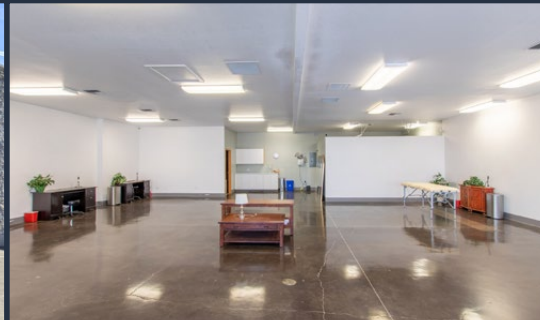


FOR LEASE

2,025 SF | \$1.30/SF/MO. NNN

East Bend Retail/Office/Flex Space

425 NE Windy Knolls Dr., Suite 3, Bend, OR 97701



PROPERTY DETAILS

- Suite 3:** 2,025 SF
- Lease Rate:** \$1.30/SF/Mo. NNN
- CAMs:** Est. at \$0.71/SF/Mo.
(Natural gas, electricity, phone, internet and data paid by tenant)
- Zoning:** Commercial General (CG)
- Parking:** 4 spaces per 1,000 SF and ample street parking
- TI's:** Available for qualified tenants

HIGHLIGHTS

- Large open retail area with lots of windows
- Roll up door with access via back of building (not a drive-up door)
- Rent-ready space just off Highway 20 with traffic counts exceeding 20,080 cars/day
- Across the street from the Forum Shopping Center including Costco, banking, grocery stores and restaurants
- Near St. Charles Hospital

Russell Huntamer, CCIM | Eli Harrison, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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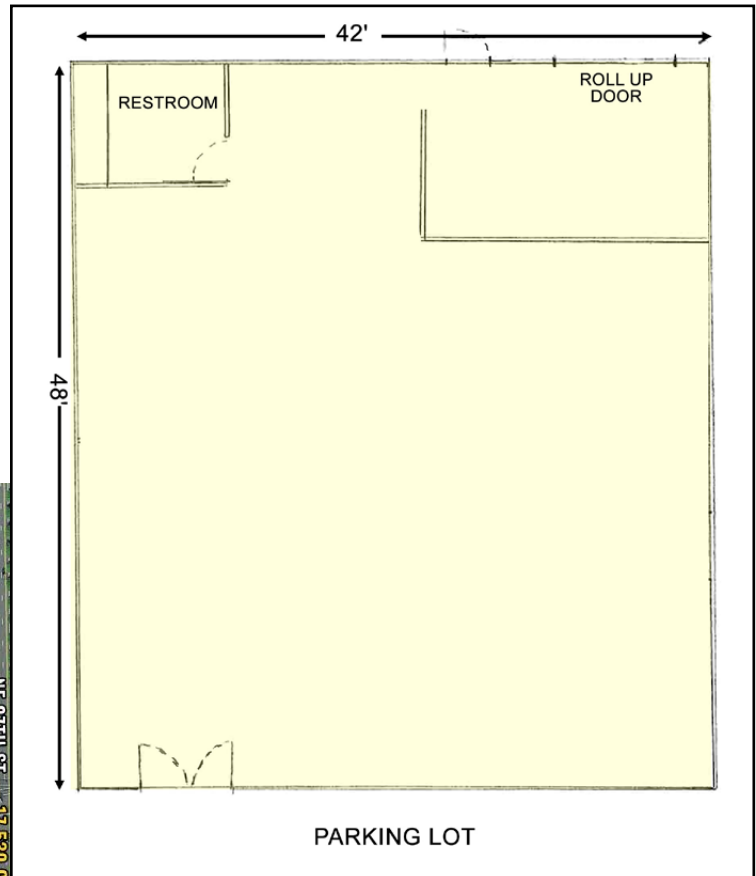
REAL
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FOR LEASE

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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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