

FOR SUBLEASE

695 NW York Drive | Bend, OR 97703

RATE REDUCED



Offering Summary

LEASE RATE	\$3.34/SF/MO+NNN *\$2.95/SF/MO+NNN*
NNN ESTIMATE	\$1.10/RSF/MO
SUITE 110	1,178 RSF
BUILDING SIZE	7,744 RSF
STORIES	Two (ADA elevator access)
PARKING	24 total spaces, 1 ADA
ADT	9,117 @ Mt. Washington Dr.
ZONING	ME (Mixed Employment)
TERM	Sublease through May 31,2025

Medical Office for Sublease

Small clinical medical office suite in a state-of-the-art building in the heart of NW Crossing. Available for a short-term sublease through May 2025.

This light and bright first floor space is ideal for specialty medical, aesthetic medicine, laboratory use, or similar.

With excellent foot traffic from nearby Summit High School, this space would also make a great satellite orthodontist or physical therapy/sports medicine office.

Landlord is open to signing a longer term lease beyond the sublease term.

FOR SUBLEASE

695 NW York Drive | Bend, OR 97703

Suite Highlights

- First floor space, Suite 110
- Spacious, open treatment area with sink and storage.
- Three private treatment rooms.
- In-suite restroom.
- In-suite kitchenette.
- Storage closet.
- LVT flooring throughout.
- Top-down/bottom-up shades allow for plenty of natural light while providing privacy.

Property Summary

This state-of-the-art medical office is located in the heart of Northwest Crossing and is occupied by concierge medical practice, My MD (owned and operated by Dr. Richard Mac Donell), Bend Prosthodontics (Dr. Kim Schlam), and Edward Jones.

