

FOR LEASE

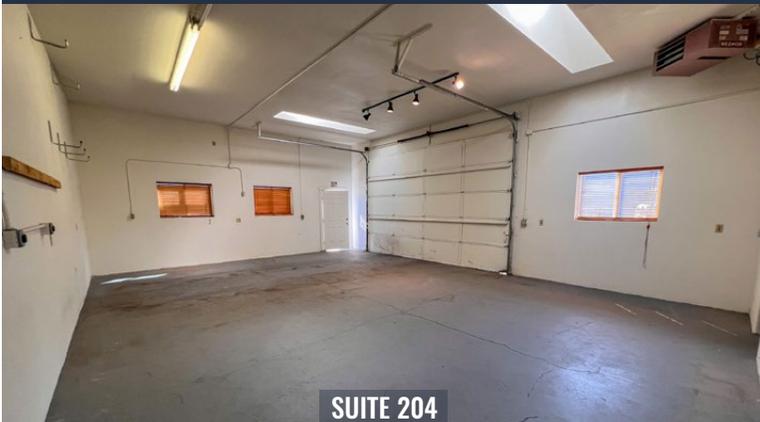
1,632–2,240 SF | \$1.00/SF/MO. NNN

Clausen Building Office/Retail/Industrial Spaces

63830 Clausen Dr., Bend, OR 97703



BOTH SUITES AVAILABLE JUST OFF HIGHWAY 97



SUITE 204



SUITE 200

Dan Kemp, CCIM | Luke Ross, Broker

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

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**REAL
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FOR LEASE

\$1.00/SF/MO. NNN

Clausen Building Office/Retail/Industrial Spaces

AVAILABLE SUITES

Suite 200: 2,240 SF

Suite 204: 1,632 SF

Lease Rate: \$1.00/SF/Mo. NNN

CAMs: Est. at \$0.32/SF/Mo.

Zoning: Commercial General (CG)

