

FOR LEASE

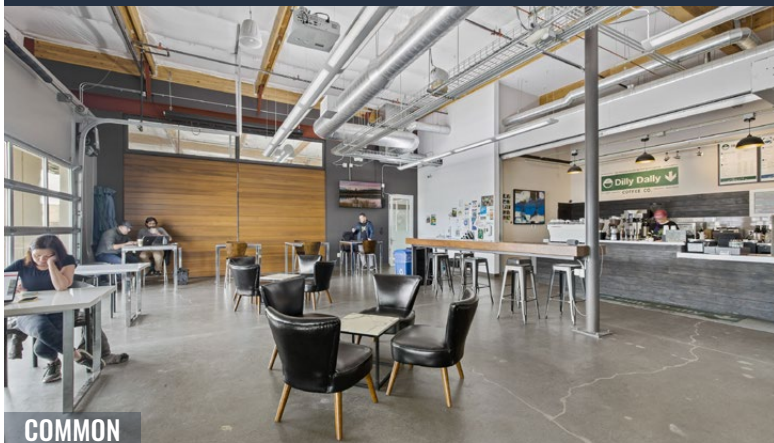
311 SF | \$1,000/MO. FSG

**Contemporary Class A Office Space
on Bend's West Side**

1001 SW Emkay Dr., Suite 130, Bend, OR 97702



PROMINENT CORNER SUITE FACING SW EMKAY DRIVE



COMMON



COMMON

Graham Dent, SIOR | Jay Lyons, SIOR, CCIM

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

CONTEMPORARY CLASS A OFFICE



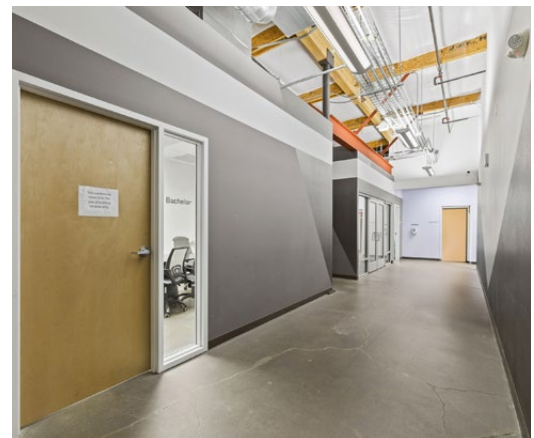
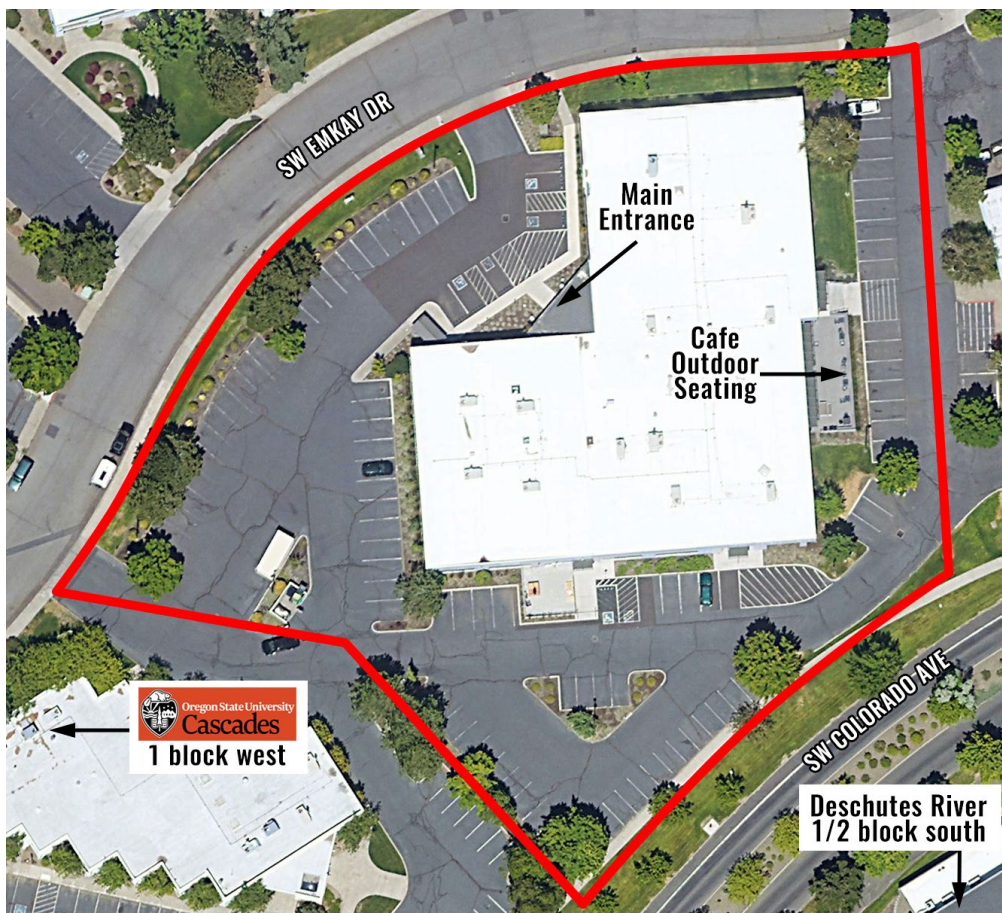
SUITE 130 | 311 SF
\$1,000/MO. FULL SERVICE GROSS

PROPERTY DETAILS

Bldg. Size: 26,632 SF
Lot Size: 2.15 Acres
Year Built: 1985, renovated in 2015
CAMs: Est. at \$0.78/SF/Mo.
(includes utilities)
Zoning: Mixed Urban (MU)
Parking: 109 onsite spaces plus ample
on-street parking
Parking Ratio: 4.1/1,000 SF

HIGHLIGHTS

- Contemporary Class A office space on Bend's west side
- **Suite 130:** Executive office
- Extensive onsite amenities including shared meeting spaces, open-air cafe with outdoor seating, covered bike storage, and showers
- Fellow tenants include Abbott Labs, Dowl Engineering, Focus Physical Therapy, and Kittelson & Associates
- Excellent on-building signage available
- Proximity to new OSU campus and talented young workforce



FLOOR PLAN



FOR LEASE

1001 SW Emkay Dr., Bend, OR 97702



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.



Graham Dent, SIOR
Partner, Broker
Cell 541.639.6515
gdent@compasscommercial.com



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES