

FOR LEASE

2,112-5,697 SF | \$1.60/SF/MO. NNN

Class A West Side Office Spaces

963 SW Simpson Ave., Bend, OR 97702

RATE REDUCED
Was \$1.85/SF/Mo. NNN



HIGH TRAFFIC LOCATION ON THE CORNER OF SW SIMPSON AVE & SW CYBER DR



SUITE 200



SUITE 120

Dan Kemp, CCIM | Adam Bledsoe, Principal Broker

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FOR LEASE

\$1.60/SF/MO. NNN

Class A West Side Office Spaces

AVAILABLE SPACES

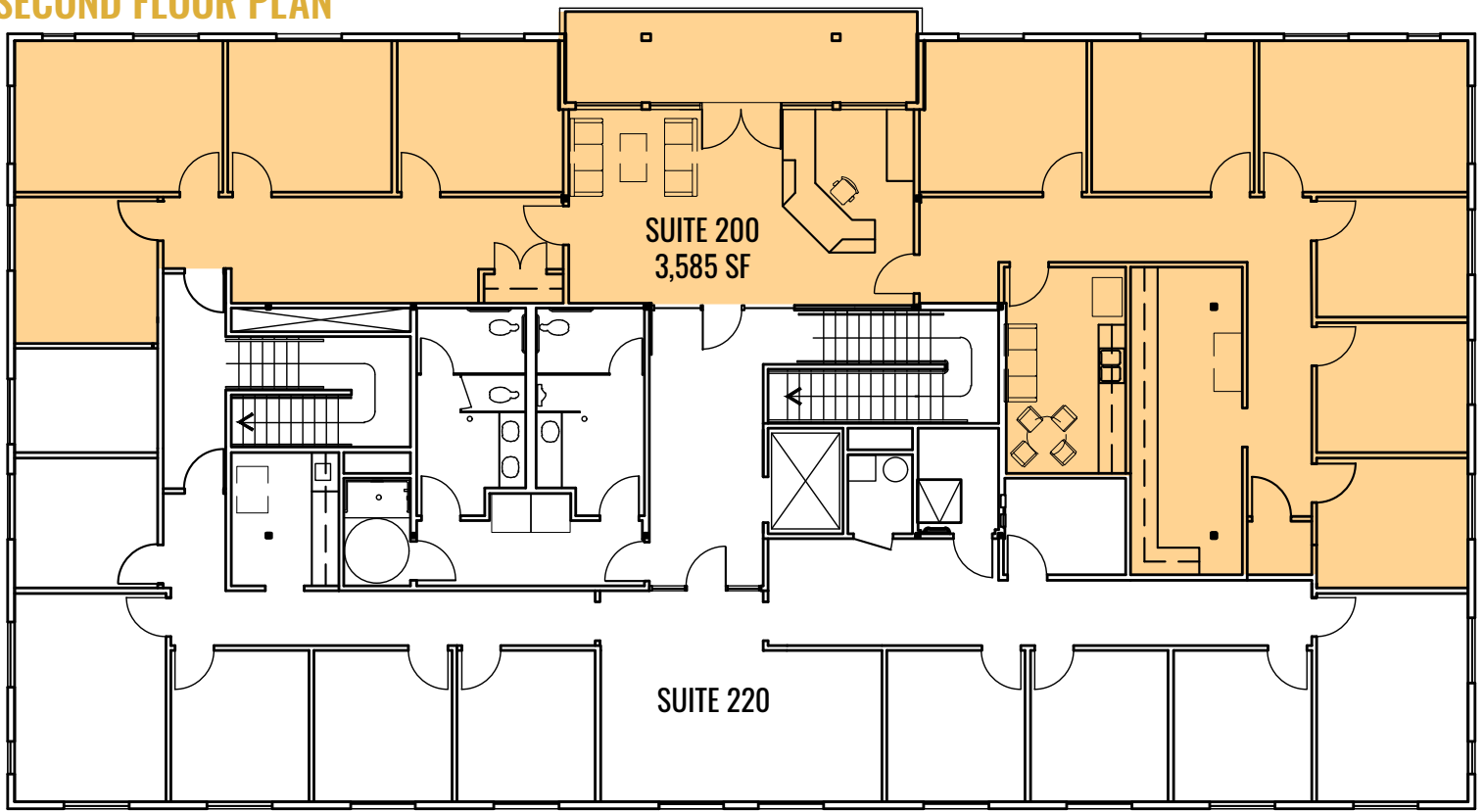
Suite 120:	2,112 SF
Suite 200:	3,585 SF
Both Suites:	5,697 SF
Lease Rate:	\$1.85/SF/Mo. NNN \$1.60/SF/Mo. NNN
CAMs:	Est. at \$0.80/SF/Mo.
Parking:	Ample parking available

