

# FOR LEASE

1,502 SF - 15,855 SF

## Attractive & Affordable Office Suites

1645 NE Forbes Rd., Bend, OR 97701



### EXCELLENT VISIBILITY ALONG HIGHWAY 20



**COMPASS**  
COMMERCIAL

REAL ESTATE  
SERVICES

Graham Dent, SIOR

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

**541.639.6515** | [www.CompassCommercial.com](http://www.CompassCommercial.com)



Teri West

920 NW Bond St., Suite 200 | Bend, OR 97703

**541.420.6567**

**FOR LEASE**

**\$1.65-\$1.75/SF/MO. NNN**

## Attractive & Affordable Office Suites in Bend

### PROPERTY DETAILS

**Suite 100:** 15,855 SF - \$1.65/SF/Mo.

**Suite 106:** 1,502 SF - \$1.75/SF/Mo.

**Suite 107:** 3,193 SF - \$1.65/SF/Mo.

**CAMs:** Est. at \$0.85/SF/Mo.  
*\*Utilities included*

**Bldg. Size:** 30,544 SF

**Lot Size:** 2.12 Acres

**Year Built:** 1983 (Renovated in 2017)

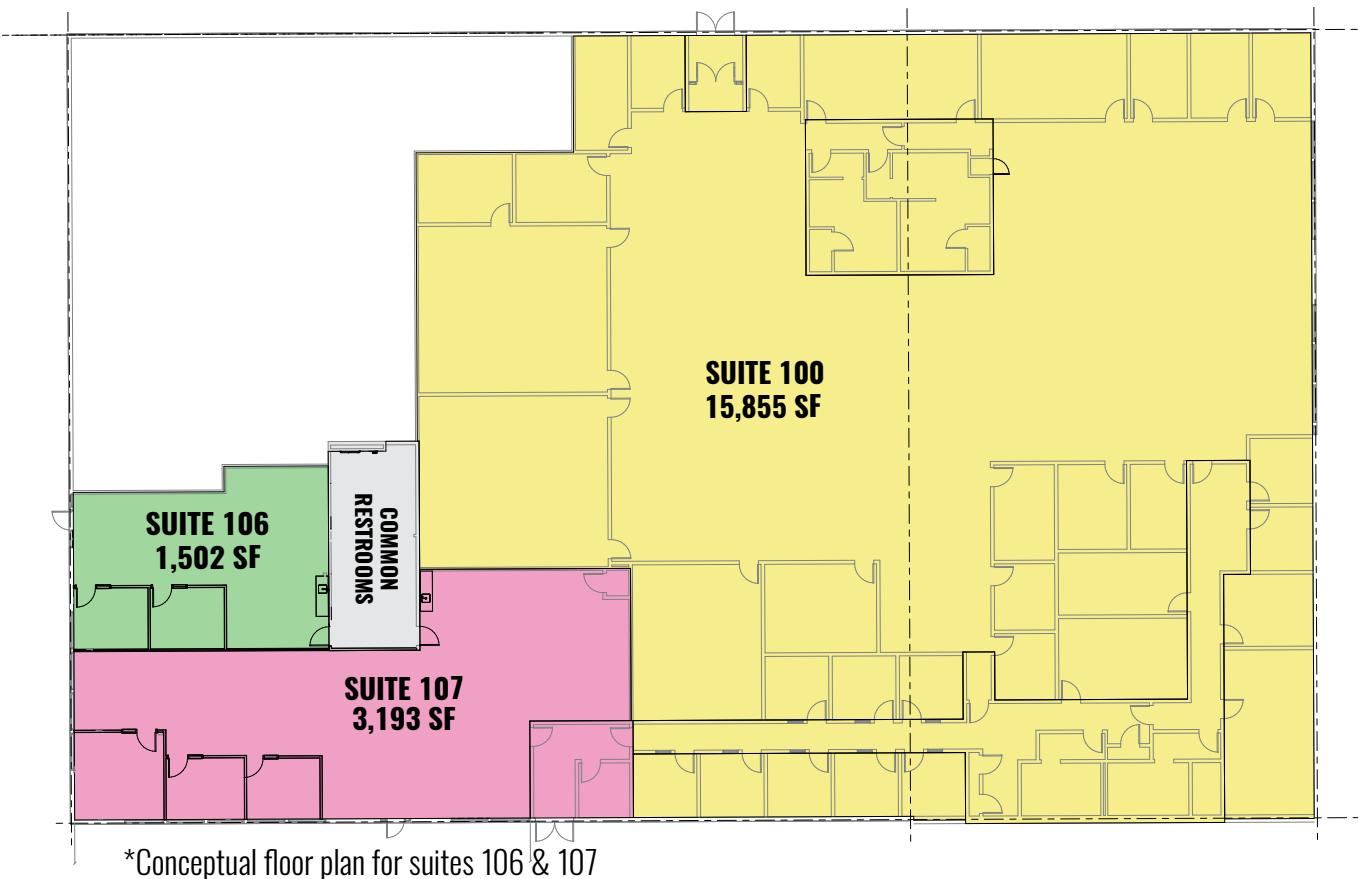
**Zoning:** Commercial General (CG)

