

**FOR LEASE**

**1,600-3,200 SF | \$2.50/SF/MO. NNN**

**Retail Space Anchored  
by Crux Fermentation Project**

50 SW Division Street, Bend, OR 97702



**WELL LOCATED NEAR THE OLD MILL DISTRICT AND MANY NEW RESIDENTIAL DEVELOPMENTS**



**Dan Kemp, CCIM | Peter May, CCIM**

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## Retail Space Anchored by Crux Fermentation Project

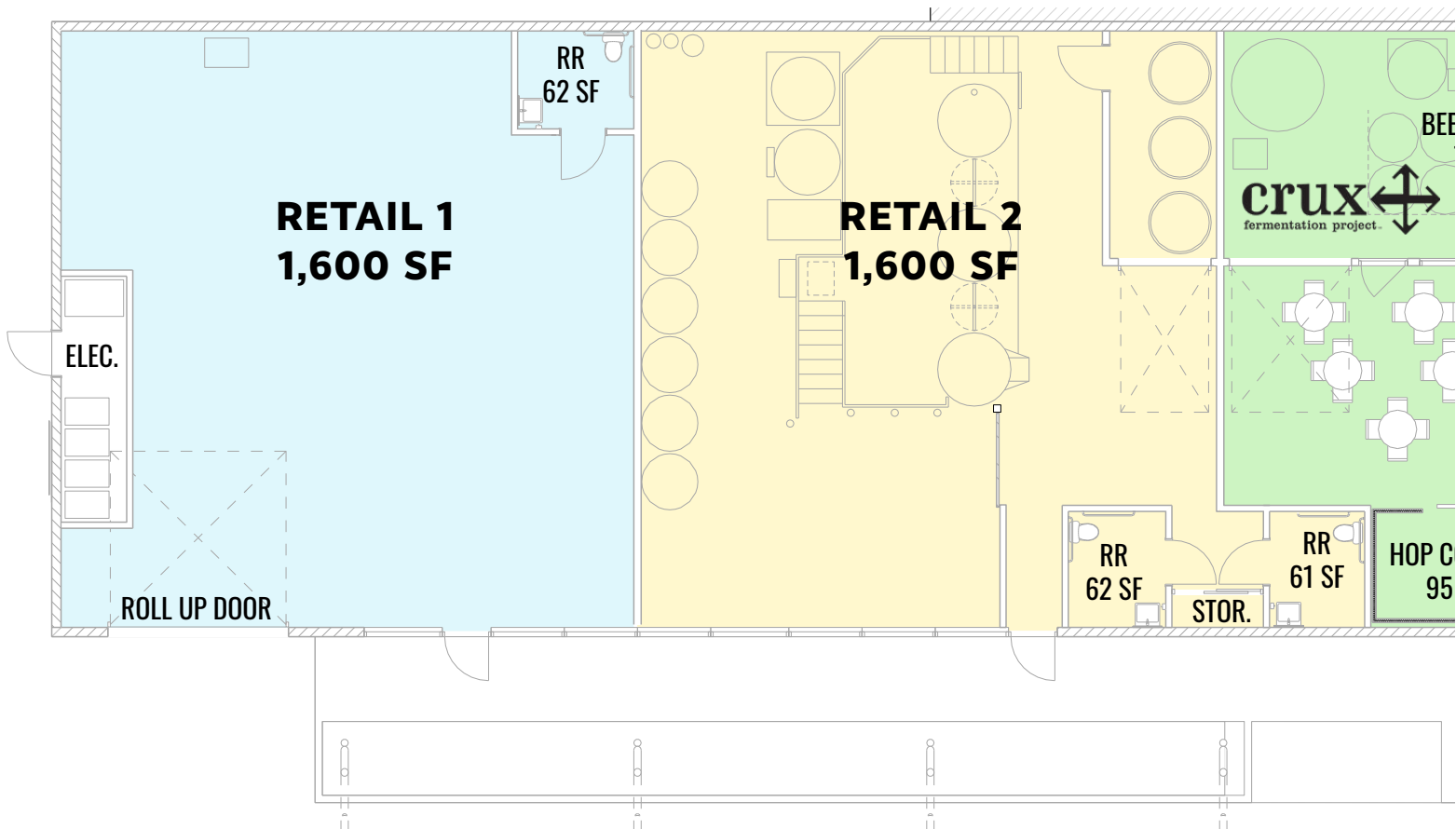
### PROPERTY DETAILS

<b>Retail 1:</b>	1,600 SF
<b>Retail 2:</b>	1,600 SF
<b>Lease Rate:</b>	\$2.50/SF/Mo. NNN
<b>CAMs:</b>	TBD
<b>Bldg. Size:</b>	8,816 SF
<b>Year Built:</b>	1988 (remodeled in 2012)
<b>Zoning:</b>	Mixed-Use Urban (MU)
<b>Parking:</b>	52 onsite spaces (5.90:1,000 SF Ratio) Plus street parking
<b>Date Avail.:</b>	60 days from lease execution

### HIGHLIGHTS

- Can be leased together for a combined 3,200 SF
- Retail 1 features a roll-up door
- Mostly open floor plans for versatile usage
- Private restrooms in both spaces
- Exposed ceilings create a modern industrial atmosphere
- West-facing windows with stunning mountain views
- Prime location in a thriving area with new multifamily developments underway
- Close proximity to the Box Factory and Jackstraw, a new mixed-use development
- Located within the Crux Fermentation Project providing built-in clientele
- Ideal for retail businesses looking to capitalize on high foot traffic and a vibrant community

### CONCEPTUAL DEMISING FLOOR PLAN





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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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