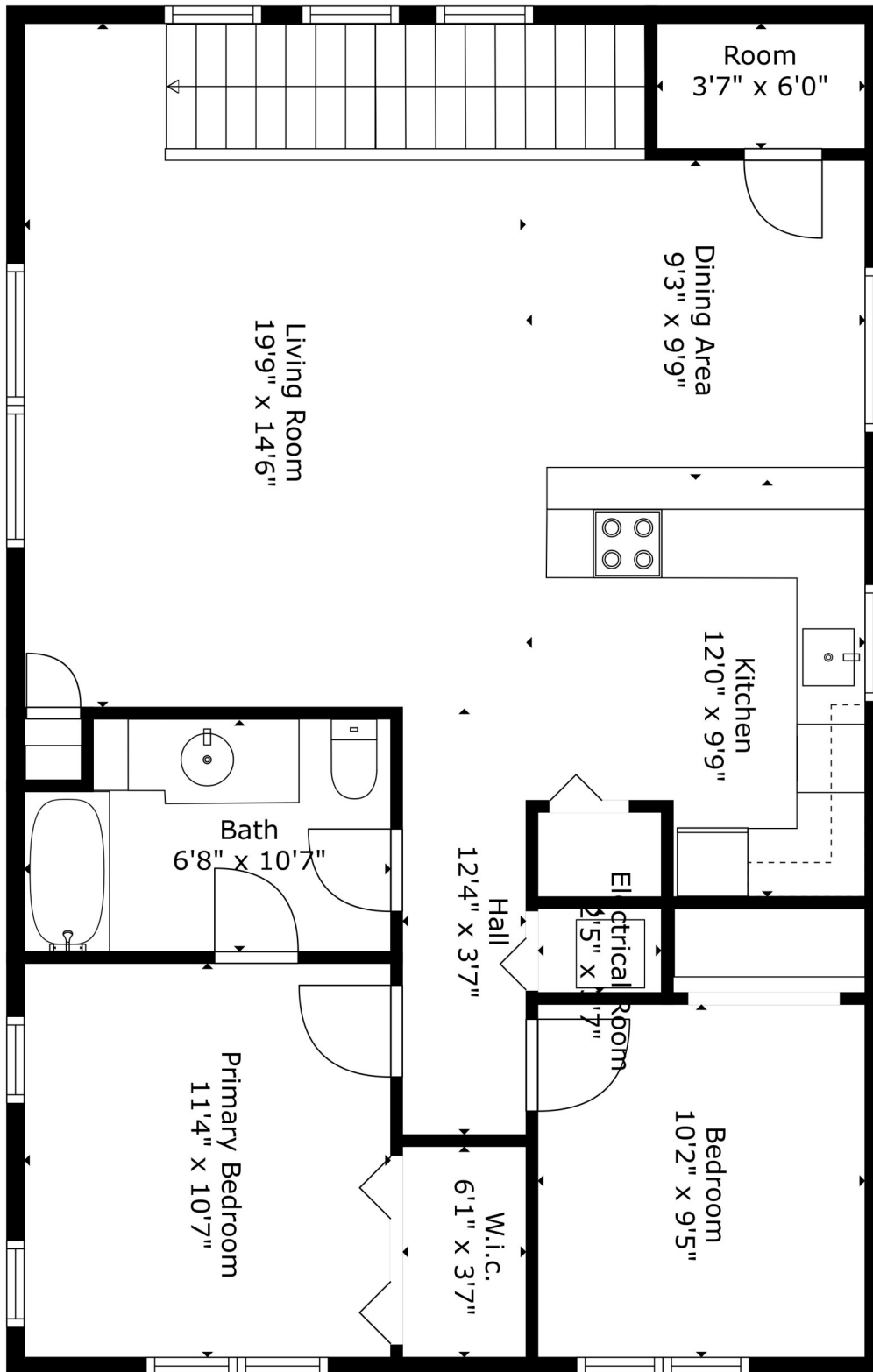
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Second Floor Plan



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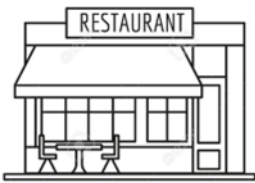
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Zoning

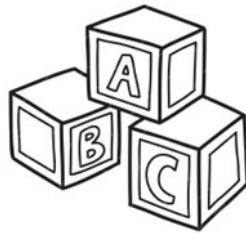
The Mixed-Use Urban Zone is intended to provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. It is intended to allow for a denser level of development of a variety of commercial and residential uses than in surrounding areas with an emphasis on retail and entertainment uses at the street level. It is intended to provide for development that is supportive of transit by encouraging a pedestrian friendly environment.

