

FOR LEASE

2,298 SF | \$1.70/SF/MO. NNN

Greenwood Avenue High Traffic Retail

165 NE Greenwood Ave., Suite D, Bend, OR 97701



**ROLL UP DOORS IN
WAREHOUSE**

PROMINENTLY POSITIONED RETAIL SUITE PLUS 781 SF OF WAREHOUSE



Kristie Schmitt, CCIM | Pat Kesgard, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

2,298 SF | \$1.70/SF/MO. NNN

Greenwood Avenue High Traffic Retail

165 NE Greenwood Ave., Suite D, Bend, OR 97701

PROPERTY DETAILS

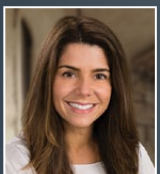
Suite D:	2,298 SF
Lease Rate:	\$1.70/SF/Mo. NNN
CAMs:	Est. at \$0.36/SF/Mo.
Bldg. Size:	9,898 SF
Zoning:	Mixed Employment (ME)
Parking:	Off-street parking with two dedicated spaces in the back

HIGHLIGHTS

- Traffic counts over 16,300 AADT on Greenwood Avenue and 18,000 AADT on 3rd Street
- Great visibility with monument signage available on Greenwood Avenue
- 1,517 SF of retail plus 781 SF of warehouse
- One private office
- In-suite restroom
- Air conditioned building
- Alley access to roll up door



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.



Kristie Schmitt, CCIM
Broker
Cell 541.527.5515
kschmitt@compasscommercial.com



Pat Kesgard, CCIM
Partner, Principal Broker
Cell 541.350.8900
pkesgard@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES