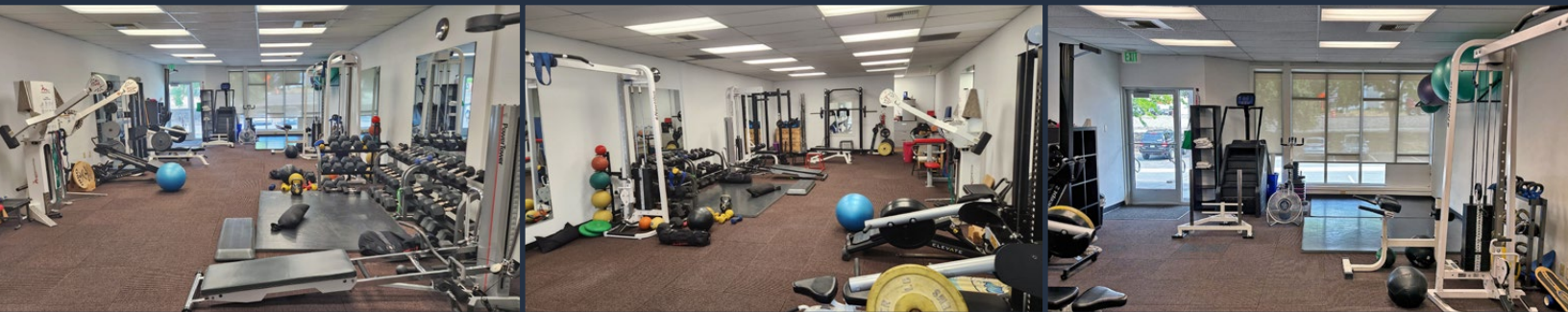


**FOR LEASE**

**1,370 SF | \$1.85/SF/MO. NNN**

# Deschutes Business Center Open Retail Suite

20370 Empire Ave, Suite C5, Bend, OR 97701



## PROPERTY DETAILS

<b>Avail. Space:</b>	Suite C5 – 1,370 SF
<b>Lease Rate:</b>	\$1.85/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.68/SF/Mo.
<b>Zoning:</b>	Mixed Employment (ME)
<b>Parking:</b>	Ample onsite spaces
<b>Date Avail.:</b>	November 1, 2024

## HIGHLIGHTS

- Open retail suite
- Professionally managed
- Conveniently located off the Hwy 97 Empire exit on the north end of Bend
- High traffic counts of 15,300 AADT on Hwy 97/ Hwy 20 and 15,870 AADT on Empire Blvd. (2022 TrafficMetrix)

**Robert Raimondi, CCIM | Peter May, CCIM**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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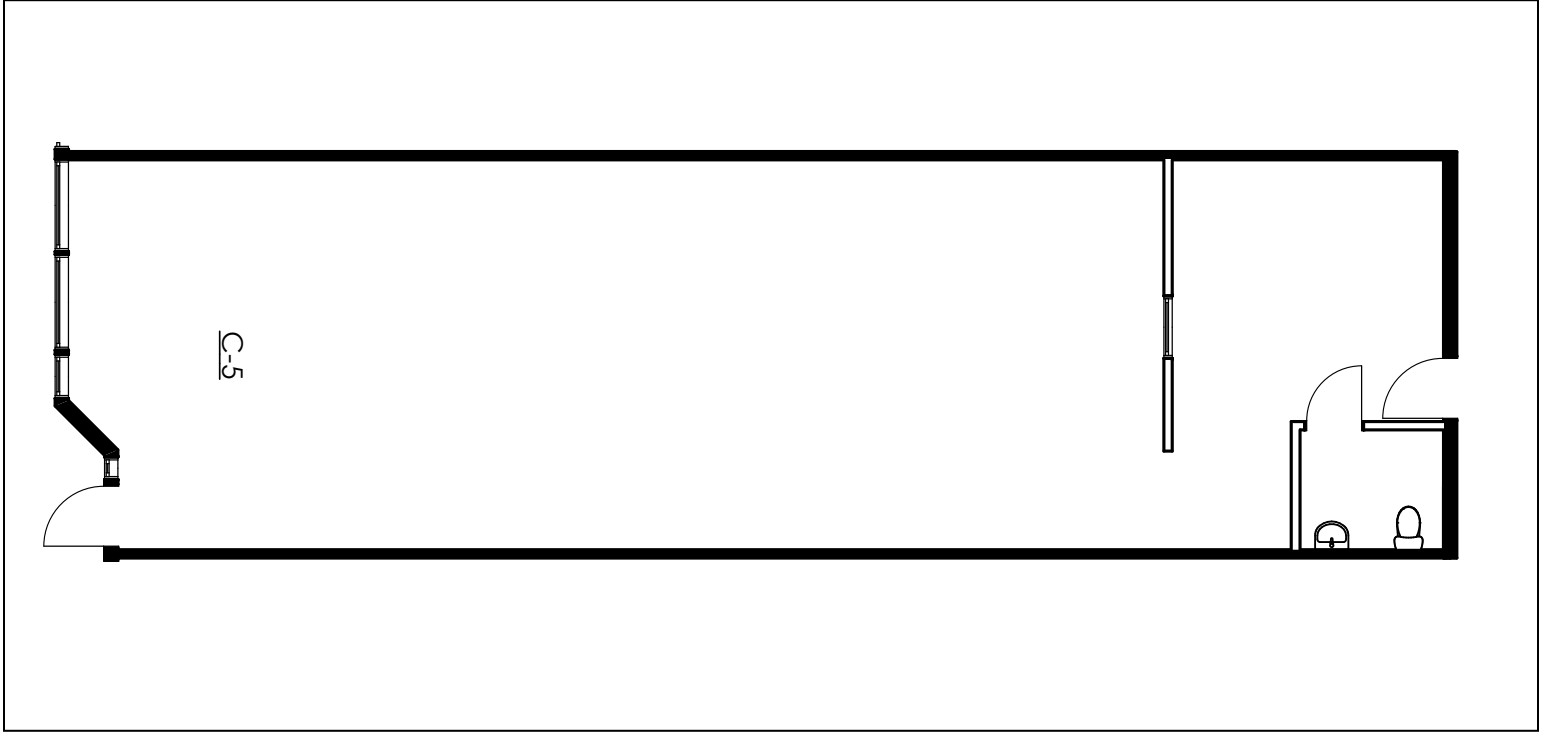
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### FLOOR PLAN



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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