

FOR LEASE

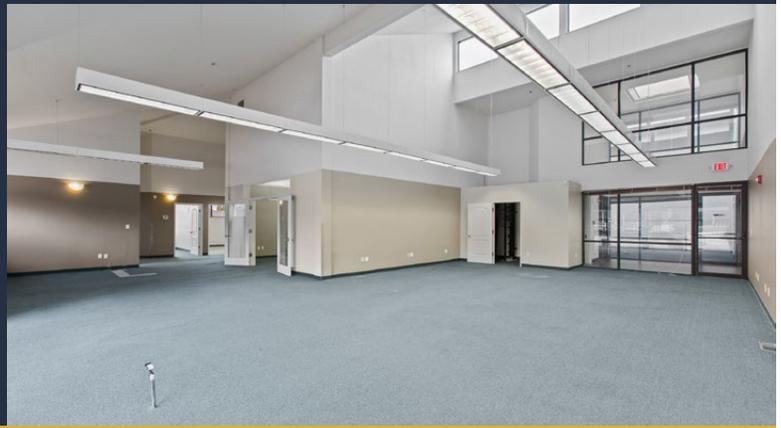
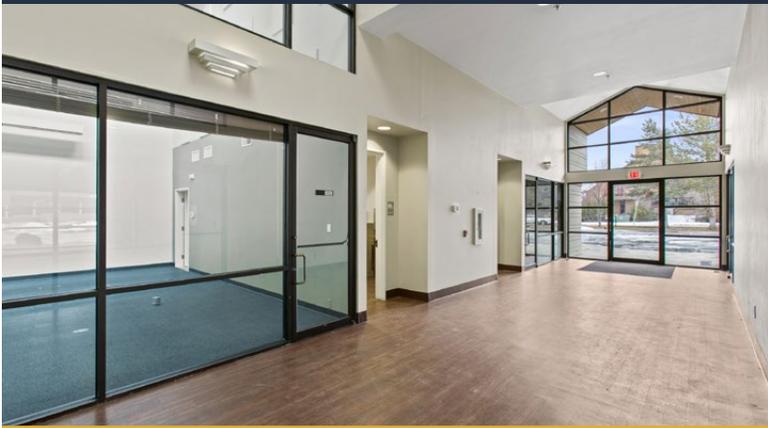
±2,500–11,178 SF | \$2.50/SF/MO. NNN

