

FOR LEASE

15,082 SF | \$2.00/SF/MO. NNN

Spacious Office Building on Bend's West Side

123 SW Columbia Street, Bend, OR 97702



GREAT LOCATION NEAR SHOPS, RESTAURANTS AND THE DESCHUTES RIVER



Graham Dent, SIOR | Jay Lyons, SIOR, CCIM

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FOR LEASE

\$2.00/SF/MO. NNN

Office Building on Bend's West Side

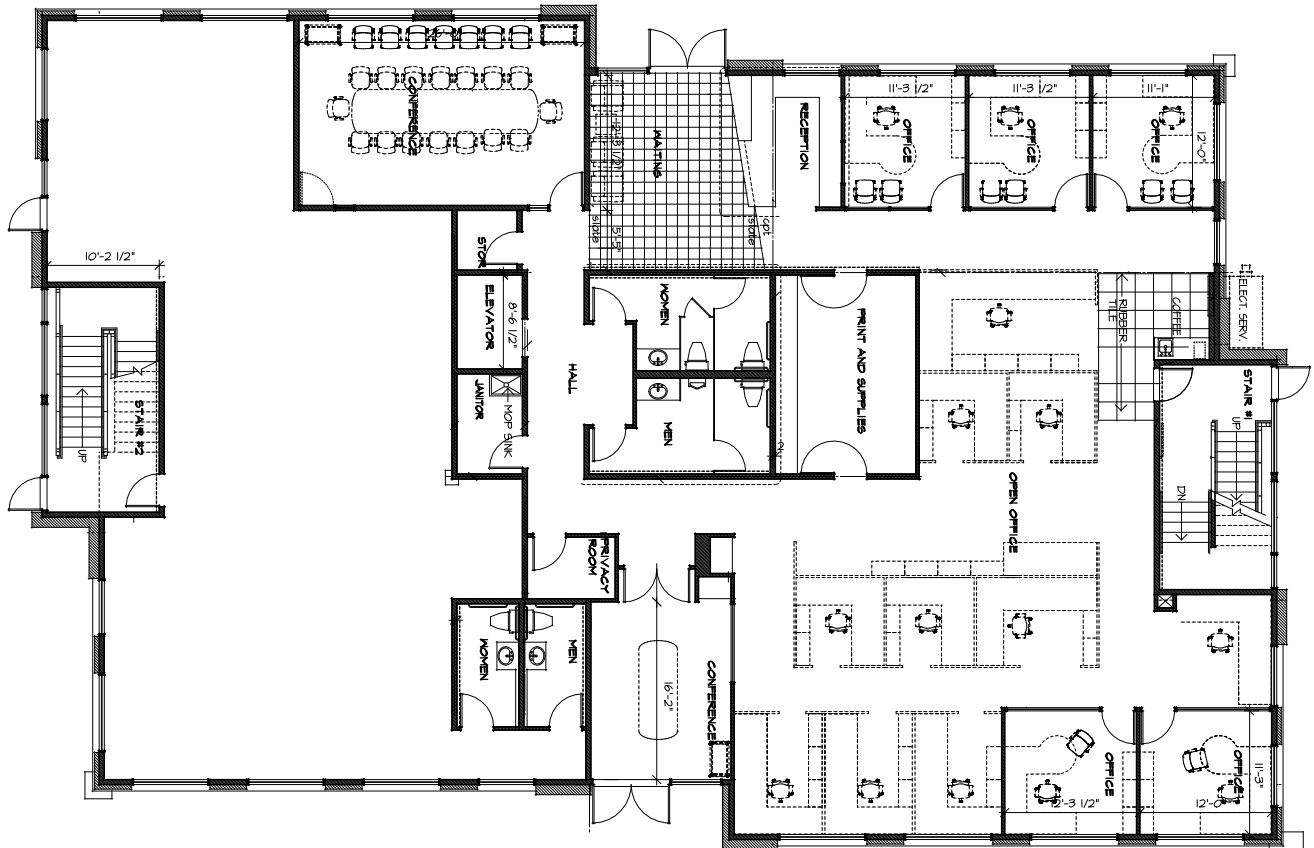
PROPERTY DETAILS

- Avail. Space:** 1st Floor - 7,541 SF
2nd Floor - 7,541 SF
- Bldg. Size:** 15,082 SF
- Lease Rate:** \$2.00/SF/Mo. NNN
- CAMs:** Est. at \$0.51/SF/Mo.
(*CAMs budgeted for full building)
- Lot Size:** 0.71 Acres
- Year Built:** 2007
- Zoning:** Mixed Urban (MU)
- Parking:** Ample onsite spaces

