

FOR LEASE

Sisters Class A Office/Retail Space

100 W Lundgren Mill Dr., Sisters, OR 97759

979-6,462 SF | \$2.00/SF/MO. NNN



BRAND NEW CONSTRUCTION IN GROWING NORTH SISTERS BUSINESS PARK



SUITE 101



SUITE 104 LOFT



COMMON AREA RESTROOMS FOR SUITE 103 & 104

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REAL ESTATE SERVICES

FOR LEASE

\$2.00/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: \$2.00/SF/Mo. NNN

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

TI Allowance: \$45/USF (Suite 101 – Negotiable)

Delivery: Shell condition

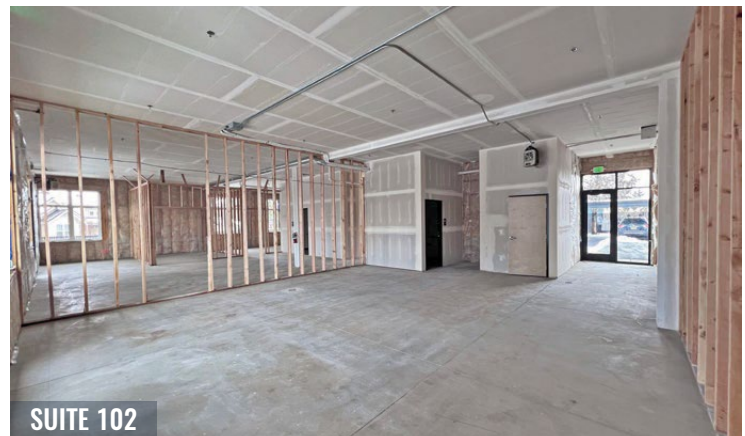
Zoning: North Sisters Business Park (NSBP)

HIGHLIGHTS

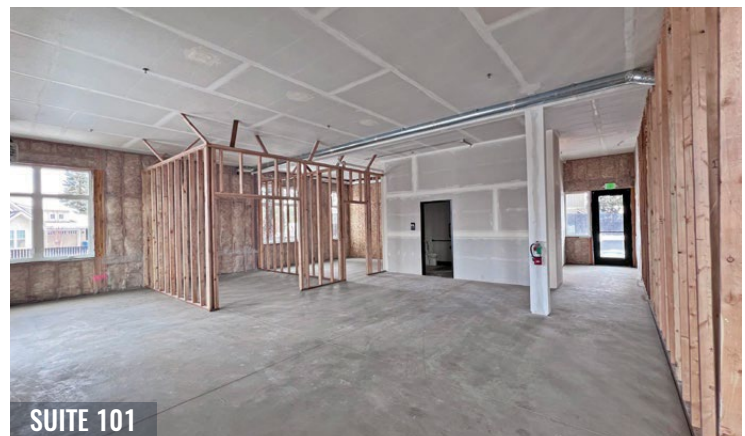
- New Class A office/retail building
- Spaces 104 (lower level) and 204 (upper level with overlook to 104) can be leased together for 4,076 SF total
- First floor comprised of four commercial spaces, second floor comprised of three apartments and one commercial space
- Great location in the North Sisters Business Park near the ClearPine neighborhood with 106 residential units under construction
- 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 parking