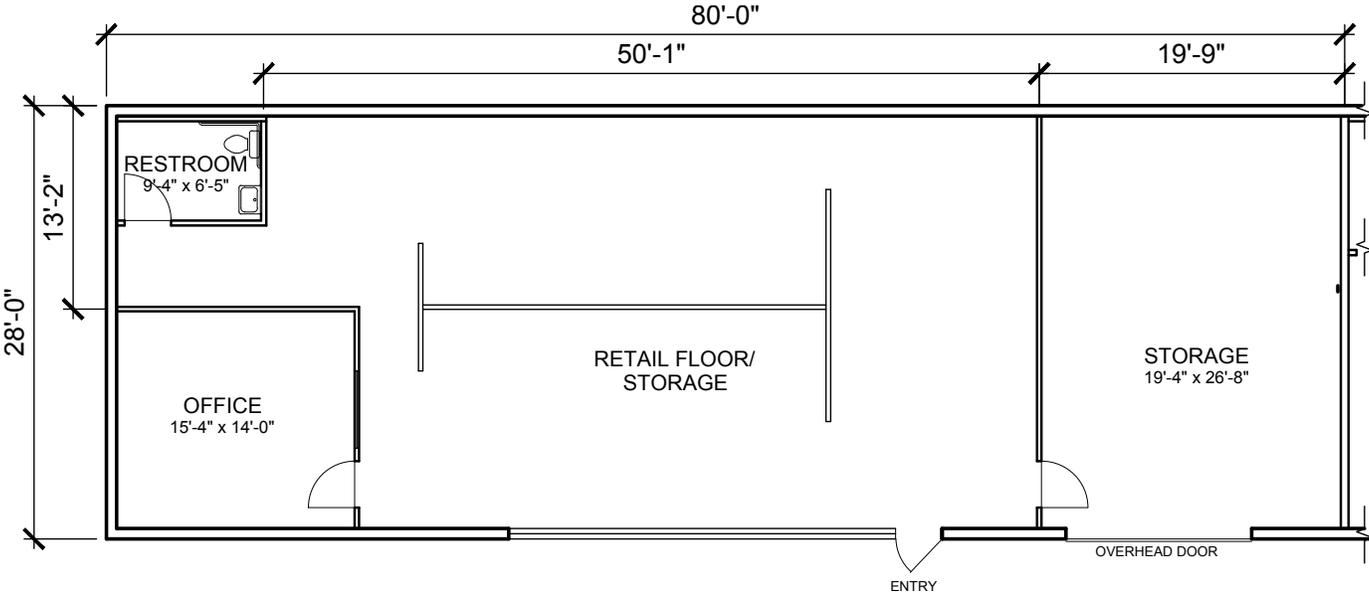
Parking: 53 shared onsite spaces

HIGHLIGHTS

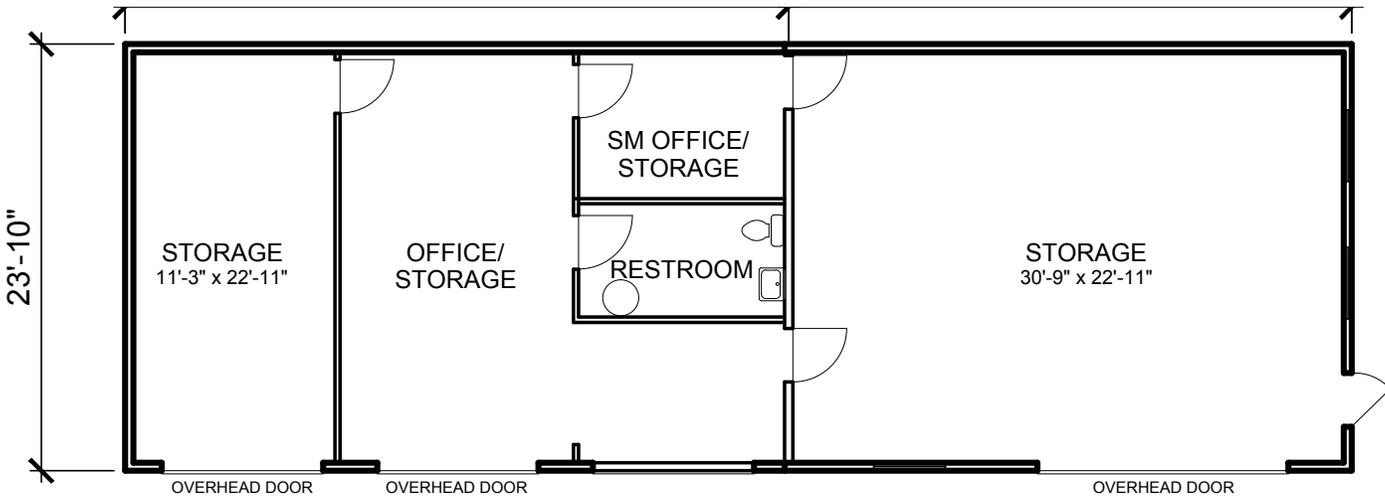
- **Suite 200:** Features an open cubicle area with a 14' ceiling, 12' x 12' roll up door, private office/conference room, storage area and private restroom
- **Suite 204:** has three separate roll up doors and bays
- Retail/office/light industrial space just off Hwy 97 on Bend's north end
- Traffic counts exceeding 27,200 AADT in northern Bend commercial corridor
- Co-tenants include State Farm, Aurora Waterfalls, Elite Forklift, and Abstract in Motion



SUITE 200 FLOOR PLAN

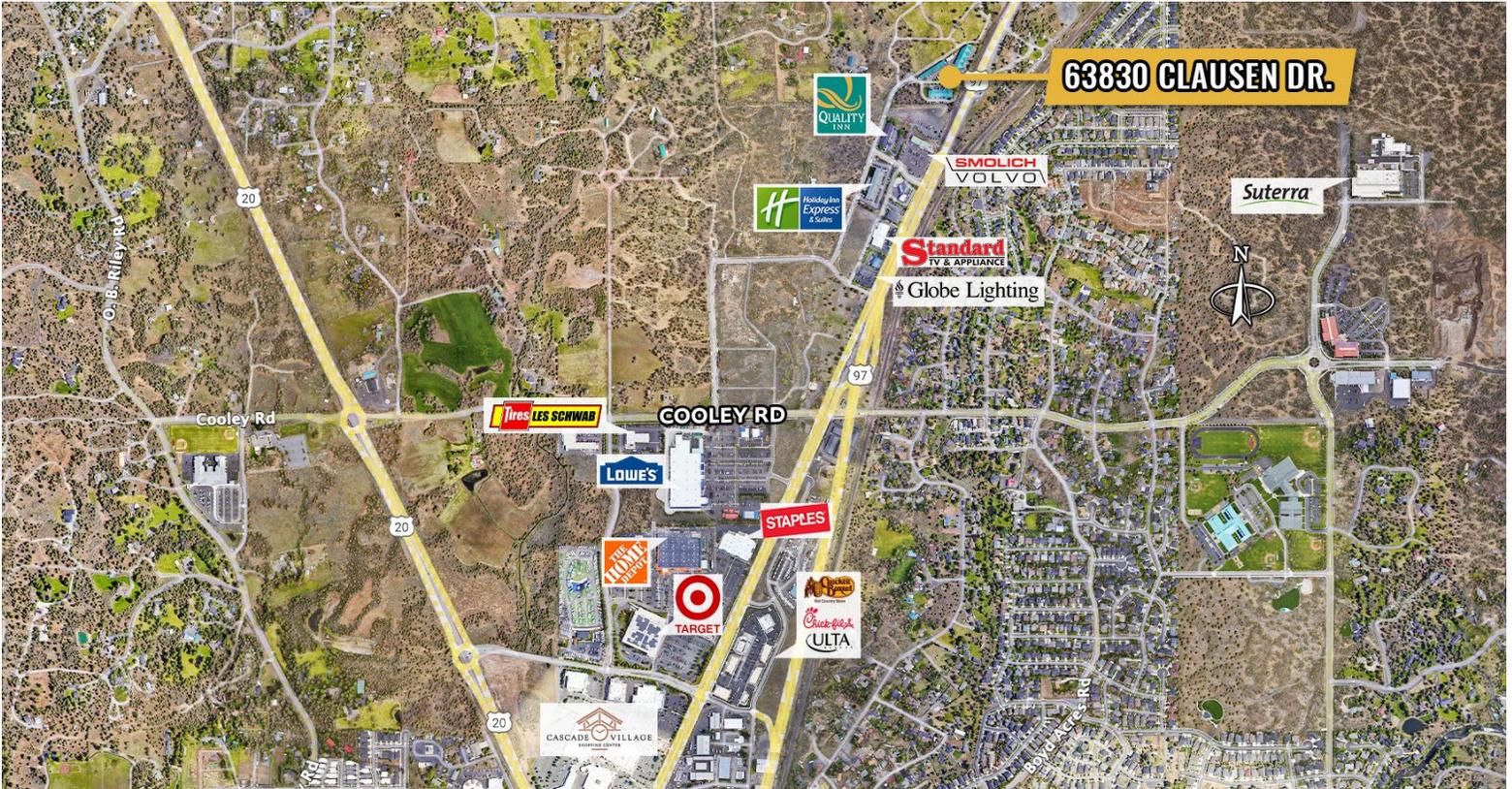


SUITE 204 FLOOR PLAN



FOR LEASE

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