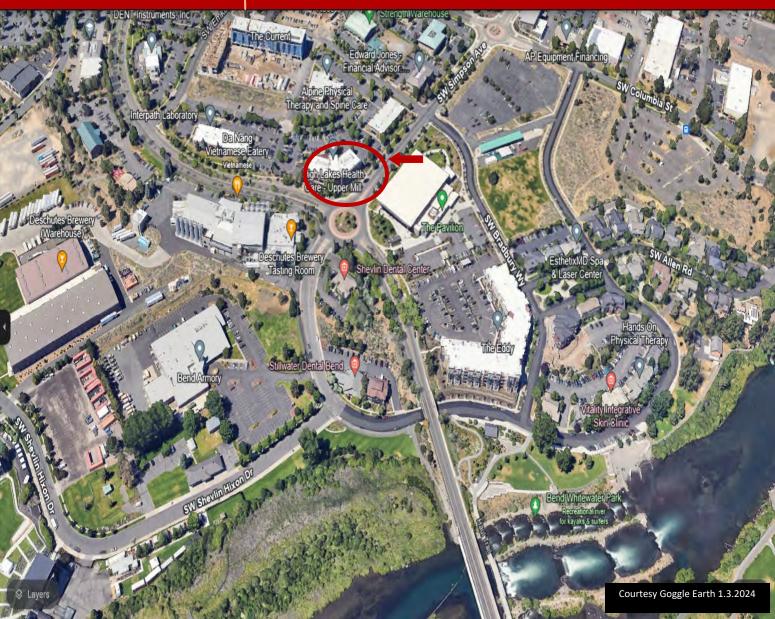
FOR LEASE PREMIER WESTSIDE LOCATION

FOR LEASE CHILDREN'S SCHOOL/PRE-SCHOOL

SHEVLIN CORPORATE PARK 929 SW SIMPSON AVE | BEND, OR

The Point at Shevlin Corporate Park





DEMOGRAPHICS

2023 Population	1 MILE	3 MILE	<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 Demograp

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!



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

Turn-key School/ Pre-School/Child Ed/Daycare

Brian Fratzke, CCIM, Principal Broker

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PROPERTY LEASE OFFERING INFORMATION-BUILDING HIGHLIGHTS

Lot Size: 2.57+/- Acres (111,949.2+/- Square Feet

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.

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.





