

**FOR LEASE**

**15,082 SF | \$2.00/SF/MO. NNN**

## Spacious Office Building on Bend's West Side

123 SW Columbia Street, Bend, OR 97702



**GREAT LOCATION NEAR SHOPS, RESTAURANTS AND THE DESCHUTES RIVER**



**Graham Dent, SIOR | Jay Lyons, SIOR, CCIM**

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

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

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### PROPERTY DETAILS

**Avail. Space:** 1st Floor - 7,541 SF  
2nd Floor - 7,541 SF

**Bldg. Size:** 15,082 SF

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

**CAMs:** Est. at \$0.51/SF/Mo.  
(\*CAMs budgeted for full building)

**Lot Size:** 0.71 Acres

**Year Built:** 2007

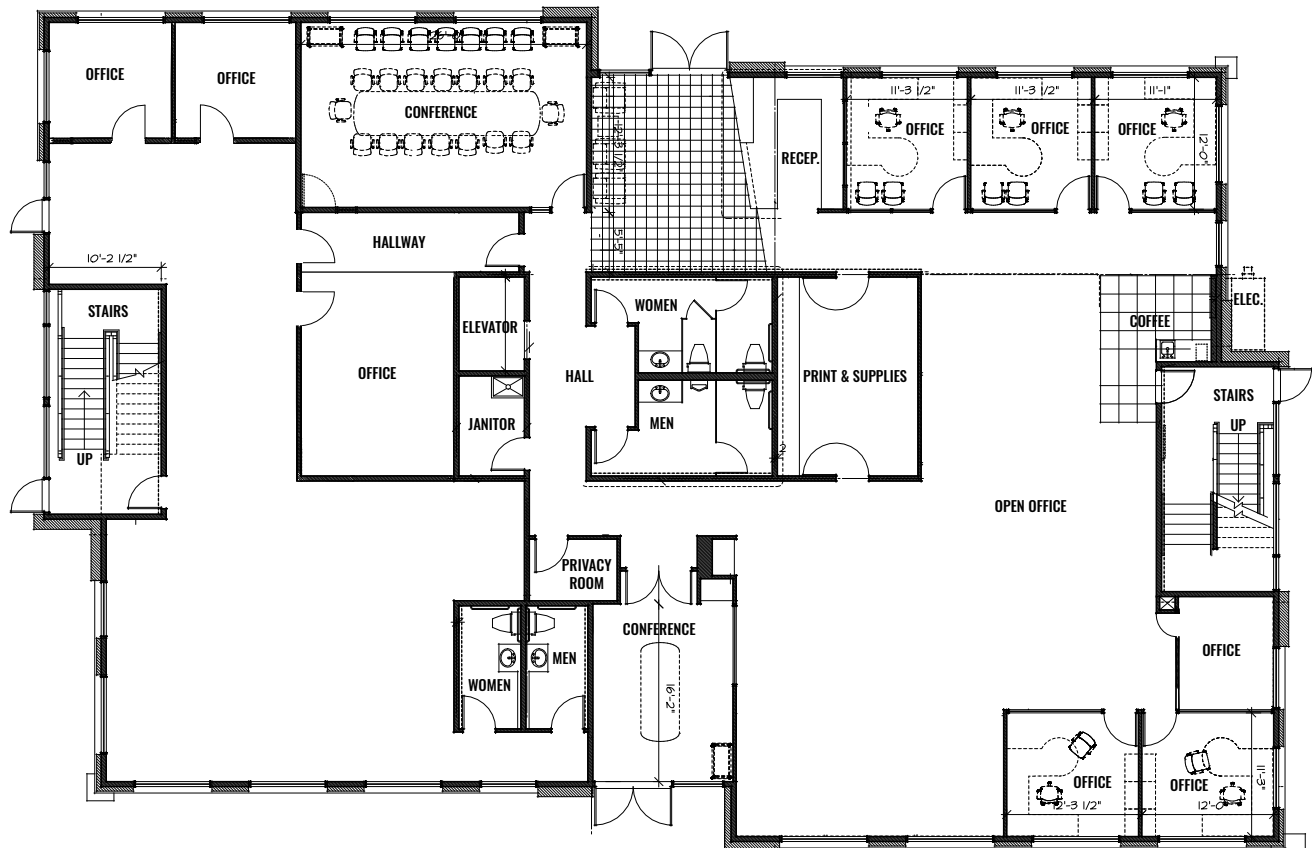
**Zoning:** Mixed Urban (MU)

**Parking:** Ample onsite spaces

### HIGHLIGHTS

- Great west side location near banks, restaurants, grocery stores and services
- First floor consists of five offices, two conference rooms, kitchenette, reception, print/supplies room, storage, and two open work areas
- Second floor consists of six offices, conference room, breakroom/kitchen, storage, and two open work areas
- Easy access to downtown and the Old Mill District
- Convenient access to Colorado Avenue
- Option to lease the full building or individual floor
- Option to purchase entire building, sale includes 4,881 SF of secure underground garage parking

### FIRST FLOOR PLAN







SECOND FLOOR PLAN





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**Graham Dent, SIOR**  
Partner, Broker  
Cell 541.639.6515  
gdent@compasscommercial.com



**Jay Lyons, SIOR, CCIM**  
Partner, Principal Broker  
Cell 541.410.6519  
jlyons@compasscommercial.com

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