

FOR SUBLEASE

2600 NE DIVISION, SUITES 100-104, BEND, OR 97703

1,204-4,843 SF RETAIL SPACES AVAILABLE



**AN AMAZING, TURNKEY OPPORTUNITY FOR BEVERAGE PRODUCERS TO
EXPAND INTO A READY-TO-GO PRODUCTION SPACE!**

SPACES CAN BE DEMISED INTO 1,204 SF RETAIL SPACES AS WELL



COMMERCIAL
REAL ESTATE

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PROPERTY DETAILS:

SQUARE FEET: 4,843 SF

LEASE RATE: \$1.10/SF/MONTH
NNN

CAMS: \$0.50/SF/MONTH

UTILITIES: TENANT PAYS FOR
THEIR SEPERATELY METERED
GAS AND ELECTRIC

SUBLEASE TERM:
THROUGH 11/30/2031

BLDG SIZE: 6,075 SF

YEAR BUILT: 1993

ZONING: CL- COMMERCIAL
LIMITED DISTRICT

USE: RETAIL OR
BEVERAGE/FOOD PRODUCTION

HIGHLIGHTS:

- **FULLY BUILT-OUT BREWERY AND BEVERAGE PRODUCTION FACILITY WITH BUILT IN COOLER**
- **SPACE CAN BE DEMISED INTO 4 SEPERATE RETAIL SUITES, EACH +/- 1,200 SF**
- **RETAIL SPACE POSSIBILITIES TO INCLUDE: SALON, FITNESS STUDIO, GENERAL RETAIL**
- **IDEAL FOR BEER, KOMBUCHA, SODA, AND OTHER BEVERAGE PRODUCTION**
- **PERFECT FOR EXPANDING BREWERIES/BEVERAGE COMPANIES OR ANY FOOD PRODUCTION**
- **IDEAL CENTRALLY LOCATED BEND LOCATION**
- **CONVENIENT INDUSTRIAL-STYLE SETTING WITH VERSATILE LAYOUTS**

****PRIVATE SHOWINGS AVAILABLE BY APPOINTMENT ONLY . PLEASE DO NOT DISTURB THE CURRENT TENANT****



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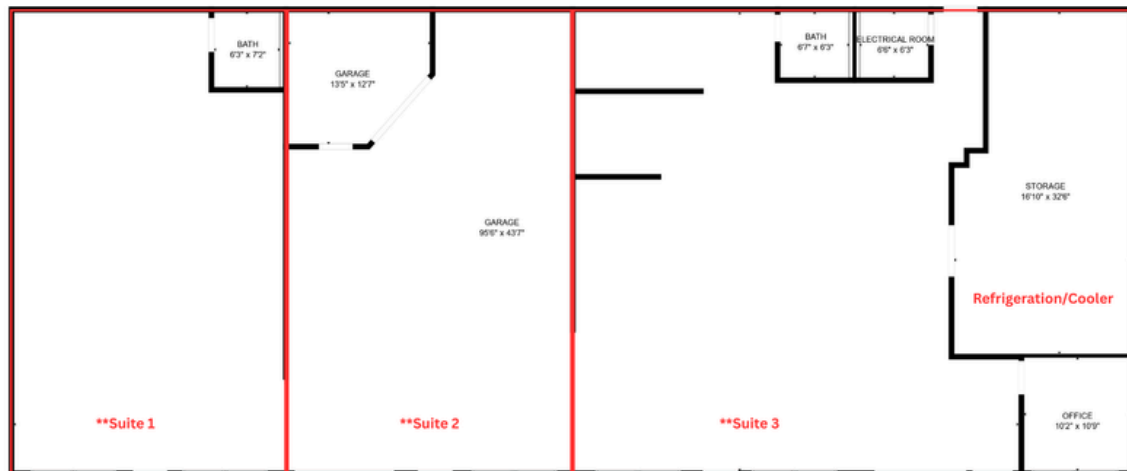
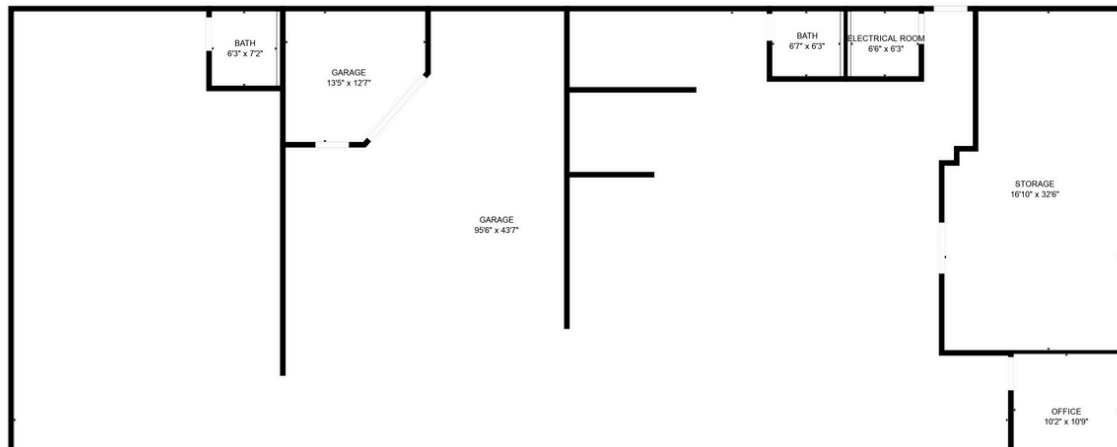
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FLOORPLANS:



****Potential Demising Options – Contact Listing Broker for Details**

- Suites 1 & 2 – Ideal for retail concepts that benefit from an industrial edge, featuring high ceilings, roll-up doors, and versatile open space.
- Suite 3 – Perfect for food or beverage production, equipped with a large enclosed refrigerated area and floor drains already in place.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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