

FOR SUBLEASE

233 SW Wilson Ave, Suite 1 | Bend, OR 97702

THREE MONTHS FREE RENT*



Premium Office Space for Sublease

The Cascades Building is a Class A office building prominently located at the intersection of Wilson Ave and Bond St just above the Old Mill District. Tenants enjoy easy access to shopping, dining and Hwy 97 (Bend Parkway) and Third St.

Professionally managed with keypad entry and ample parking. Open floorplan concept caters to users seeking workstation layout with a few private offices. NNNs include utilities except data/telecom and in-suite janitorial.

Layout includes:

- 3 private offices, 2 conference rooms, open work area/bullpen, breakroom and in-suite data/storage
 - Small conference (4 person) could be additional office
 - Large conference (8 person)
- Floor to ceiling windows provide ample light throughout
- In-suite breakroom with dishwasher, fridge and microwave
- Private building entrance with paved walking path
- Common area restrooms
- ADA accessible

*Three months free rent offered with full sublease term through September 2027

OFFERING SUMMARY

LEASE SPACE	2,738 RSF
LEASE RATE	\$1.45/SF/MO + NNN
NNN RATE	\$0.89/SF/MO
BUILDING SIZE	20,456 SF
YEAR BUILT	2003
ZONING	MR (Mixed Riverfront)
PARKING	79 spaces, unassigned
SUBLEASE TERM	Through Sept 2027

