PRIME BEND OREGON OFFICE SPACE FOR LEASE

296 SW COLUMBIA DRIVE, BEND, OREGON

IDEALLY LOCATED PROFESSIONAL OFFICE BUILDING

Well Built and Beautifully Maintained Multi-Tenant Property

ALIGNED COMMERCIAL
REAL ESTATE

LEASE OFFERING

WESTSIDE BEND PREMIER PROFESSIONAL OFFICE SUITES

296 SW Columbia Drive, Bend, Oregon

17,189 SF	$1.60 SF/Mo.	$0.84 SF/Mo.
Building Size	Base Rent	Estimated NNNs

EXECUTIVE SUMMARY

296 Columbia Drive is a Class A professional office building that's dog-friendly. It has excellent visibility and high traffic counts. Located at the corner of Columbia Drive and Simpson Avenue, this well-maintained property is between the Old Mill District, downtown Bend, and Century Drive. Shopping, restaurants, and various services are within easy reach.

Ample parking allows easy flow of staff and clients, with the ground floor lobby welcoming all who enter. Constructed originally into four separate offices in 1996, each primary suite has its own electric and gas meters. Shared bathrooms on both levels complete the design. Consider these additional benefits:

- Significant parking and easy access
- MU (Mixed Urban) zoning, which allows for a wide variety of uses
- Two-story building with elevator access and tons of natural light
- Welcoming and professional front entry lobby
- Two exterior monument signs and an interior directory sign

Other tenants include Drishti Counseling, Express Employment Professionals, Greg O'Neill, Attorney, Bend Therapy, and Dynamic Sports Rehab.

IDEAL FOR A VARIETY OF OFFICE USES

AMPLE PARKING AND NEAR HWY 97

EMPLOYEE AMENITIES IN THE AREA

OFFICE, TECH AND MEDICAL IN THE AREA

SMARTLY DESIGNED AND WELL BUILT

"TURNKEY" FUNCTIONALITY

AVAILABLE SUITES—Suite B2

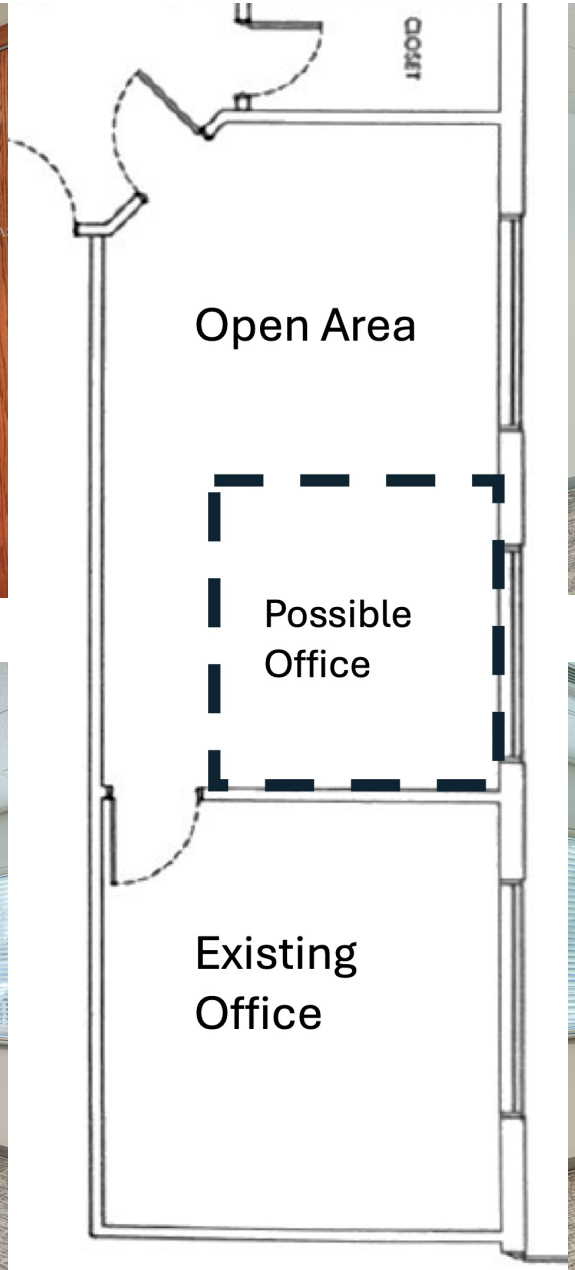
Suite B2 is a first floor space of approximately **554 rentable square feet**, and is move-in ready with **new carpet and paint.**

This suite is offered at **$1,600 per month, NNN and includes electricity**. NNNs are estimated at $0.89 per square foot per month, and include proportionate share of property taxes, insurance, property management, association dues and common area utilities and maintenance.

The space features:

- One large open area (possible second office)
- One office/conference room
- Shared restrooms in common
- Shared grand lobby entrance

ADDITIONAL PHOTOS—Suite B2



AVAILABLE SUITES—Suite C

Suite C is a second floor space of approximately **4,133 rentable square feet**, this suite figures is bright, airy and inviting to employees and clients alike.

This suite is offered at **$1.60 per square foot, per month, NNN**. NNNs are estimated at $0.89 per square foot per month, and include proportionate share of property taxes, insurance, property management, association dues and common area utilities and maintenance.

The space features:

- Six sizable private offices
- Spacious conference room
- Breakroom with sink
- Reception area
- Built-in cubicles, desk tops and files
- Convenient copy area
- Storage space
- Shared restrooms in common area

Three months free rent with a 63 month lease term or longer!

ADDITIONAL PHOTOS—Suite C

LOCATION

296 Columbia Drive is ideally located in the highly sought-after west side of Bend. WIth easy access to Highway 97, this property is surrounded by a wide variety of retail, medical, and service businesses. It is just a two-minute drive to Oregon State University-Cascades campus, no more than a 15-minute drive from anywhere in Bend, and a 25-minute drive from Redmond, Sisters, and Sunriver.

COMMUNITY INSIGHTS

With a population of approximately 100,000 in a region with over 200,000 residents, Bend is the largest city in Central Oregon. It is the primary destination in the area for recreation, healthcare, commerce, and culture. Spectacularly nestled at the base of the Cascade Range and ribboned by the Deschutes River, Bend is a forest and high desert mecca. And it has over 300 days of sunshine a year.

Bend has a reputation as one of the planet's premier lifestyle communities. A ton of recreation choices (skiing, golfing, fishing, river running, hiking, biking) and indoor splendors (fine dining, entertainment, shopping) attracts tourists, entrepreneurs, and residents from around the world.

The west side of Bend, where 296 Columbia is located, is a hotspot. The newer Oregon State University Cascades campus is found here, as are an assortment of restaurants, retail options, both quaint and upscale neighborhoods, and outdoor recreation opportunities.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, retail, and service companies thriving in a sea of relatively affordable housing and bountiful quality-of-life amenities. Businesses, employees, and retirees from across the country and beyond seek to be in Bend.

2ND HIGHEST JOB GROWTH IN US

NEARLY 4,000,000 TOURISTS A YEAR

2ND FASTEST GROWING US CITY

MORE THAN 30 MICROBREWERIES

MULTIPLE HIGHER EDUCATION OPTIONS

NUMEROUS "BEST PLACES" AWARDS

PROUDLY OFFERED BY

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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT