

SHEVLIN CORPORATE PARK IS A GREAT PLACE FOR BUSINESS!

FOR LEASE  
WESTSIDE OFFICE

SHEVLIN CORPORATE PARK™- BUILDING C  
920 SW Emkay Drive, Suite #100 Bend OR 97702



DEMOGRAPHICS 2024

1 MILE

3 MILE

5 MILE



TOTAL POPULATION

13,021

74,830

114,987



TOTAL HOUSEHOLDS

6,471

33,089

49,419



AVG. INCOME

\$78,540

79,444

\$82,387

First floor office suite opportunity at Shevlin Corporate Park, Building C, Suite #100. Build out includes reception area w/ slate tile flooring, private shower area, breakroom/kitchen, conference/media room, server/telco room, storage areas, private offices, copy room/production areas, open bullpen. Sought after location on the corner of SW Colorado Ave/ Emkay Drive across from Deschutes Brewery and located just above Bend's Old Mill District. Quality Tenant mix, easy access to all main arterials, downtown Bend and more!

**LEASE RATE : \$1.55/RSF/MO/NNN**

**ESTIMATED CAM:**

\$0.73/RSF/MO

**SUITE SIZE:**

5,750+/- RSF

**TOTAL BLDG SF:**

16,174+/- SF

**LOT:**

1.47+/- ACRES (64,033+/-SF)

**ZONING:**

IL (Light Industrial w/office overlay)

**YEAR BUILT:**

1999

**PARKING:**

84 (Including 3 ADA)

**AVAILABLE:**

January 1, 2026

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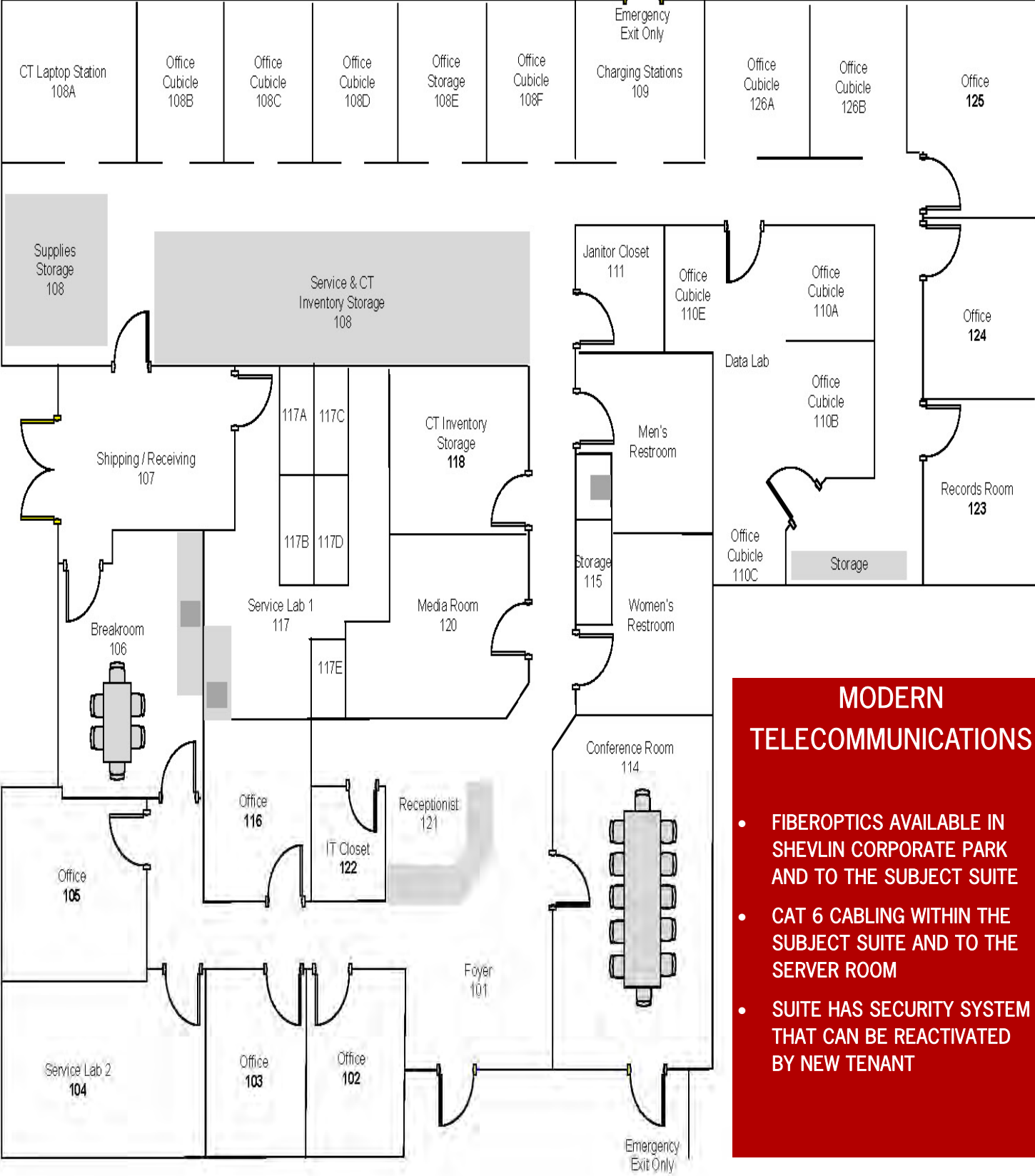
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Suite #100 Floorplan



**MODERN  
TELECOMMUNICATIONS**

- FIBEROPTICS AVAILABLE IN SHEVLIN CORPORATE PARK AND TO THE SUBJECT SUITE
- CAT 6 CABLING WITHIN THE SUBJECT SUITE AND TO THE SERVER ROOM
- SUITE HAS SECURITY SYSTEM THAT CAN BE REACTIVATED BY NEW TENANT

