

FOR LEASE

1,190-6,793 SF | \$1.85/SF/MO. NNN

Class A West Side Office Spaces

963 SW Simpson Ave., Bend, OR 97702



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



SUITE 200



SUITE 120

Dan Kemp, CCIM | Emilio Tiscareno, Broker

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

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REAL ESTATE SERVICES

FOR LEASE

\$1.85/SF/MO. NNN

Class A West Side Office Spaces

AVAILABLE SPACES

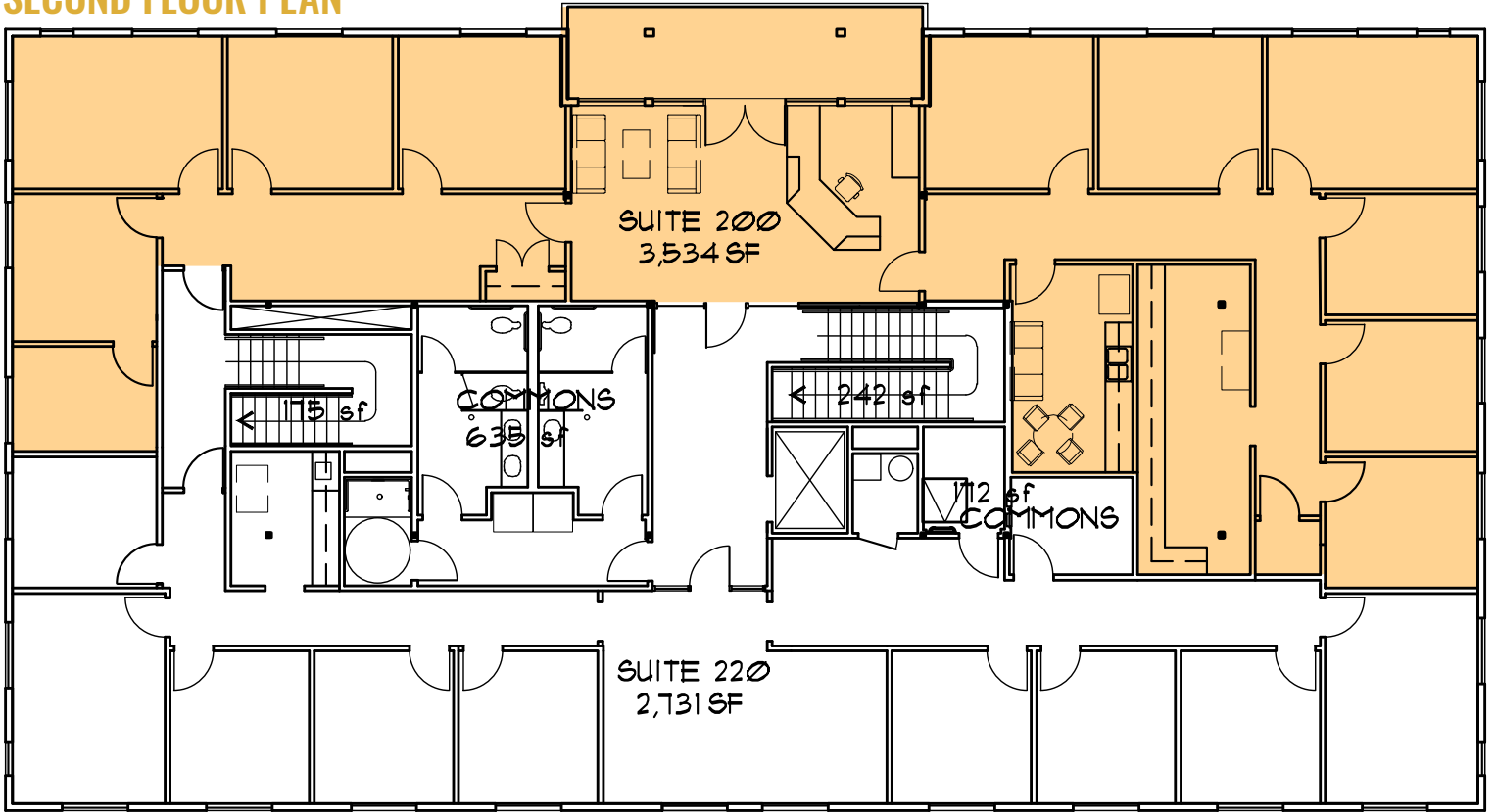
- Suite 120:** 2,069 SF
(can be combined with Suite 130 for 3,259 SF)
- Suite 130:** 1,190 SF
(can be combined with Suite 120 for 3,259 SF)
- Suite 200:** 3,534 SF
- All Avail. Suites:** 6,793 SF
- Lease Rate:** \$1.85/SF/Mo. NNN
- CAMs:** Est. at \$0.80/SF/Mo.
- Date Avail.:** April 1, 2025

