

FOR LEASE

8,072 SF | \$2.00/SF/MO. NNN

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

123 SW Columbia Street, Bend, OR 97702



GREAT LOCATION NEAR SHOPS, RESTAURANTS AND THE DESCHUTES RIVER



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COMPASS
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\$2.00/SF/MO. NNN

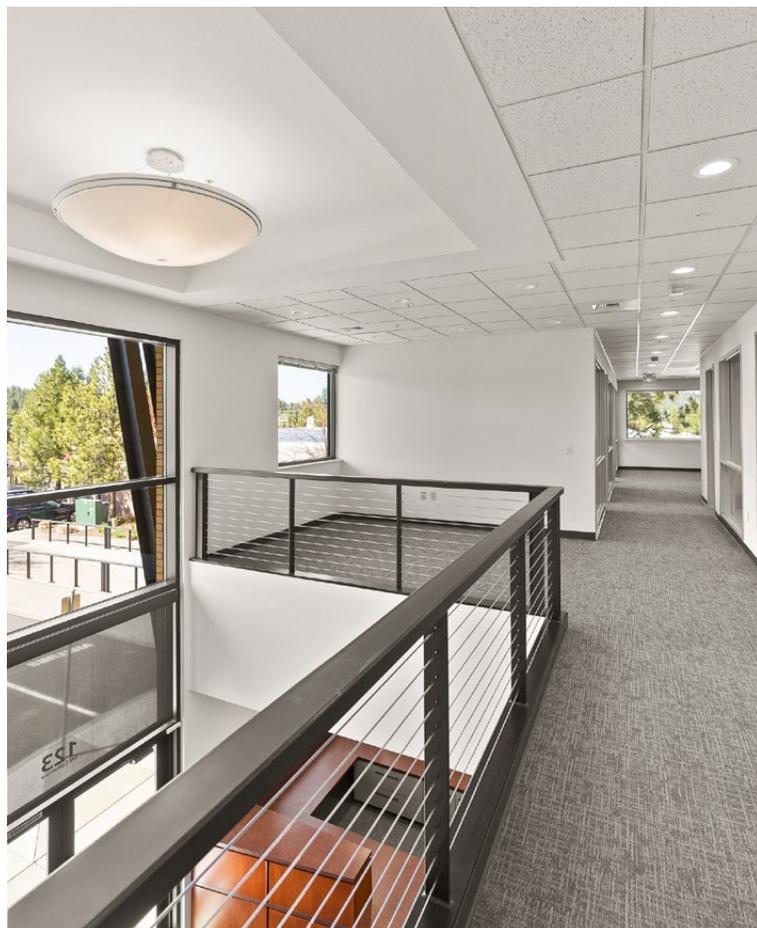
Second Floor Office Space on Bend's West Side

PROPERTY DETAILS

- Second Floor:** 8,072 SF
- Bldg. Size:** 19,981 SF
- Lease Rate:** \$2.00/SF/Mo. NNN
- CAMs:** Est. at \$0.86/SF/Mo.
(CAMs budgeted for full building)
- Lot Size:** 0.71 Acres
- Year Built:** 2007
- Zoning:** Mixed Urban (MU)
- Parking:** Ample onsite spaces
Underground secure parking available

HIGHLIGHTS

- Great west side location near banks, restaurants, grocery stores and services
- Second floor consists of six offices, conference room, breakroom/kitchen, storage, and two open work areas
- Close proximity to the Old Mill District, Downtown Bend and the Deschutes River
- Convenient access to Century Drive and Colorado Avenue
- Elevator access to second floor
- Secure underground parking available
- Property also available for sale. Contact listing broker for details





SECOND FLOOR PLAN



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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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