

FOR LEASE  
PREMIER WESTSIDE LOCATION



FOR LEASE  
CHILDREN'S SCHOOL/PRE-SCHOOL



The Point at Shevlin Corporate Park

SHEVLIN CORPORATE PARK  
929 SW SIMPSON AVE | BEND, OR

The Point at Shevlin Corporate Park



Courtesy Goggle Earth 1.3.2024

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



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. Rare Opportunity !

LEASE RATE : \$1.55 RSF/MO/NNN

**SUITE(S):** Suites 110, 120 & 130 = 7,674+/- Rentable/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

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## 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.



*The Point at Sherlin Corporate Park*

*Bend's Westside Trophy Above The Old Mill*

Prior Floorplan from T.I. plan used by a former Tenant. Not guaranteed to be 100% correct, but good representation of how the space is demised. Tenant to do their own due diligence. Please contact listing Broker for more details.