

# FOR LEASE

1,612 SF | \$1.20/SF/MO. NNN

## Office/Warehouse Space

20340 Empire Ave., Suite E2, Bend, OR 97701



### PROPERTY DETAILS

**Avail. Space:** Suite E2 – 1,612 SF  
**Lease Rate:** \$1.20/SF/Mo. NNN  
**CAMs:** Est. at \$0.68/SF/Mo.  
**Zoning:** Mixed Employment (ME)  
**Date Avail.:** November 1, 2024

### HIGHLIGHTS

- Industrial suite with office, conference room, reception, restroom and warehouse
- Air conditioning in the office area
- Professionally managed
- Conveniently located off the Hwy 97 Empire exit on the north end of Bend
- High traffic counts of 15,300 AADT on Hwy 97/ Hwy 20 and 15,870 AADT on Empire Blvd. (2022 TrafficMetrix)

**Robert Raimondi, CCIM | Peter May, CCIM**

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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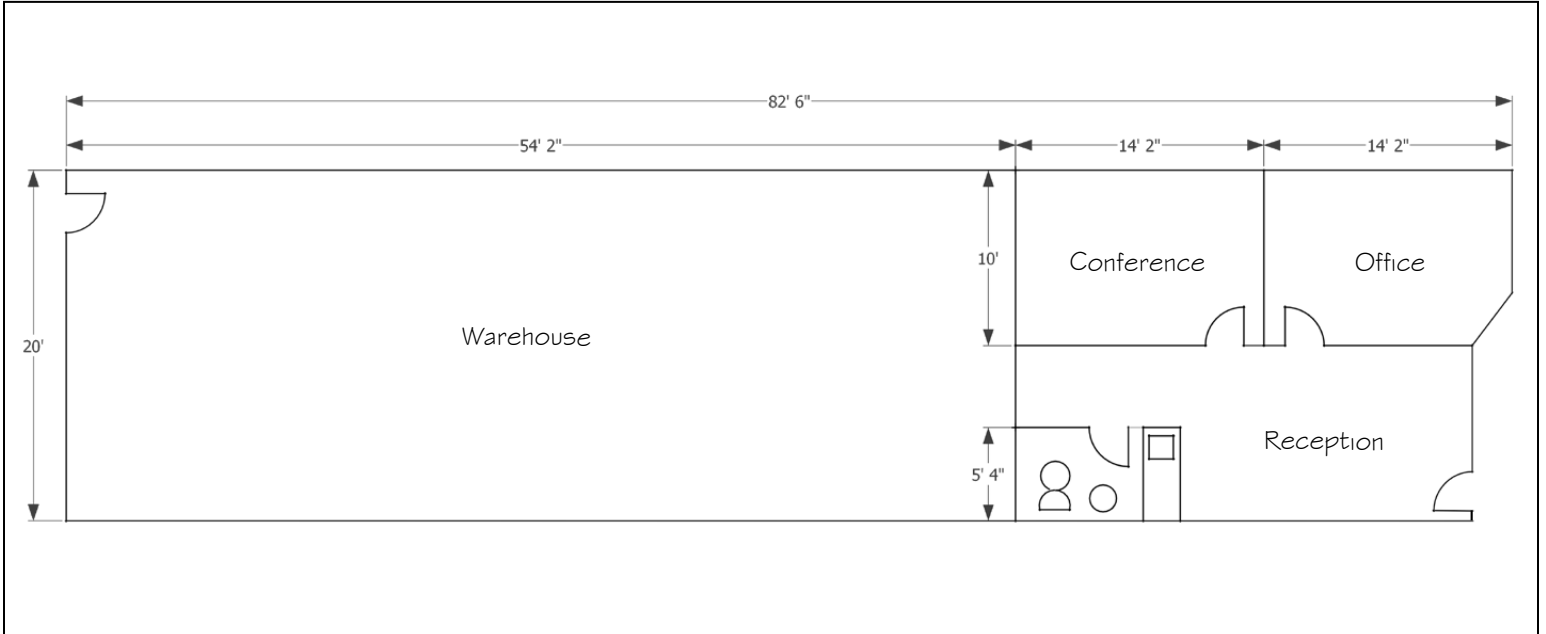
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### FLOOR PLAN



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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