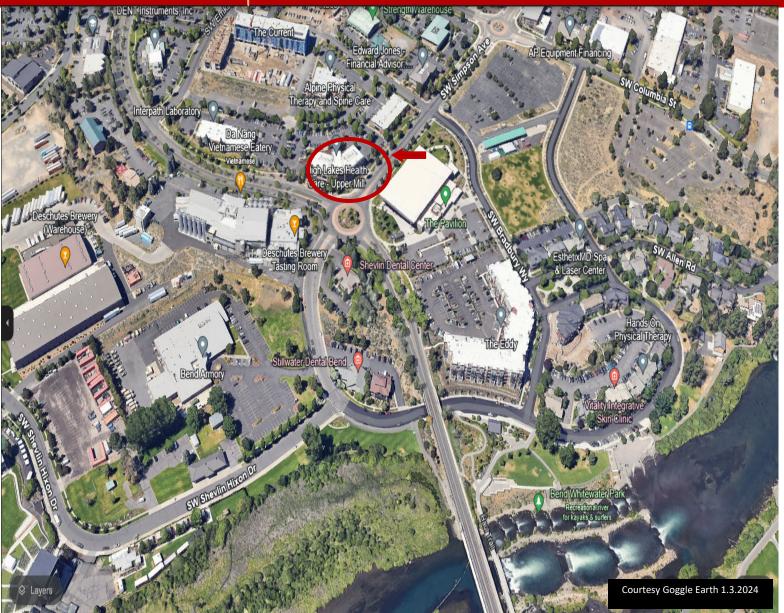
# FOR LEASE **PREMIER WESTSIDE LOCATION**

## SHEVLIN CORPORATE PARK 929 SW SIMPSON AVE BEND, OR

# The Point at Sherlin Corporate Park



### **DEMOGRAPHICS**

2023 Population	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
	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



Hard-to-find; turn-key Pre-School, Children's educational Suite Now Leasing. LEASE RATE: \$1.55 RSF/MO/NNN 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 SUITE(S): Suites 110, 120 & 130 = 7,674+/- Rentable/SF Suites 110, 120 & 130 = 6,490+/- Usable/SF includes: Secure/Fenced & Gated Playground, Kitchen w/commercial Hood, Classrooms, Restrooms designed for children, improvements/floorplan tai-Est. CAM/NNN: \$0.95/RSF/MO Includes: Electric, Gas, Water & lored for children's school facility. Many parents working in The Point would Sewer, Garbage, IT Support, Snow Removal & More welcome with open-arms another Pre-School opening at this sought-after westside Bend location! Rare Opportunity ! SDC's have been paid for USE: Turn-key School/ Pre-School/Child Ed/Daycare Licensed Pre-School. 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

# FOR LEASE **CHILDREN'S SCHOOL/PRE-SCHOOL**

# The Point at Sherlin Corporate Park

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

# **STRATEGICALLY LOCATED ON BEND'S WESTSIDE-ABOVE OLD MILL**







## **PROPERTY LEASE OFFERING INFORMATION-BUILDING HIGHLIGHTS**

Lot Size:	2.57+/- Acres (111,949.2+/- Square Feet	
Building:	Three (3) Floors serviced by elevator. 37,9	
Parking:	78 Spaces (Including 5 ADA)	
Zoning:	MU (Mixed Urban) Supports service comm	
	use centers and districts in areas with high	
	Allows for a denser level of development of	
	Provides for development that is supportive	
Location:	Landmark location at The Point where SV	





## The Point at Sherlin Corporate Park

good representation of how the space is demised. Tenant to do their own due diligence. Please contact listing Broker for more details.

',902+/- Square Feet with Quality Tenant Medical Mix

nmercial, provide opportunities for vibrant mixed-

gh-quality connectivity to and within the area.

t of a variety of commercial and residential uses.

tive of transit. Office & Clinics permitted.

W Simpson and Colorado intersect.