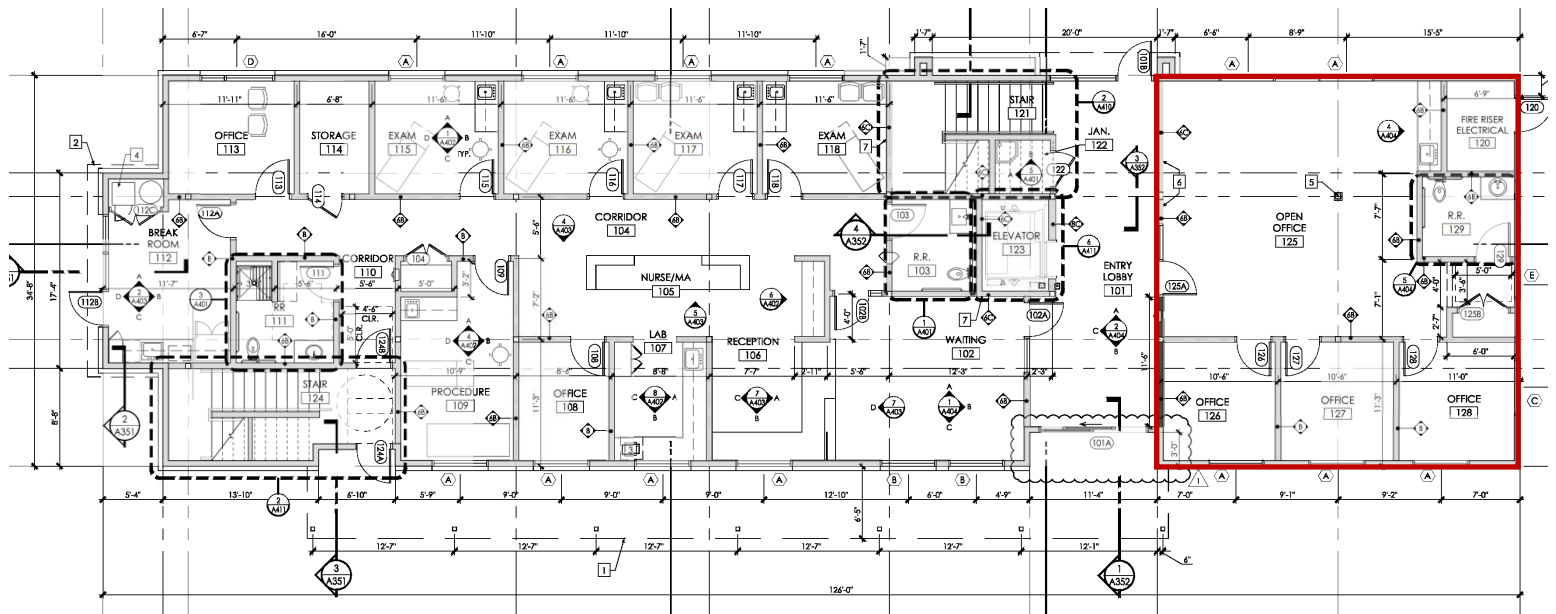
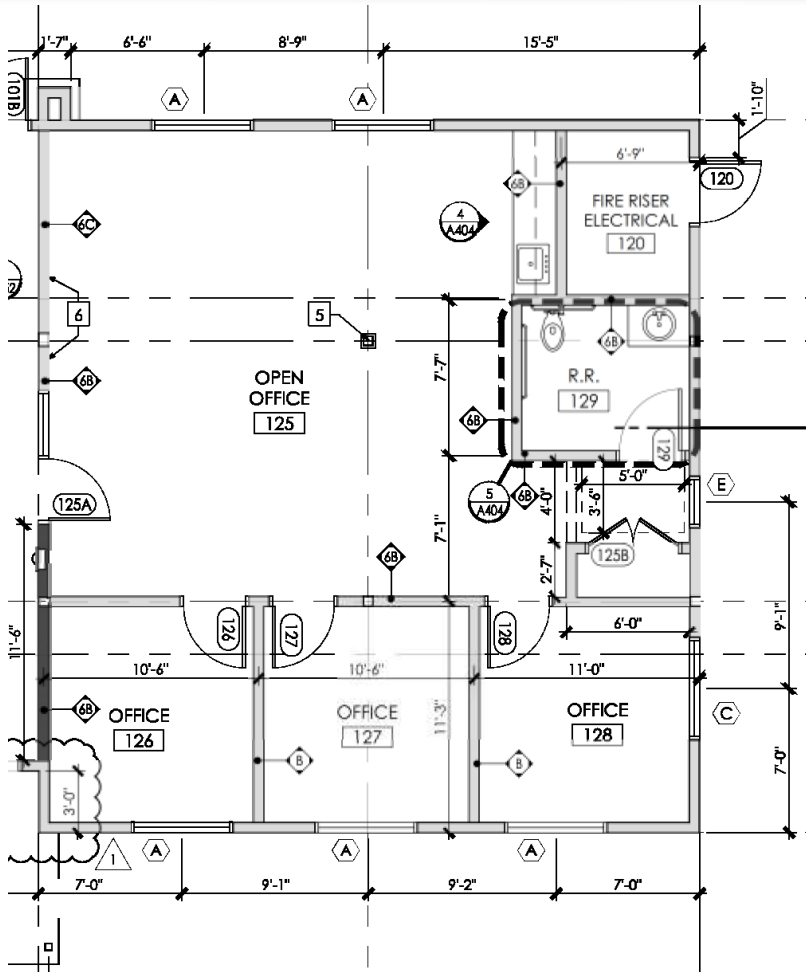
Property Highlights

- Generous lobby with street and parking lot access
- High performance windows provide ample natural light and efficient control
- Gypcrete and sound mat between 1st and 2nd floor for sound attenuation
- Quiet and efficient HVAC with high-level interface for zone control within suites
- Strong demographics: 3,000+ students within one mile (2019 school year)



