

**FOR LEASE**

# Colorado Terrace West Side Office Spaces

**1,057 - 3,457 SF AVAILABLE**

1011 SW Emkay Drive, Bend, OR 97702

**RATE REDUCED**  
Was \$1.90/SF/Mo. NNN



## VARIETY OF SUITE SIZES AVAILABLE FOR LEASE



SUITE 107



SUITE 201



SUITE 201

**Luke Ross, Broker | Grant Schultz, 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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**FOR LEASE**

**~~\$1.90/SF/MO. NNN~~**

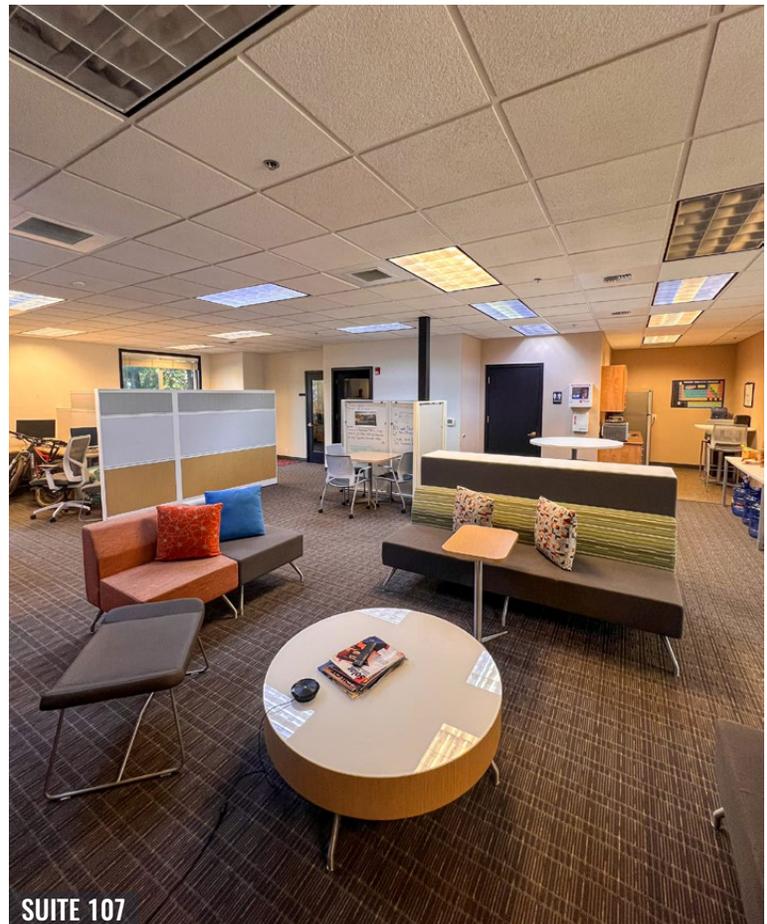
## Colorado Terrace West Side Office Spaces

### PROPERTY DETAILS

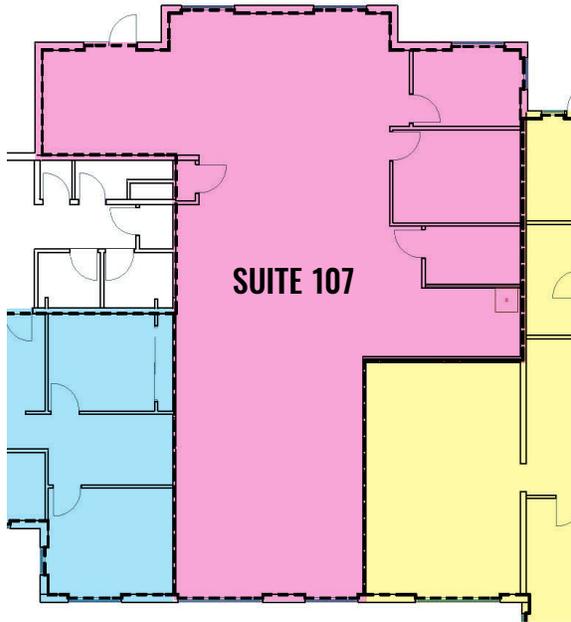
- Suite 107:** 2,422 SF | Available May 1, 2026
- Suite 201:** 3,457 SF | Available Now
- Lease Rate:** ~~\$1.90/SF/Mo. NNN~~ \$1.75/SF/Mo. NNN
- NNNs:** Est. at \$0.75/SF/Mo.  
(gas and electric billed separately)
- Zoning:** Mixed-Urban (MU)
- Parking:** Over 60 onsite parking spaces

