

FOR LEASE  
WEST SIDE OFFICE/MEDICAL



## SHEVLIN CORPORATE PARK

336 SW Cyber Dr Suite 107 | Bend OR



4,556 SF+/- for lease. Suite 107 has been occupied by Alpine Physical Therapy for fifteen (15) years and includes four (4) restrooms, two (2) additional sinks, a break room, on a 6-inch (6") concrete slab. The suite was previously demised as two (2) separate suites, providing flexible occupancy options. Tenant signage located above the main entrance.

Excellent parking and location within Shevlin Corporate Park, on the West Side of the Old Mill.

### Lease Rate: \$1.85/SF/Mo. NNN

- 4,556 SF+/-
- SDC Credits of \$120,000 for Trips, Water/Sewer\*
- Four (4) Restrooms
- 6" poured concrete slab
- Suite is demisable into two (2) Suites
- Signage on front of building
- \*Tenant to confirm all Systems Development Charges for Tenant's intended use

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