

FOR LEASE

High Visibility Retail Space

449 SE 3rd Street, Bend, OR 97701

4,000 SF | \$1.80/SF/MO. NNN



HIGH TRAFFIC LOCATION FRONTING 3RD STREET/HIGHWAY 97



Jay Lyons, SIOR, CCIM | Russell Huntamer, CCIM
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REAL ESTATE SERVICES

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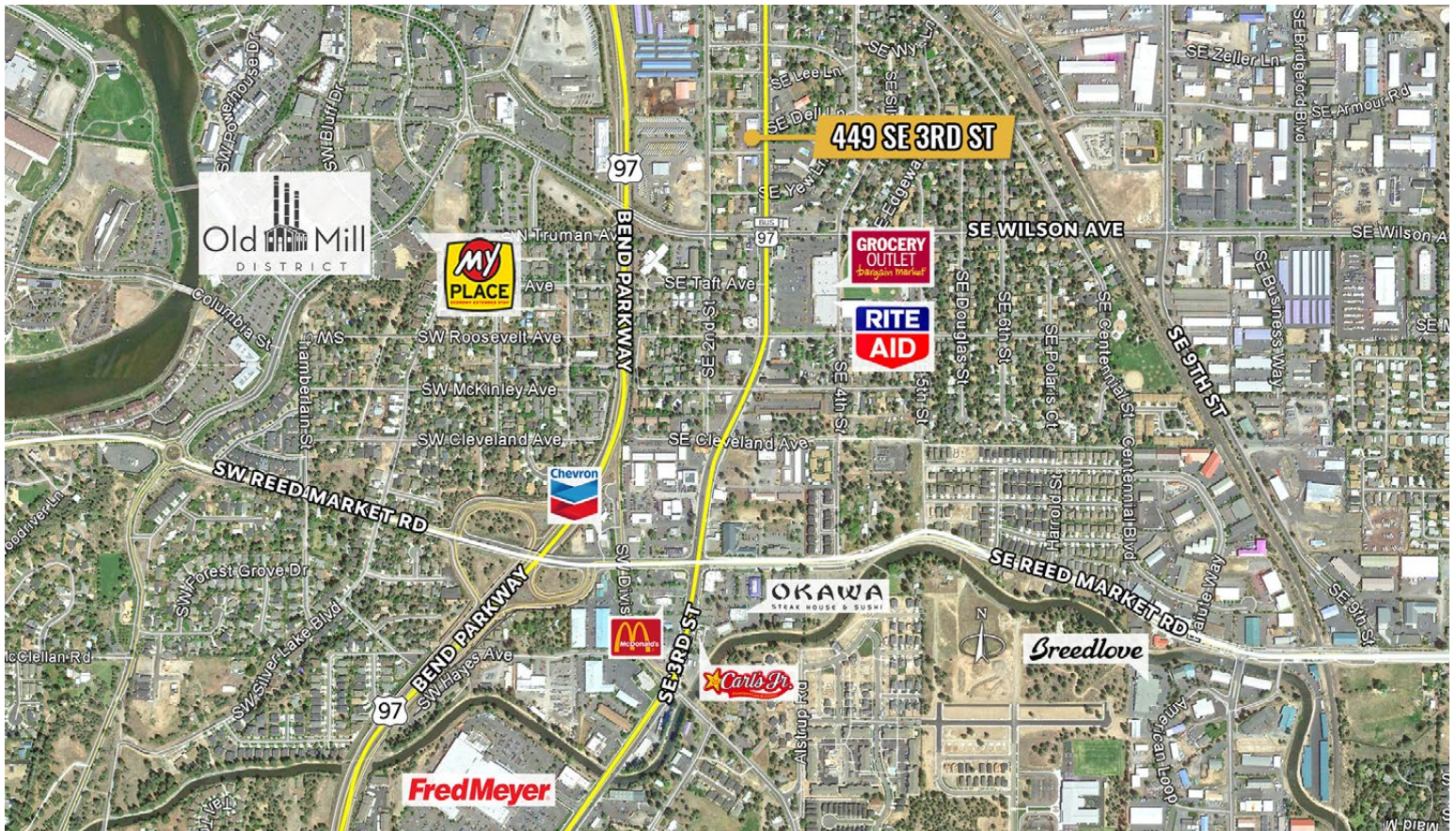
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PROPERTY DETAILS

- Avail. Space:** 4,000 SF
- Lease Rate:** \$1.80/SF/Mo. NNN
- NNNs:** Est. at \$0.34/SF/Mo.
- Zoning:** Commercial Limited (CL)
- Parking:** 18 onsite spaces

HIGHLIGHTS

- High visibility pylon and building signage
- Open floor plan with back office and in-suite restrooms
- High traffic counts of 24,485 AADT along 3rd Street/ Hwy 97
- Easy access to the Old Mill District shops and restaurants
- Lots of natural light with front facing floor to ceiling windows



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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