HIGHLIGHTS

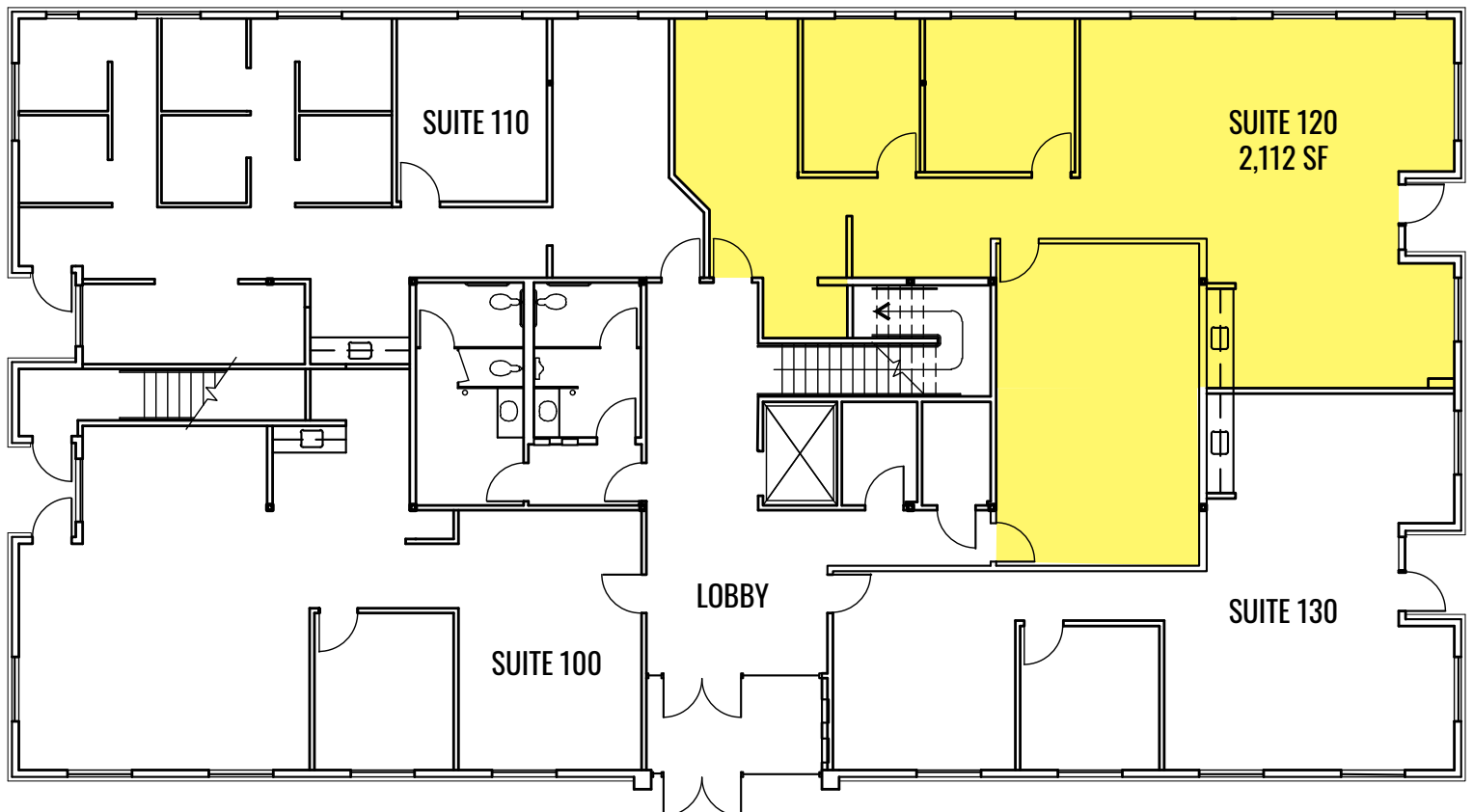
- Suite 120 features a large conference/training room
- Suite 200 includes a balcony
- Highly desirable west side location across the street from the Simpson Pavilion
- Close to Century Drive amenities with the Old Mill District and Downtown Bend within a one-mile radius
- Near parks, trails, and the Deschutes River
- Scenic views throughout the offices
- Lots of natural light
- Suites can be leased together or individually



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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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