Outright permitted uses include:

- Offices and clinics (including medical and ancillary medical like medspa/physical therapy, chiropractic)
- Entertainment & recreation
- Clubs and places of worship
- Light industrial manufacturing and production (electronics, candles, soap, etc.)
(NOTE: Manufacturing and production must have a retail outlet)



Restaurants
Food and Beverage



Daycare
or School



Research and
Development



Retail Sales
and Service

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Trade Area Map



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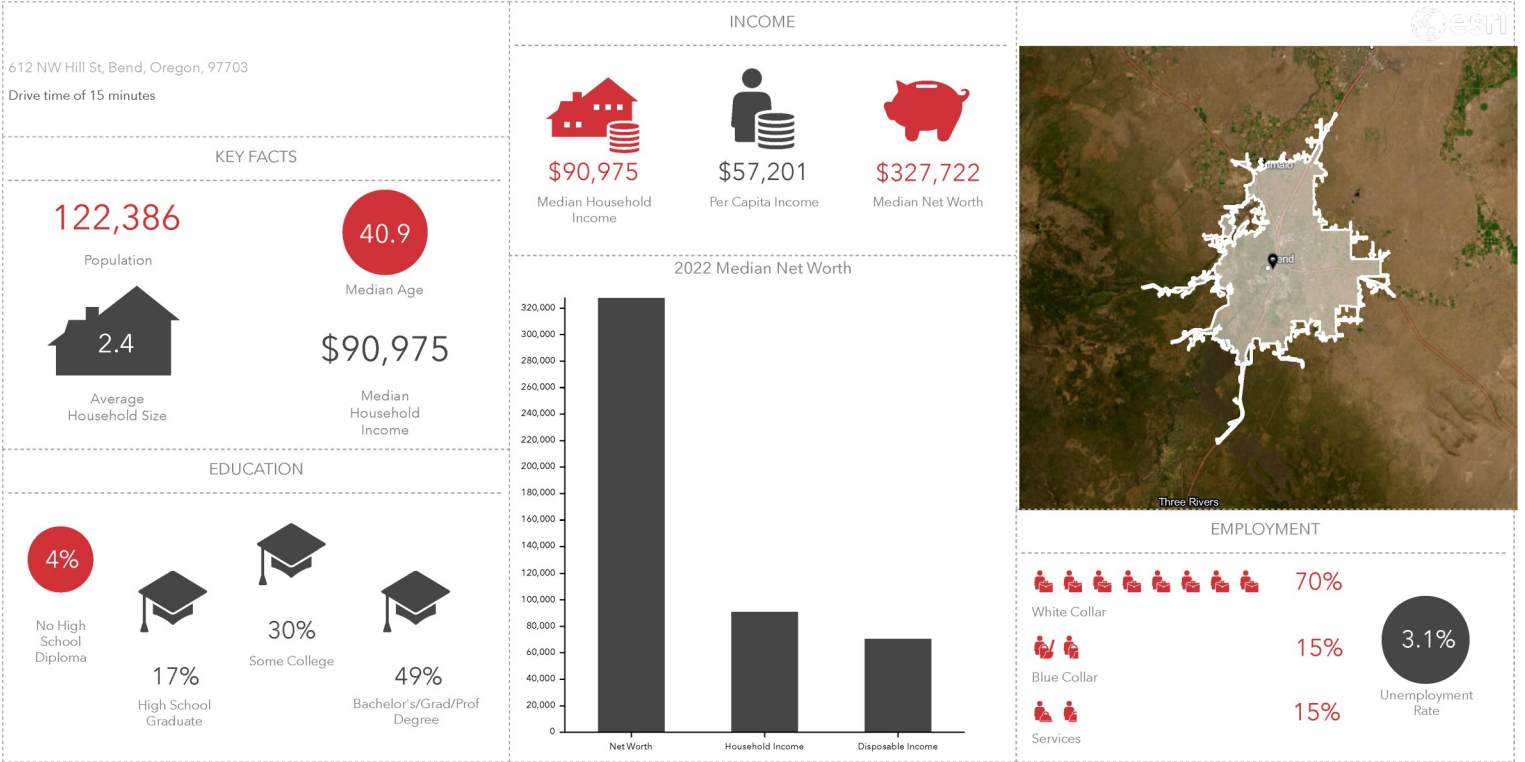
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Demographic Summary



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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