HIGHLIGHTS

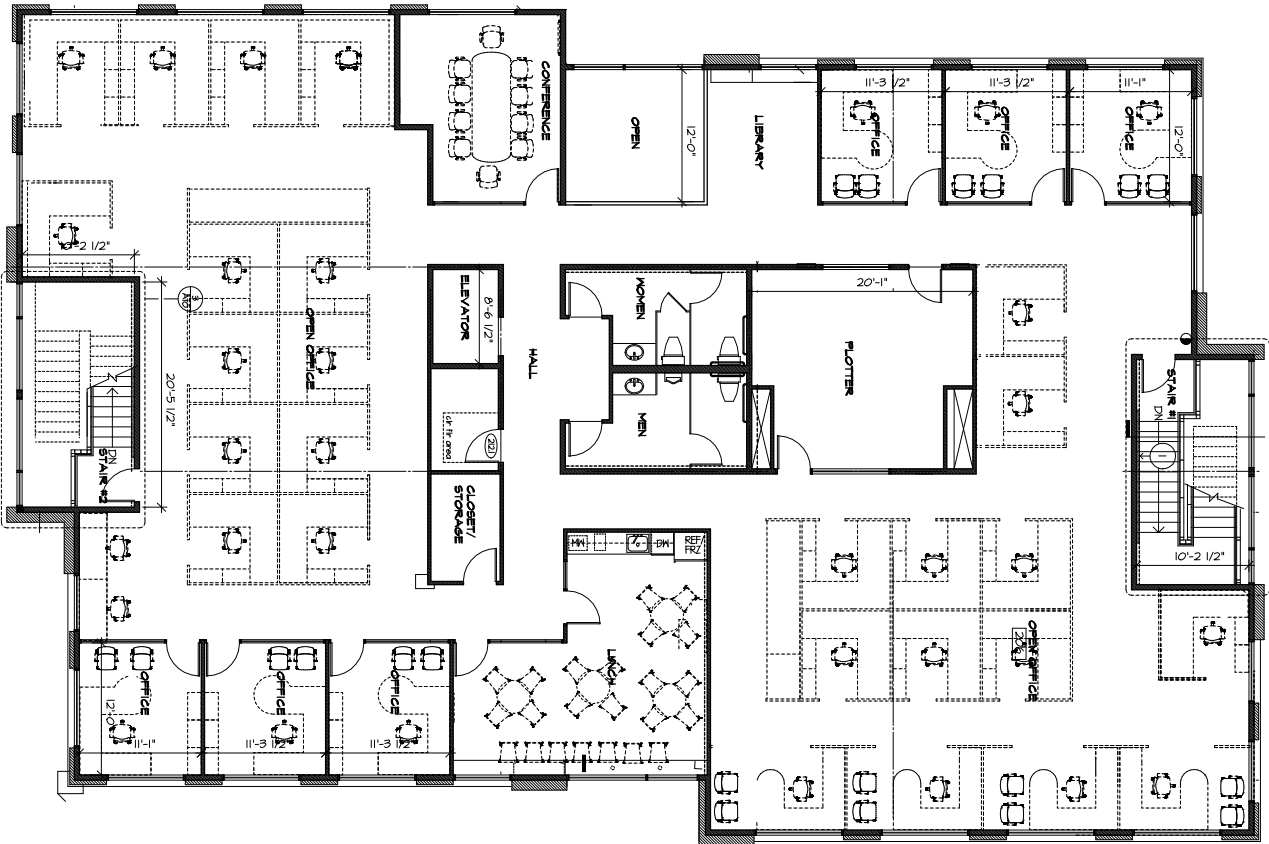
- Great west side location near banks, restaurants, grocery stores and services
- First floor consists of five offices, two conference rooms, kitchenette, reception, print/supplies room, storage, and two open work areas
- Second floor consists of six offices, conference room, breakroom/kitchen, storage, and two open work areas
- Easy access to downtown and the Old Mill District
- Convenient access to Colorado Avenue
- Option to lease the full building or individual floor

FIRST FLOOR PLAN





SECOND FLOOR PLAN



FOR LEASE

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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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