HIGHLIGHTS

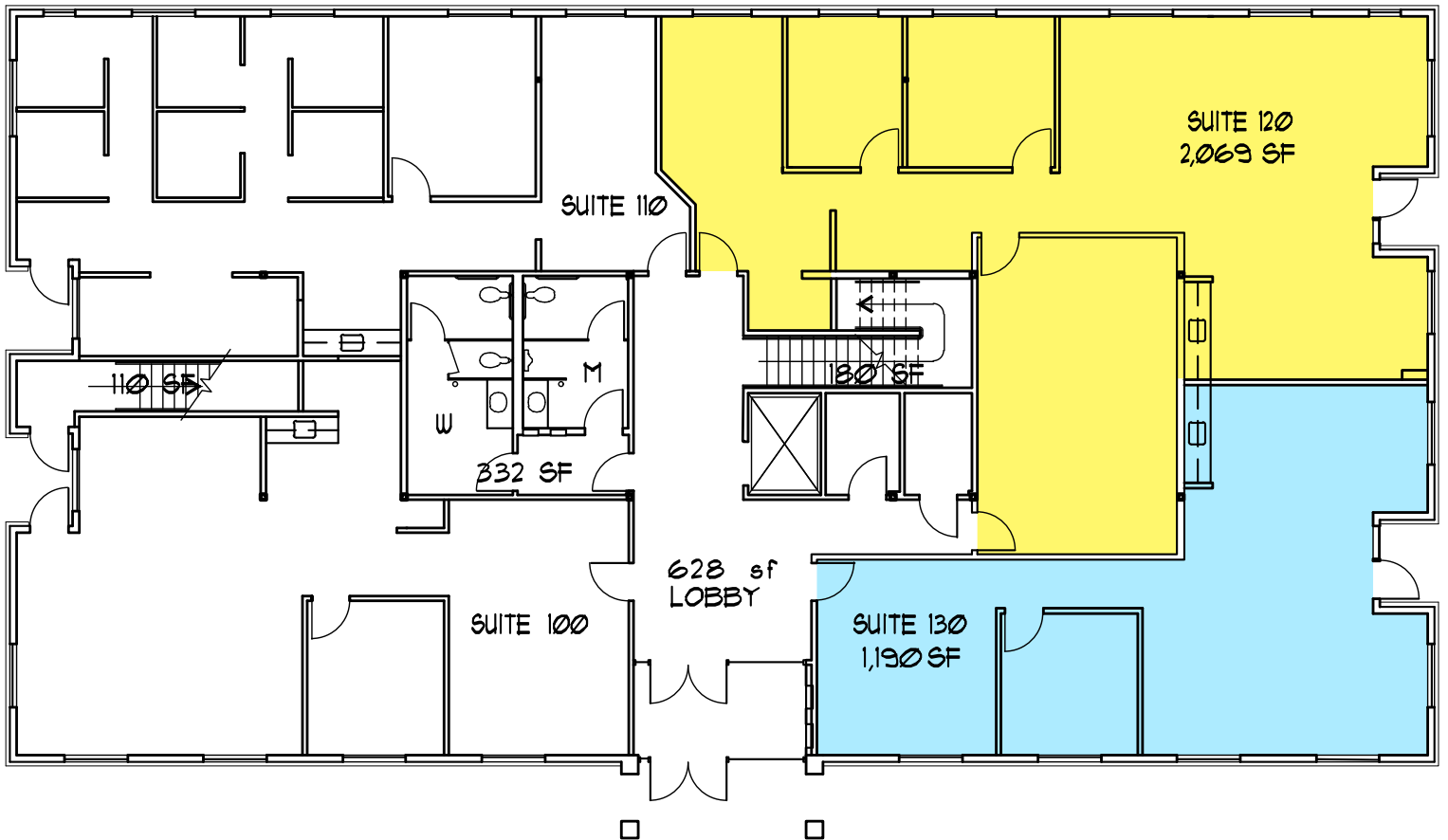
- Highly desirable west side location across the street from the Simpson Pavilion
- Close to Century Drive amenities with the Old Mill District and Downtown Bend within a one-mile radius
- Near parks, trails, and the Deschutes River
- Ample parking and easy access to major roads
- Scenic views throughout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



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FOR LEASE

963 SW Simpson Ave., Bend, OR 97702



SUITE 200



SUITE 200



SUITE 200



SUITE 200



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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