

FOR LEASE

955-3,386 SF | \$1.20-\$1.85/SF/MO. NNN

Deschutes Business Center Office/Retail/Industrial Spaces

20340-20370 Empire Ave., Bend, OR 97701



MULTIPLE SUITES AVAILABLE TO FIT A VARIETY OF USERS



SUITE B4



SUITE E6-E7



SUITE C5

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**REAL
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SERVICES**

FOR LEASE

\$1.20-\$1.85/SF/MO. NNN

Deschutes Business Center Office/Retail/Industrial Spaces

PROPERTY DETAILS

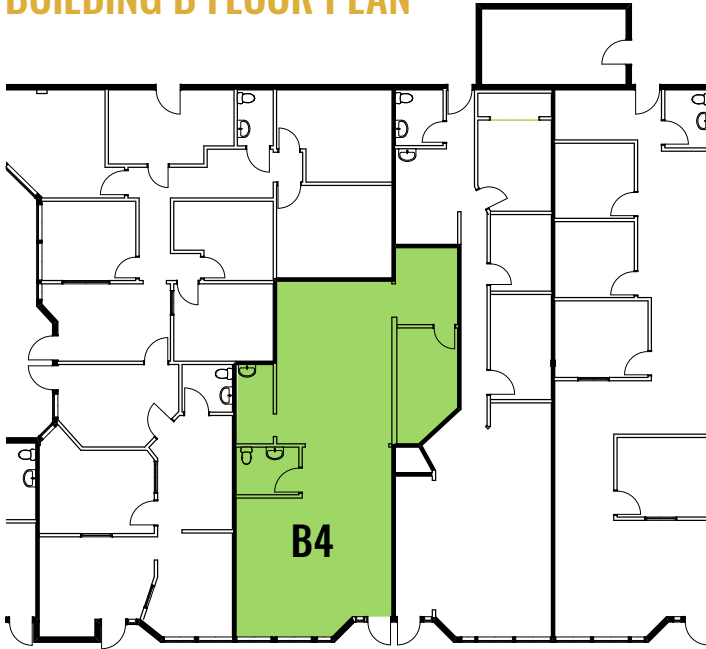
- Suite B4:** 985 SF | \$1.85/SF/Mo. NNN
Available Now
- Suite C5:** 1,370 SF | \$1.85/SF/Mo. NNN
Available Now
- Suite E6-7:** 955 SF | \$1.65 SF/Mo. NNN
Available February 1, 2026
- Suite F6/F7:** 3,386 SF | \$1.20/SF/Mo. NNN
Available Now
- NNNs:** Est. at \$0.68/SF/Mo.
- Zoning:** Mixed Employment (ME)
- Parking:** 60+ onsite spaces

HIGHLIGHTS

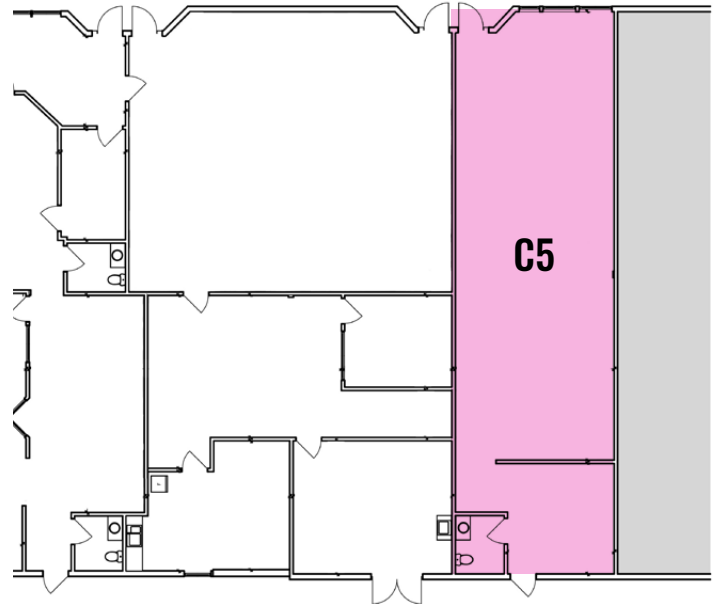
- **Suite B4** is an office/retail suite with an in-suite restroom
- **Suite C5** is an open retail suite
- **Suite E6-7** is an office/retail suite with two private offices and an in-suite restroom
- **Suite F6/F7** is an office/industrial suite with reception area, office, warehouse, and a fenced-off security storage yard
- Professionally managed
- Conveniently located off the Hwy 97 Empire exit on the north end of Bend