SUITE 104 LOFT

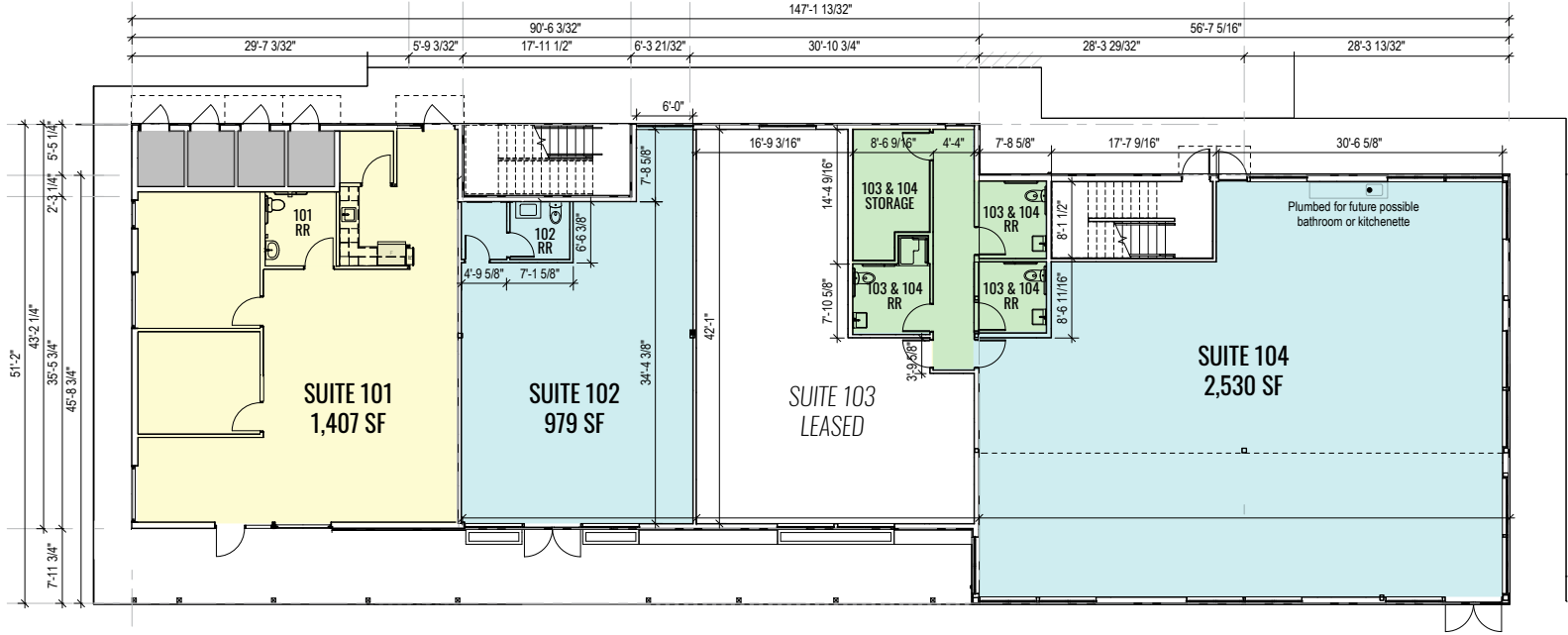


SUITE 102

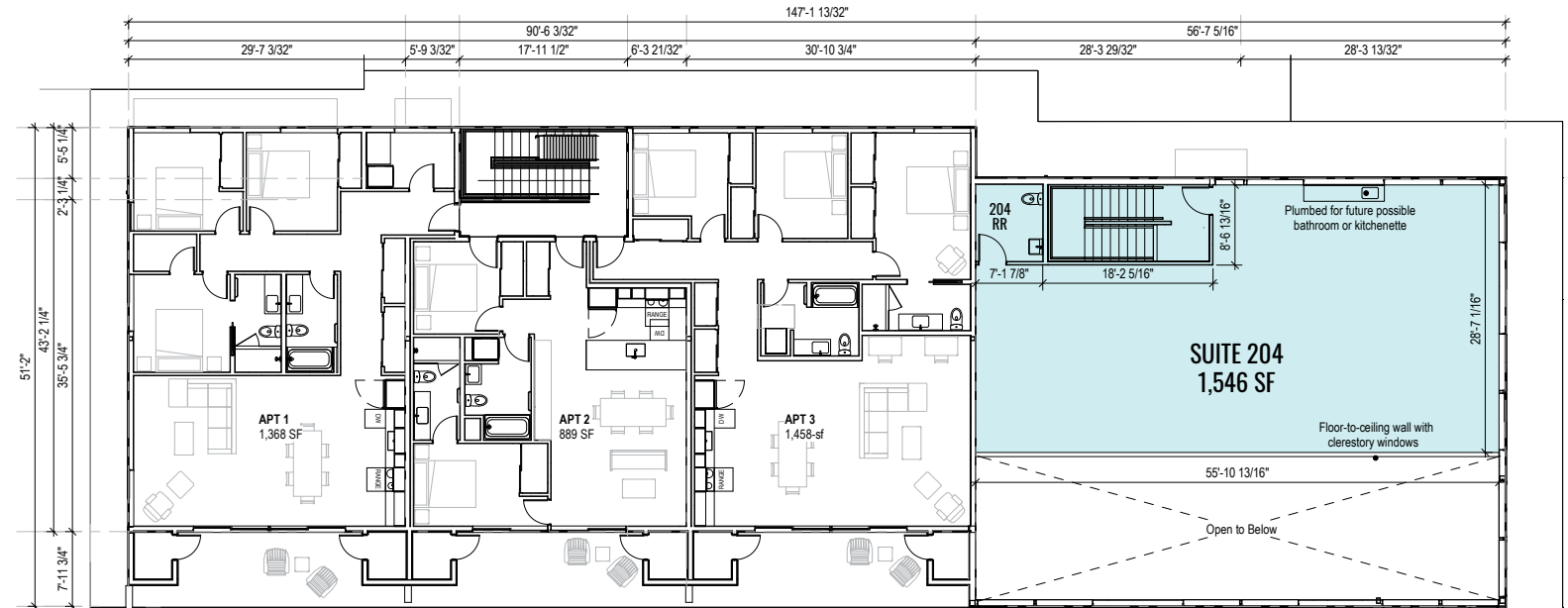


SUITE 101

FIRST FLOOR PLAN (CONCEPTUAL)



SECOND FLOOR PLAN (CONCEPTUAL)

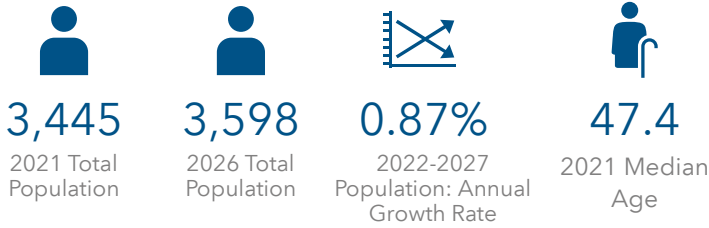


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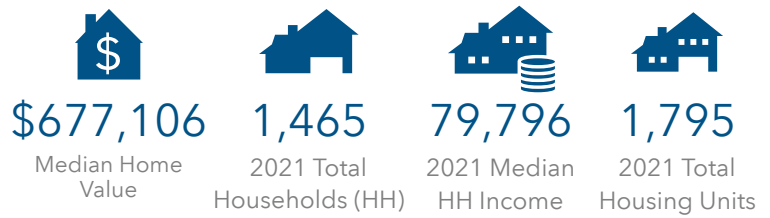
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SISTERS DEMOGRAPHICS

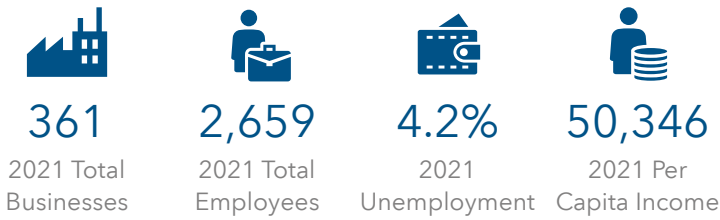
POPULATION



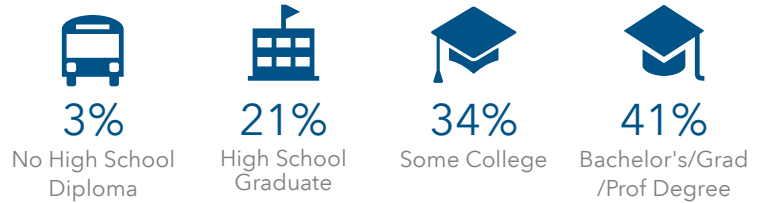
HOUSING



BUSINESS



EDUCATION



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