

SHEVLIN CORPORATE PARK

929 SW Simpson Ave | Bend OR



The suite consists of three contiguous suites previously occupied by a state-certified and licensed pre-school. The space includes a secure, fenced, and gated playground, kitchen with commercial hood, multiple classrooms, and child-designed restrooms. Existing improvements and the floor plan are specifically tailored for a children's educational facility. System Development Charges (SDCs) have been paid for a licensed pre-school use.

Lease Rate: \$1.55/SF/Mo. NNN

- Suite(S): 110, 120 & 130 = 7,674+/- SF
- CAMs \$0.95/SF/Mo
- Secure gated playground
- Kitchen with commercial hood
- Turn-key Child Ed ready for occupancy
- SDC have been paid for a licensed preschool use
- *Tenant to confirm all Systems Development Charges for Tenant's intended use

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