

**FOR LEASE**

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

**Greenwood Avenue High Traffic Retail**

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



**PROMINENTLY POSITIONED RETAIL SUITE PLUS 781 SF OF WAREHOUSE**



**Kristie Schmitt, CCIM | Pat Kegard, CCIM**

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### PROPERTY DETAILS

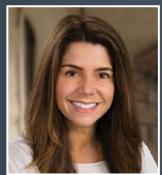
<b>Suite D:</b>	2,298 SF
<b>Lease Rate:</b>	\$1.70/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.36/SF/Mo.
<b>Bldg. Size:</b>	9,898 SF
<b>Zoning:</b>	Mixed Employment (ME)
<b>Parking:</b>	Off-street parking with two dedicated spaces in the back

### 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.



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