**Parking:** 4.1/1,000 SF

### HIGHLIGHTS

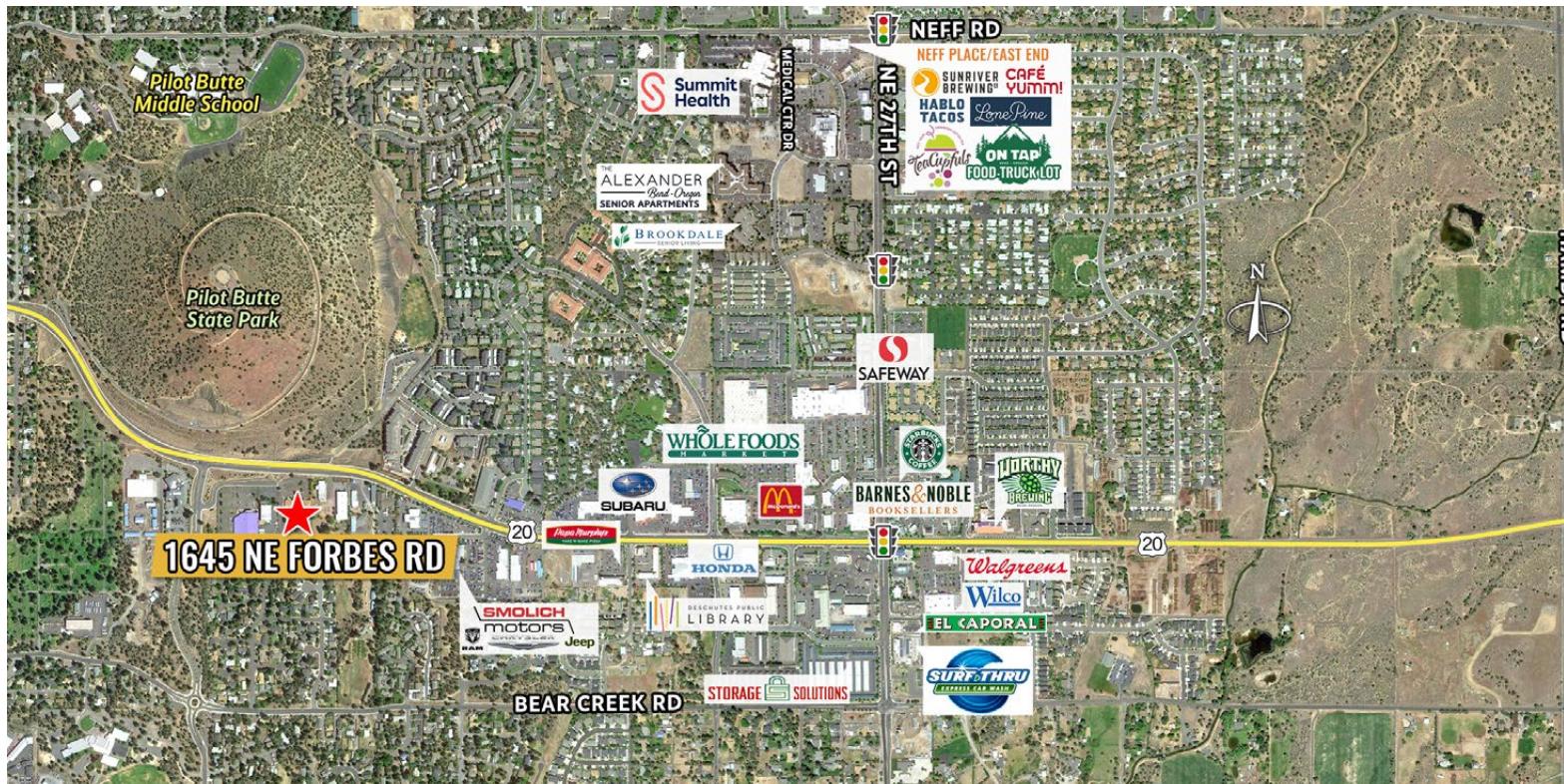
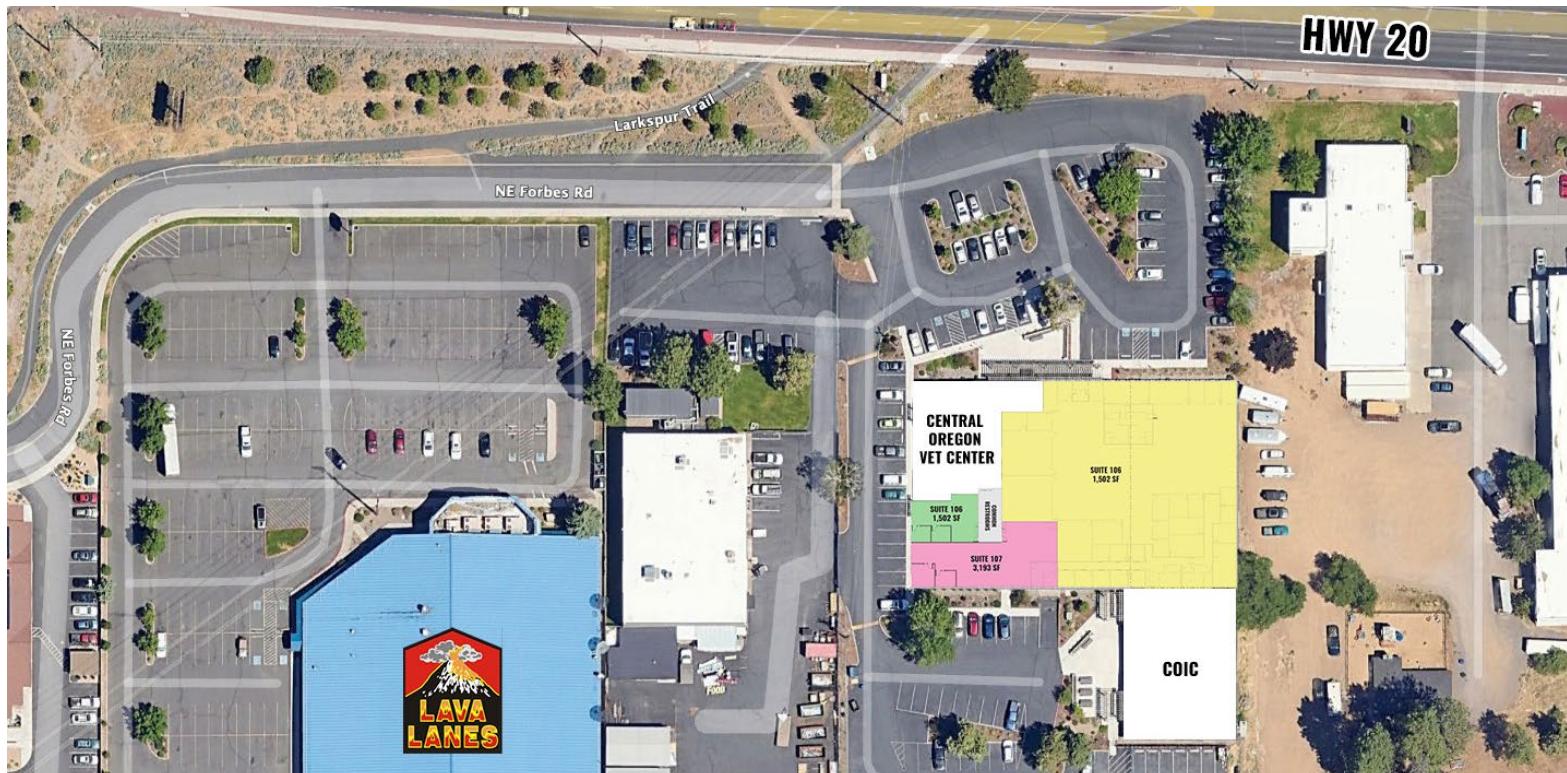
- **Suite 100:** Space includes 24 private offices, four large conference or training rooms, reception area, four restrooms including showers, print/copy room, breakroom and large open area
- **Suites 106 & 107:** Newly constructed spaces each including multiple private offices, conference room, small break area and shared restrooms
- Recently remodeled office suites with lots of natural light
- Centrally located in Bend along Hwy 20
- Excellent onsite parking
- Close to restaurants and shopping
- Located across from Pilot Butte State Park





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

**COMPASS**  
COMMERCIAL  
REAL ESTATE  
SERVICES



**Teri West**  
Broker  
Cell 541.420.6567  
summitwestpm@gmail.com

**W**  
**SUMMIT WEST**