5 MILE DEMOGRAPHICS



112,718

TOTAL POPULATION



46,066

TOTAL HOUSEHOLDS



\$113,963

AVG HH INCOME



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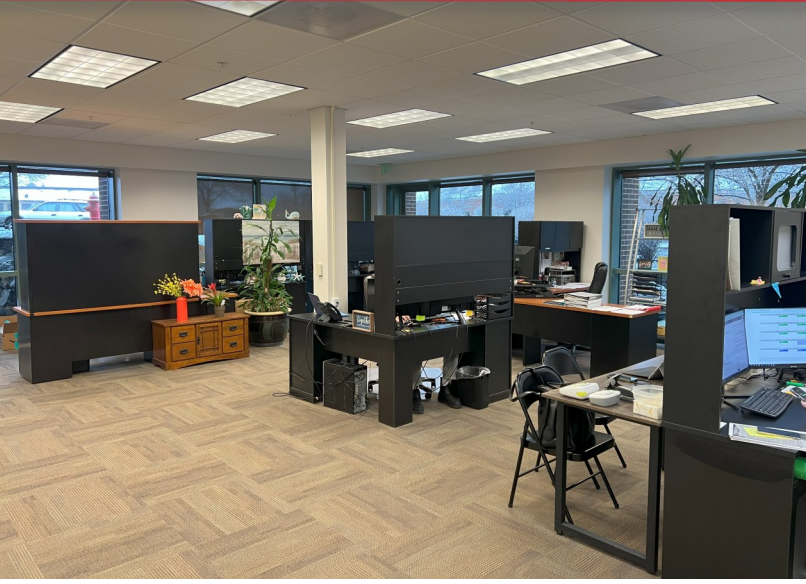
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243 SW Scalehouse Lp
Suite 3A
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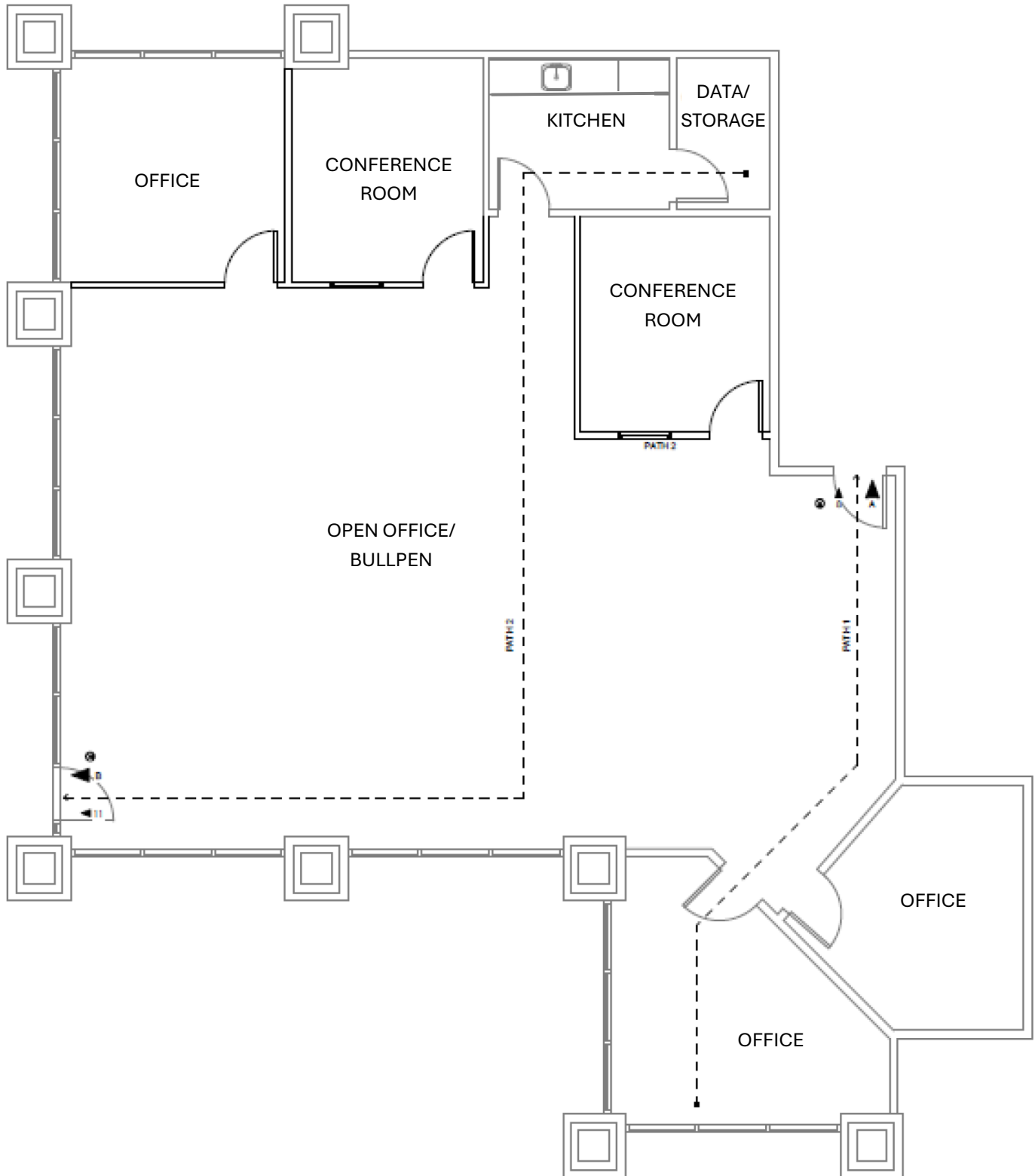
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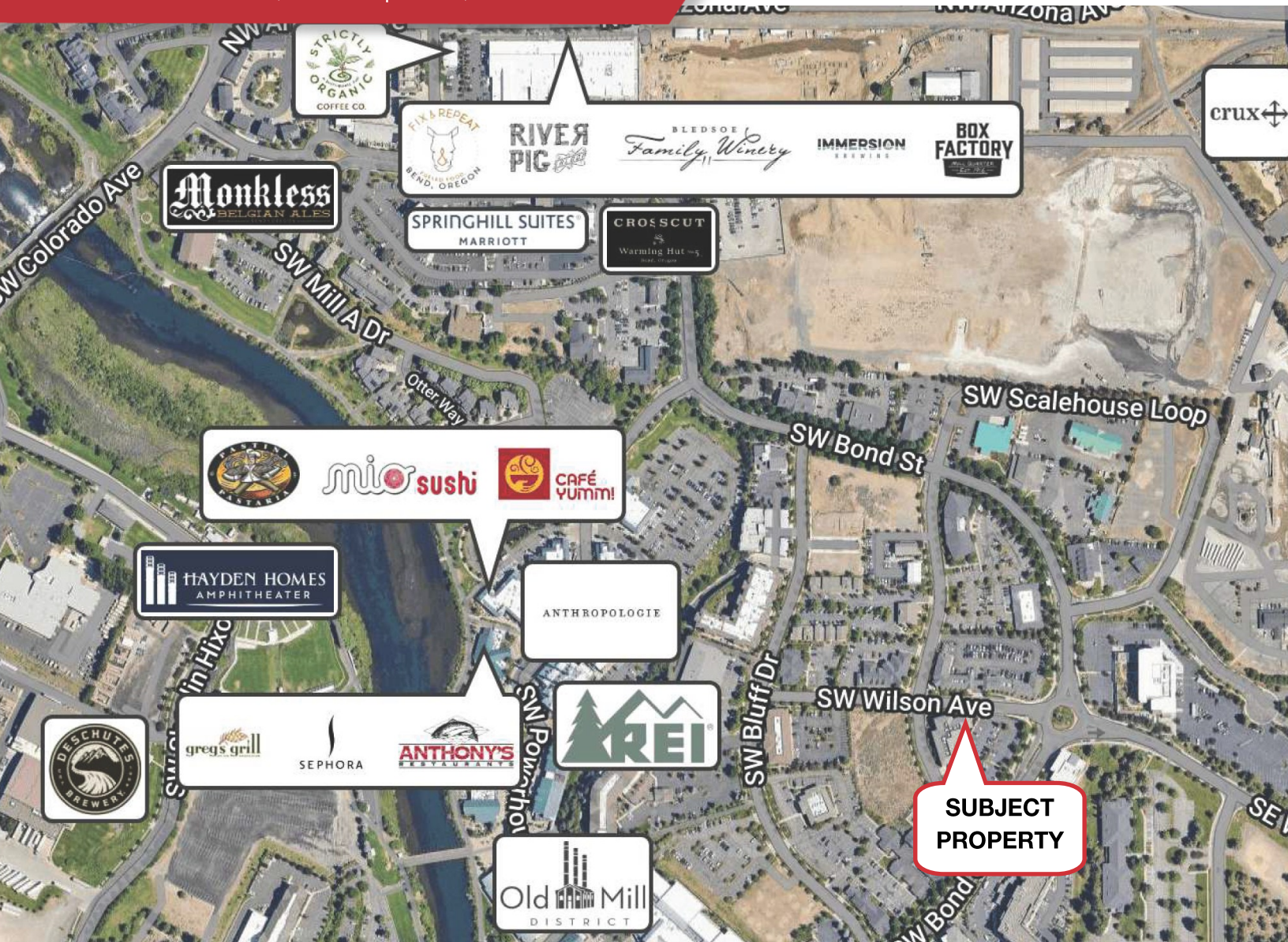
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