

FOR LEASE
OFFICE - MIXED USE URBAN



CENTURY CENTER

30 SW Century Dr, Suite 140 | Bend OR



The former Ale Apothecary Tasting Room is now available for lease.

2,400+/- RSF of commercial space available for lease along Century Drive in Bend, Oregon.

Located within Century Center, anchored by Prost!, Flamingo Room, Commonwealth Pub, and Volcanic Theatre Pub.

Well-established commercial corridor.

Suited for retail, food-related, or light manufacturing businesses.

Lease Rate: \$2.00/SF/Mo. NNN

- CAMs \$0.45/SF/Mo
- Systems Development Charges Paid for Retail Use*
- Multiple 10' Roll-up doors
- Additional Patio area for events/seating
- Private bathroom(s)
- Heating
- Zoned MU (Mixed Use)

**Tenant to confirm all systems development charges (SDC) for intended use*

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HIGHLIGHTS

SDC	SDC Credits in place for Food/retail
Zoning	MU - MIXED USE URBAN
Est. CAMs	\$0.45 PSFPM NNN
	Move In Ready Suite

Neighboring Tenants	US BANK, PACK SHIP & MORE, Rider Tattoo Play Society, Flamingo Room, HIIT Logic, Flux Thermal Spa, Hale Clinic Salon Envy, Euphorics,, Two Suns Art Studio, Laurel Ridge Volcanic Theater, Latitude Sports, AD Glass, Common Wealth Pub, Prost!
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CURRENTLY AVAILABLE FOR LEASE: 30 SW CENTURY DRIVE

Available Space	Suite 140: 2,400 +/- RSF	LEASE RATE	\$2.00/SF/Mo/NNN
Highlights	10' Roll-up door, Additional Patio area for seating and events	* Tennant to confirm all systems development charges (SDC) for intended use	

SITE PLAN





