

**FOR LEASE**

**4,440 SF | \$1.75/SF/MO. NNN**

**Bend Central District**

**Mixed-Use Building with 1/2 Acre Yard**

**100 NE Hawthorne Ave., Bend, OR 97701**



## PROPERTY DETAILS

<b>Avail. Space:</b>	4,440 SF
<b>Lease Rate:</b>	\$1.75/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.50/SF/Mo.
<b>Zoning:</b>	Mixed Employment (ME)
<b>Parking:</b>	6 parking stalls within the fenced yard

## HIGHLIGHTS

- Centrally located flex building with 1/2 acre fenced and gated yard
- Building consists of a reception area, one private office, open work area and a warehouse with eight roll up doors
- Perfect for an industrial user that needs a central location and yard space
- Easy access to 3rd Street, the parkway and Downtown

**Jay Lyons, SIOR, CCIM | Bruce Churchill, Principal Broker**  
**Grant Schultz, SIOR, CCIM**

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

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

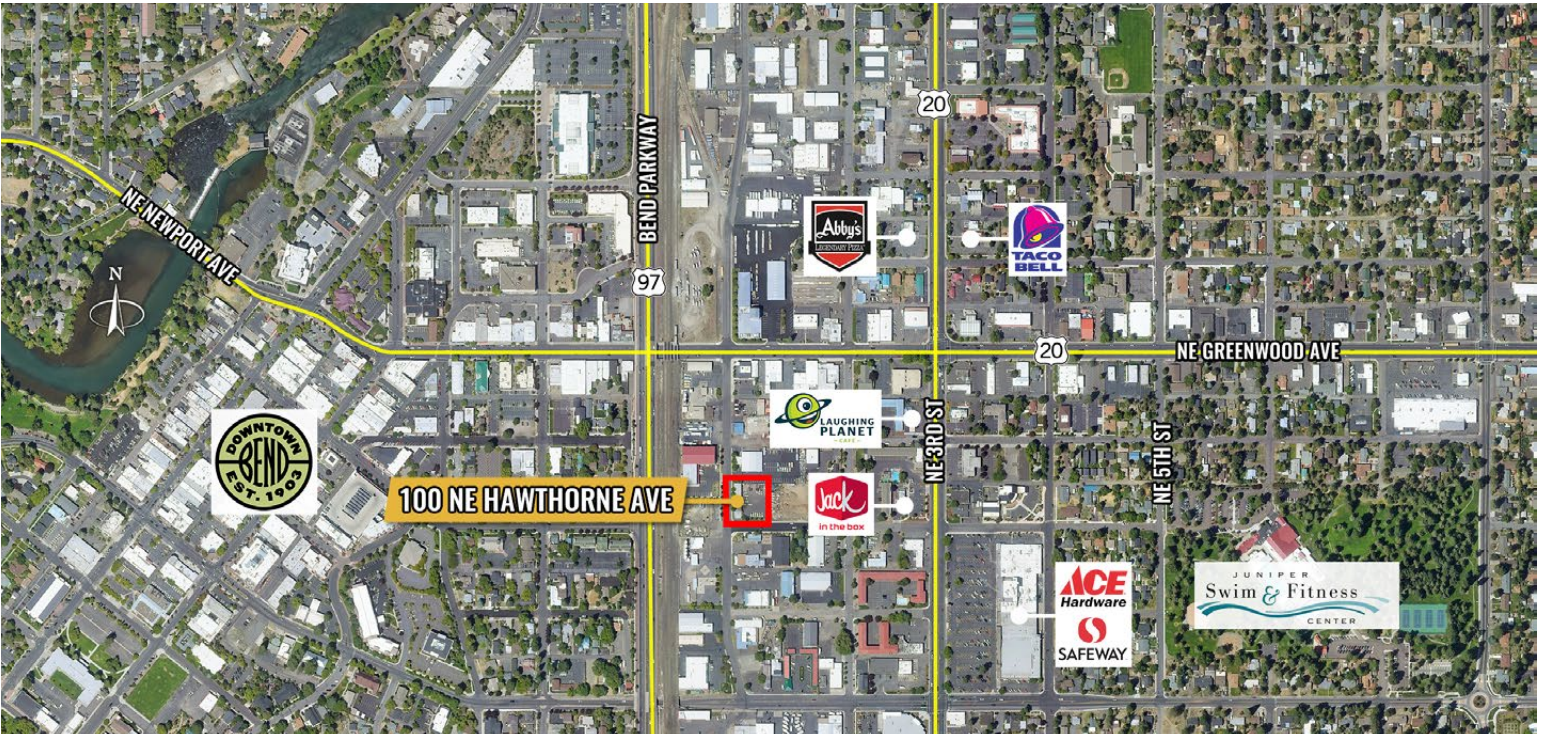
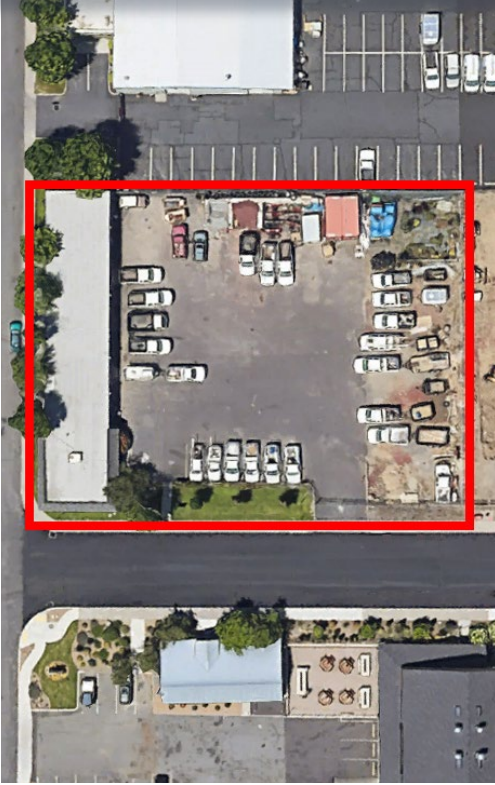
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