FOR SUBLEASE

695 NW York Drive | Bend, OR 97703



 Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

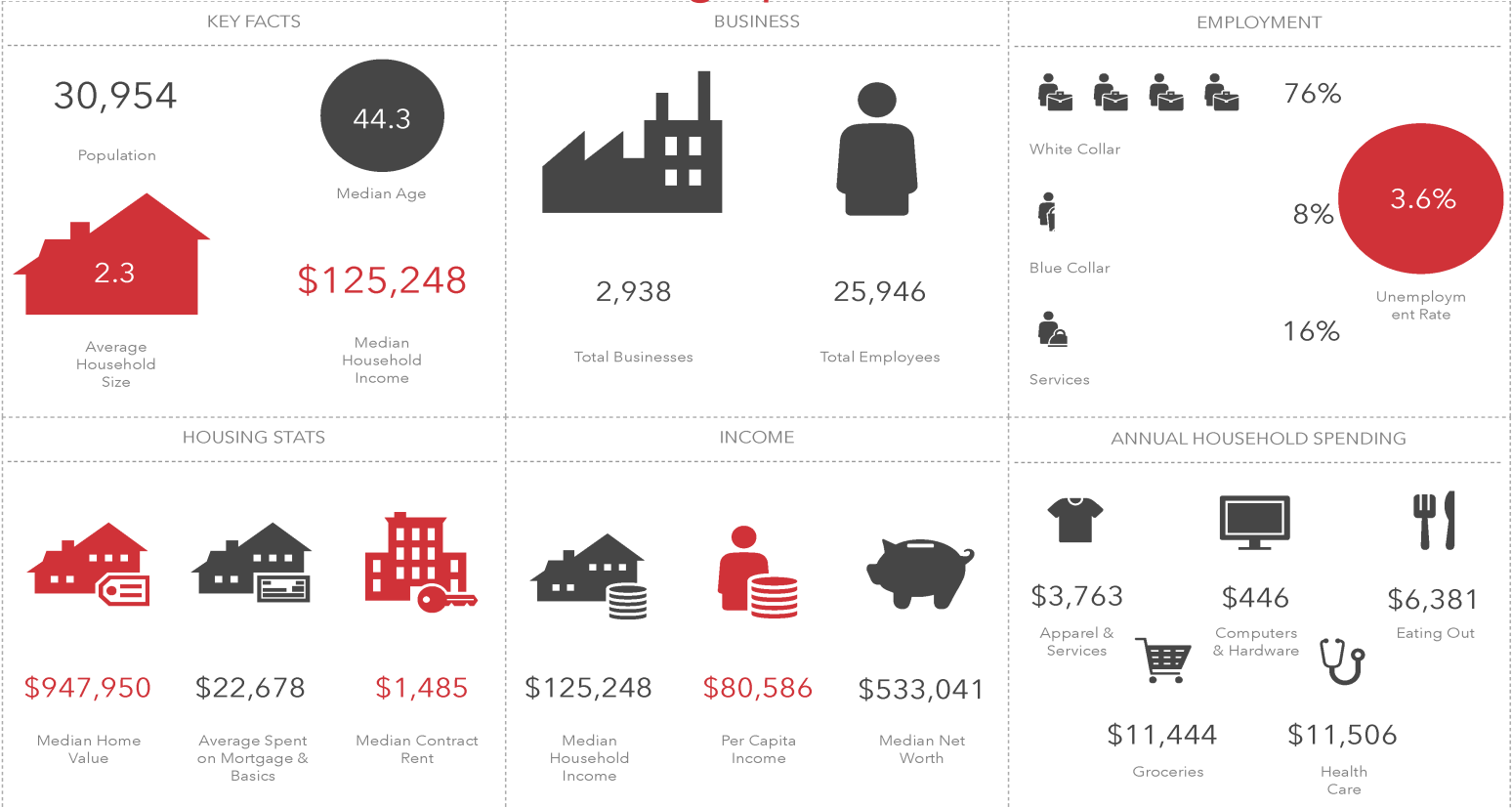
The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



FOR SUBLEASE

695 NW York Drive | Bend, OR 97703

Five Minute Drive Time Demographics



✉ Jenn Limoges, CCIM
 Licensed Oregon Principal Broker
 +1 541 639 2566
 jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAICascade