

FOR LEASE
PREMIER WESTSIDE LOCATION



FOR LEASE
CHILDREN'S SCHOOL/PRE-SCHOOL



SHEVLIN CORPORATE PARK
929 SW SIMPSON AVE | BEND, OR

The Point at Shevlin Corporate Park

The Point at Shevlin Corporate Park



Courtesy Goggle Earth 1.3.2024



Hard-to-find; turn-key Pre-School, Children's educational Suite Now Leasing. Suite is made up of 3 contiguous suites at The Point in Shevlin Corporate Park formally occupied by a State Certified/Licensed Pre-School. Location includes: Secure/Fenced & Gated Playground, Kitchen w/commercial Hood, Classrooms, Restrooms designed for children, improvements/floorplan tailored for children's school facility. Many parents working in The Point would welcome with open-arms another Pre-School opening at this sought-after westside Bend location! Rare Opportunity! **SDC's have been paid for Licensed Pre-School.**

LEASE RATE: \$1.55 RSF/MO/NNN

SUITE(S): Suites 110, 120 & 130 = 7,674+/- Rentable/SF
Suites 110, 120 & 130 = 6,490+/- Usable/SF

Est. CAM/NNN: \$0.95/RSF/MO Includes: Electric, Gas, Water & Sewer, Garbage, IT Support, Snow Removal & More

USE: Turn-key School/ Pre-School/Child Ed/Daycare

DEMOGRAPHICS

2023 Population	1 MILE	3 MILE	5 MILE
	10,407	77,588	113,325
2023 Households	4,668	32,408	46,423
Median Income	\$75,114	\$75,896	\$79,418
Average Age	40	40	41

Courtesy CoStar 2023 Demographics

Brian Fratzke, CCIM, Principal Broker

brian@fratcommercial.com | O. 541.306.4948 | C. 541.480.2526

Tom Tapia, CCIM, Principal Broker

tom@fratcommercial.com | O. 541.306.4948 | C. 541.390.2900



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com



PROPERTY LEASE OFFERING INFORMATION-BUILDING HIGHLIGHTS

- Lot Size:** 2.57+/- Acres (111,949.2+/- Square Feet)
- Building:** Three (3) Floors serviced by elevator. 37,902+/- Square Feet with Quality Tenant Medical Mix
- Parking:** 78 Spaces (Including 5 ADA)
- Zoning:** MU (Mixed Urban) Supports service commercial, provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. Allows for a denser level of development of a variety of commercial and residential uses. Provides for development that is supportive of transit. Office & Clinics permitted.
- Location:** Landmark location at The Point where SW Simpson and Colorado intersect.