### HIGHLIGHTS

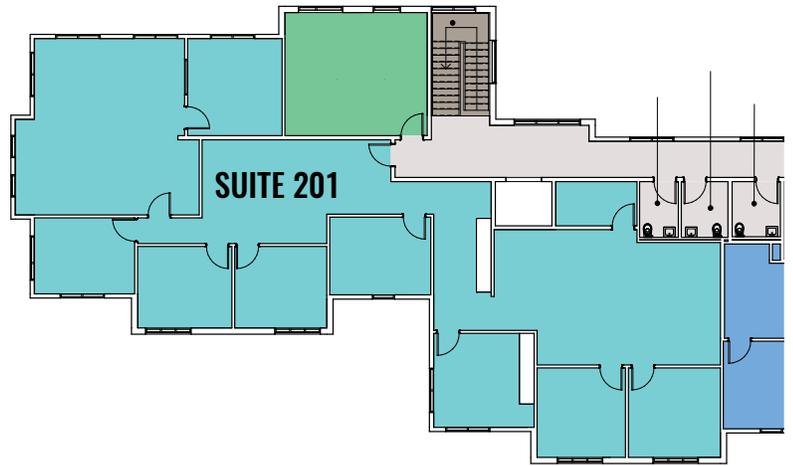
- **Suite 107** consists of one private office, a conference room, open work area and a kitchenette
- **Suite 201** consists of seven private offices, two large bullpen work areas, a break room, and a server room. Ability to demise suite
- West side location near the Old Mill, Deschutes River, shopping and dining
- Professionally managed



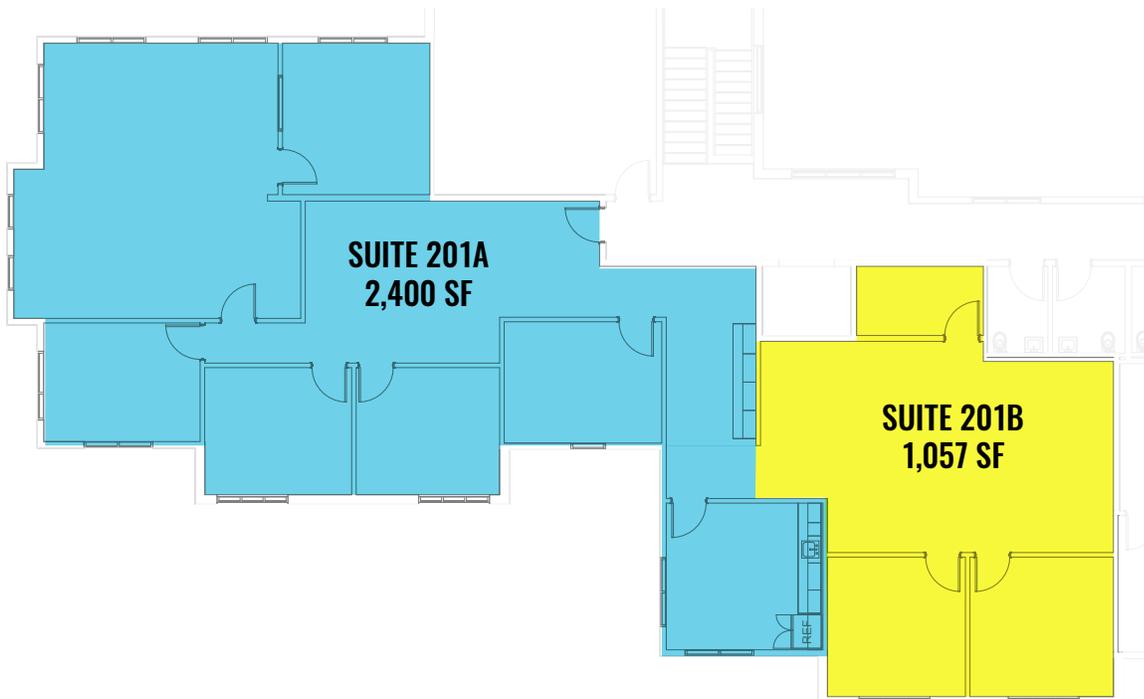
### SUITE 107 FLOOR PLAN



### SUITE 201 FLOOR PLAN



### SUITE 201 DEMISING OPTION



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**Luke Ross**  
Broker  
Cell 541.480.6144  
lross@compasscommercial.com



**Grant Schultz, SIOR, CCIM**  
Broker  
Cell 541.480.9873  
gschultz@compasscommercial.com

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