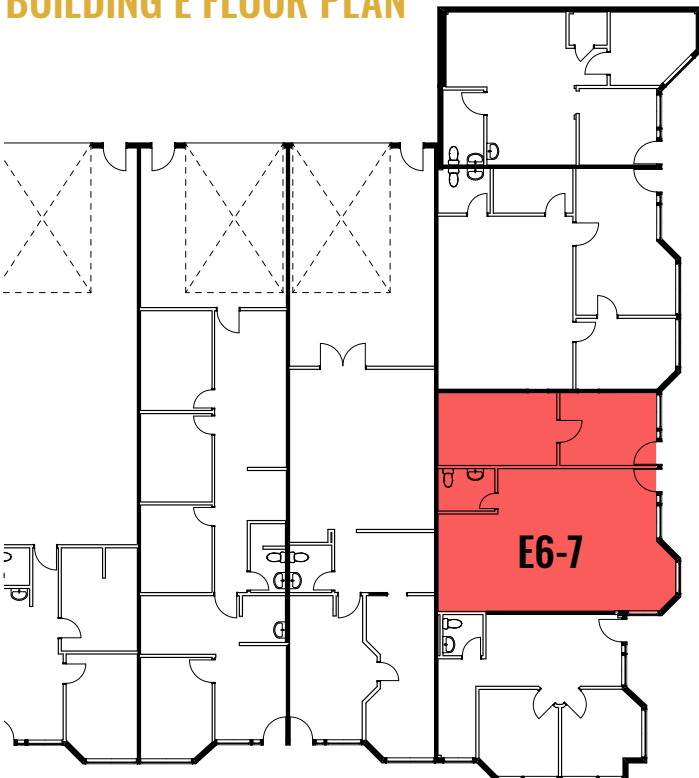
BUILDING B FLOOR PLAN



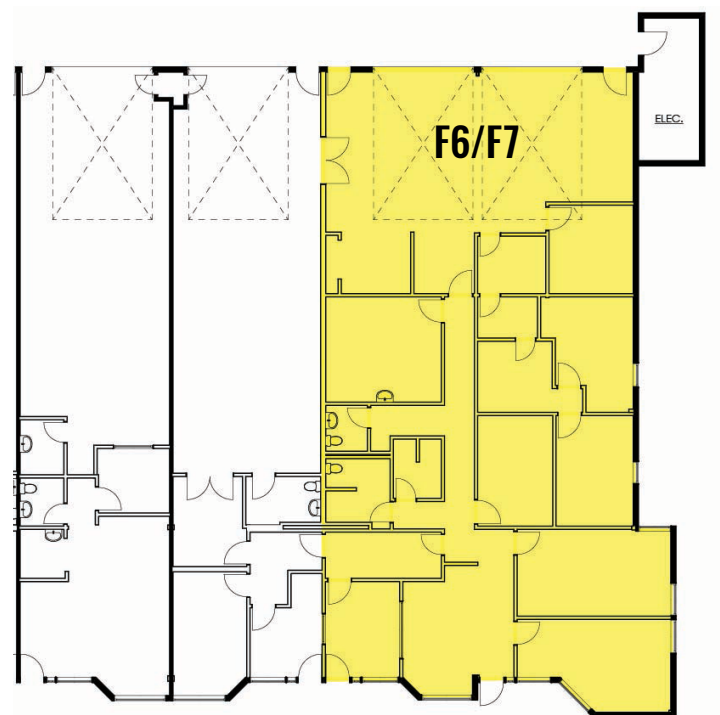
BUILDING C FLOOR PLAN



BUILDING E FLOOR PLAN



BUILDING F FLOOR PLAN

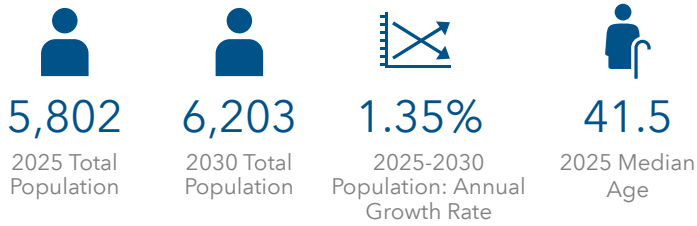


FOR LEASE

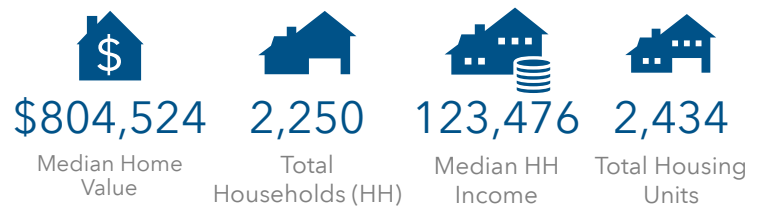
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DEMOGRAPHICS - 1 MILE RADIUS

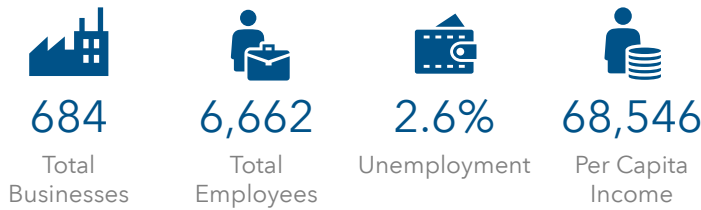
POPULATION STATS



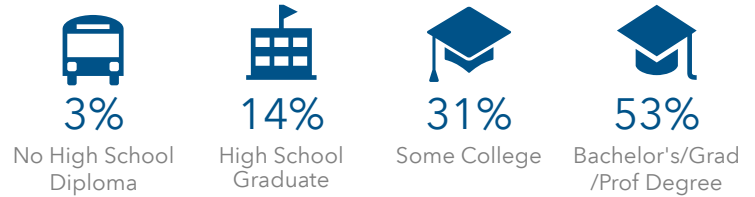
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



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