

FOR LEASE

5,000 SF | \$2.00/SF/MO. NNN

Large Office Suite on Bend's West Side

1160 SW Simpson Ave., Suite 100, Bend, OR 97702



PROPERTY DETAILS

| | |
|---------------------|--|
| Suite 100: | 5,000 SF |
| Lease Rate: | \$2.00/SF/Mo. NNN |
| CAMs: | Est. at \$0.76/SF/Mo. <i>(includes gas and electricity)</i> |
| Zoning: | Mixed-Use Urban (MU) |
| Date Avail.: | January 1, 2025 |
| Parking: | Ample onsite parking |

HIGHLIGHTS

- Ground floor office space with reception area, four private offices, large open bullpen area, two conference rooms, kitchen, storage and in-suite restrooms
- Great west side location — near banks, restaurants, grocery stores and services
- Easy access to Colorado Avenue, Downtown Bend and the Old Mill District

Graham Dent, SIOR | Jay Lyons, SIOR, CCIM

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

541.383.2444 | www.CompassCommercial.com

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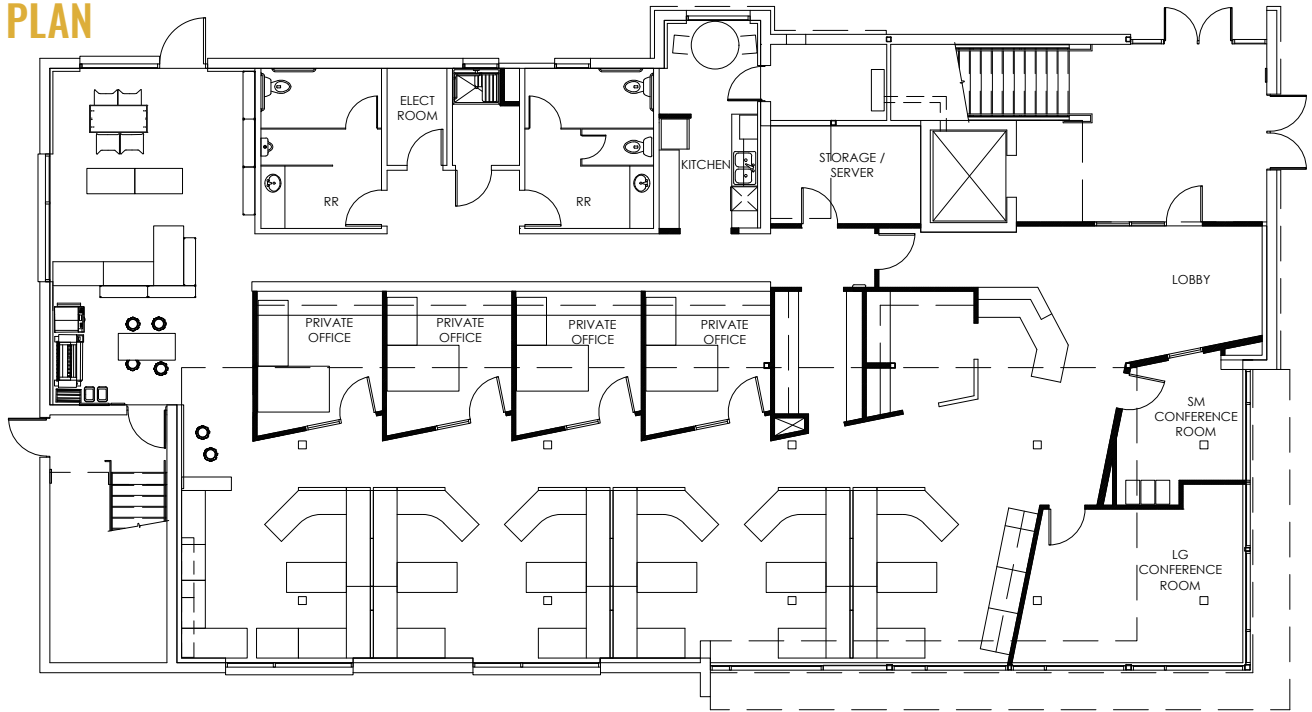
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FLOOR PLAN



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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