

FOR LEASE

17355 Spring River Rd | Bend, OR 97707



AVAILABLE FOR LEASE

Two charming small office spaces and exterior partially-fenced yard space. Can be leased separately or together.

Office spaces located on the 2nd floor above the Spring River Plaza Summit Xpress convenience store and adjacent to The Wallow Bar & Grill. Secure access is separate from the c-store via stairs on the east-side of building.

Interior boasts shared restroom, breakroom/meeting room with full-sized fridge, microwave, convection oven, projector and screen and table/chairs.

Yard space is partially fenced and ideal for recreational equipment rental, sales or storage.

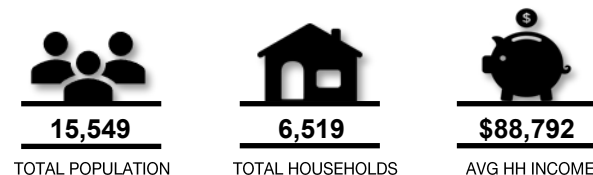
Plenty of parking. Monument sign space available.

Adjacent to Deschutes River. Nearby Crosswater and Meadows Golf Courses, Sunriver Airport, Sunriver Resort and other tourist destinations.

OFFERING SUMMARY

OFFICE RSF	1,680 RSF
YARD RSF	21,780 RSF
ZONING	Rural Commercial
PARKING	16 + yard
ADT	5,450 cars daily

10 MILE DEMOGRAPHICS



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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97703
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Office Space 1

380 SF | \$500/Month Modified Gross

Wide open concept single room office space with new laminate flooring, new lighting and large window.

Great space for massage, chiropractic, accounting, law, real estate, contractors office, brokerage, etc.

Shared use of 2nd floor common area bathroom and large breakroom.

Tenant pays for separately metered utilities.



Office Space 2

1,300 SF | \$1,300/Month Modified Gross

Includes approximately 400sf of dry, unfinished storage space.

Prior use as a small office co-working space with six (6) individual stations each separated by a small pony wall.

Plenty of power, natural light/windows, lighting and internet hook ups.

Entrance boasts a comfortable lounge and reception, cozy 'hide-a-way' nook.

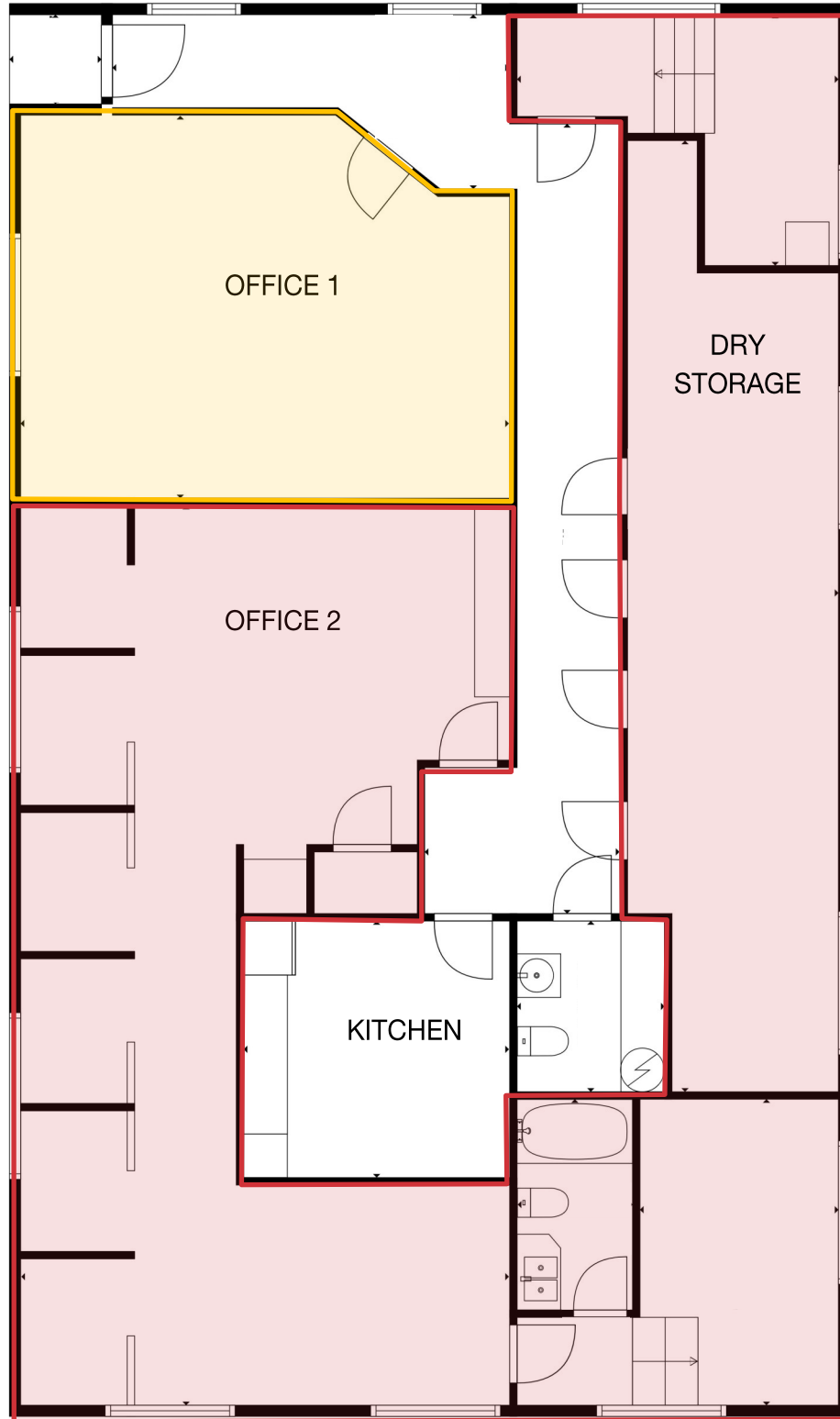
Full bath with shower/tub and shared use of 2nd floor common area bathroom and large breakroom.