DOCTORS PARK I Medical/Professional Office Space

2698 NE Courtney Dr., Bend, OR 97701



IN THE HEART OF BEND'S MEDICAL COMMUNITY



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FOR LEASE

\$2.50/SF/MO. NNN

DOCTORS PARK I – Medical/Professional Office Space

PROPERTY DETAILS

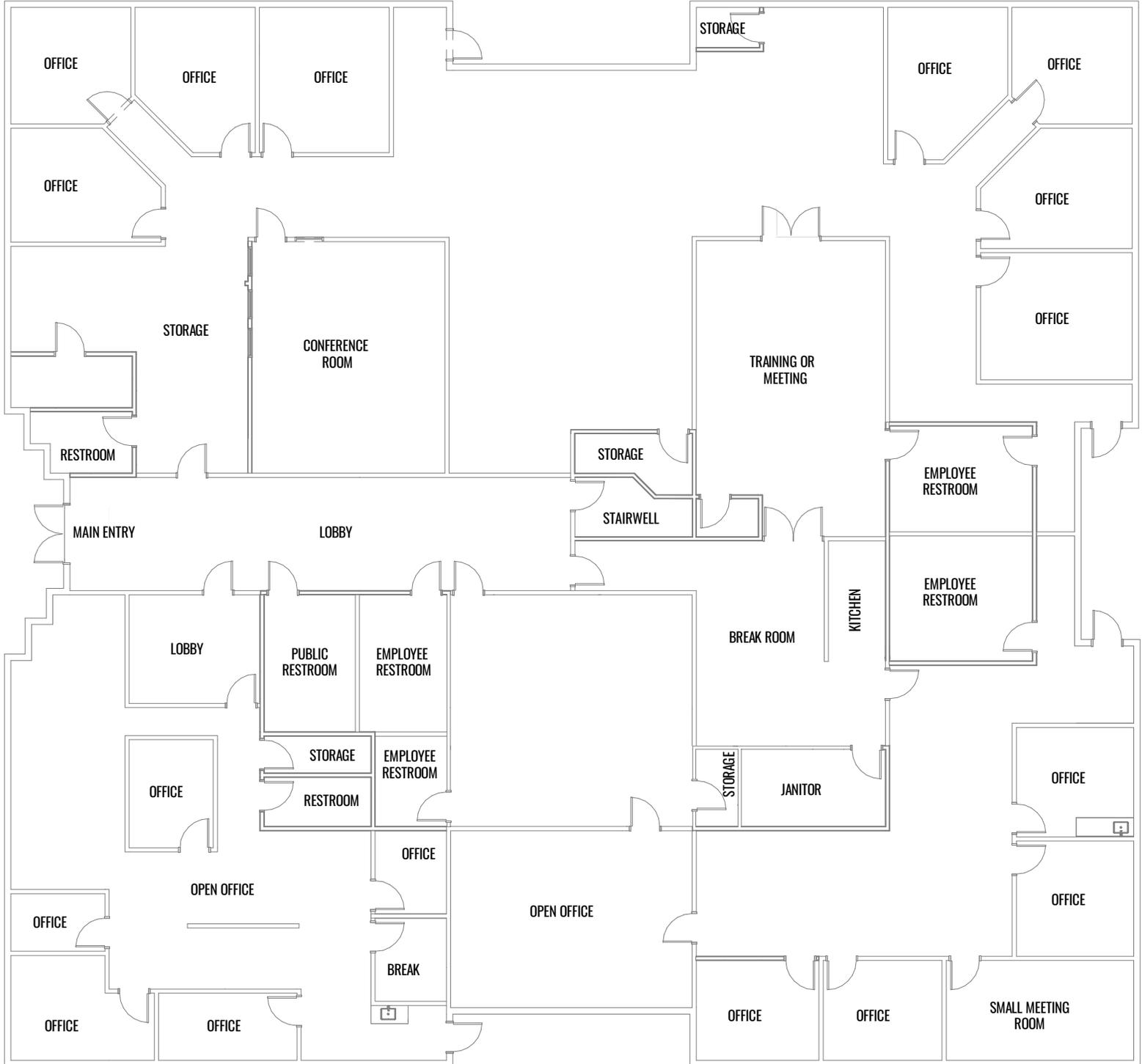
- Avail. Space:** ±2,500–11,178 SF
- Lease Rate:** \$2.50/SF/Mo. NNN
- CAMs:** Est. at \$0.79/SF/Mo.
- TI's:** Tenant Improvement allowance negotiable
- Bldg. Size:** 11,178 SF
- Lot Size:** 1.50 AC (65,340± SF)
- Year Built:** 1996
- Zoning:** RH – High-Density Residential (Medical District Overlay Zone)
- Parking:** 57 on-site spaces, 5.1/1,000 SF parking ratio, offering great access for patients, staff, and visitors

HIGHLIGHTS

- **Premier Location:** Situated within the heart of Bend's medical community
- **High Visibility:** Corner location with excellent signage and visibility along NE 27th Street
- **Modern Upgrades:** New HVAC systems and a recently installed roof provide turnkey reliability
- **Close to Amenities:** Near Whole Foods, Safeway, banks, dining, and several shopping centers
- **Strong Connectivity:** Easy access to St. Charles Medical Campus, Summit Medical Clinic, Praxis Health, and public transit
- **Flexible Layout:** Six separate entry points allow for multi-tenant or single-user configurations
- **Move-In Ready:** The property is currently 100% vacant and available for immediate occupancy



BUILDING FLOOR PLAN



FOR LEASE

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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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