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Floor Plan



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Yard Space

21,780 SF | \$2,700/Month "As-Is"

Outdoor yard space adjacent to the bustling Summit Xpress convenience store and The Wallow Bar & Grill.

Excellent visibility from Spring River Road and separate access into the Spring River Plaza center.

Lease includes +/- 5,450SF of cyclone fenced space.

Excellent location for seasonal sports equipment rentals.



Previous Use: Recreational Equipment Rental



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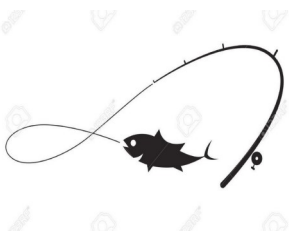
Zoning

Rural Commercial Zone implements comprehensive policies for rural commercial development and associated uses outside of unincorporated communities and urban growth boundaries including Spring River .

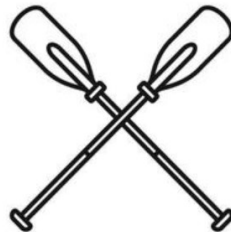
Outright permitted uses include:

- Recreational rental equipment
- Excavation business
- Landscaping business/service
- Equipment sales and rental

Conditional use includes mini-storage units.



Fishing Supplies
and Equipment



Marine
Accessories



Snowmobiling
Accessories



Excavation and
Equipment Sales



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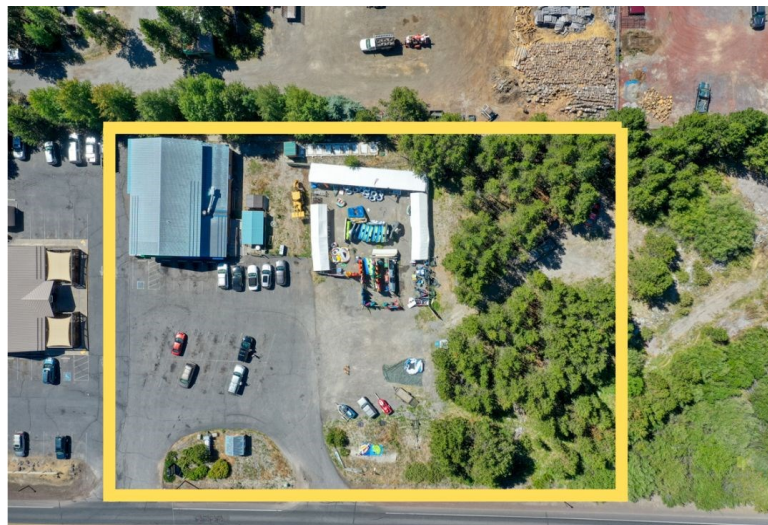
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Aerial



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