

FOR LEASE

1,625 SF | \$40/SF/YR. NNN

New Restaurant/Retail Opportunity Next to the OSU-Cascades Campus

515 SW Century Dr, Bend, OR 97703



PROPERTY DETAILS

- Avail. Space:** 1,625 SF (entire building)
- Lease Rate:** \$40/SF/Yr. NNN
- CAMs:** TBD
- Zoning:** Mixed-Use Urban (MU)
- Parking:** 11 onsite spaces plus street parking and access to adjacent parking lot
- Date Avail.:** November 2024

Peter May, CCIM | Russell Huntamer, CCIM
Eli Harrison, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.CompassCommercial.com

COMPASS COMMERCIAL

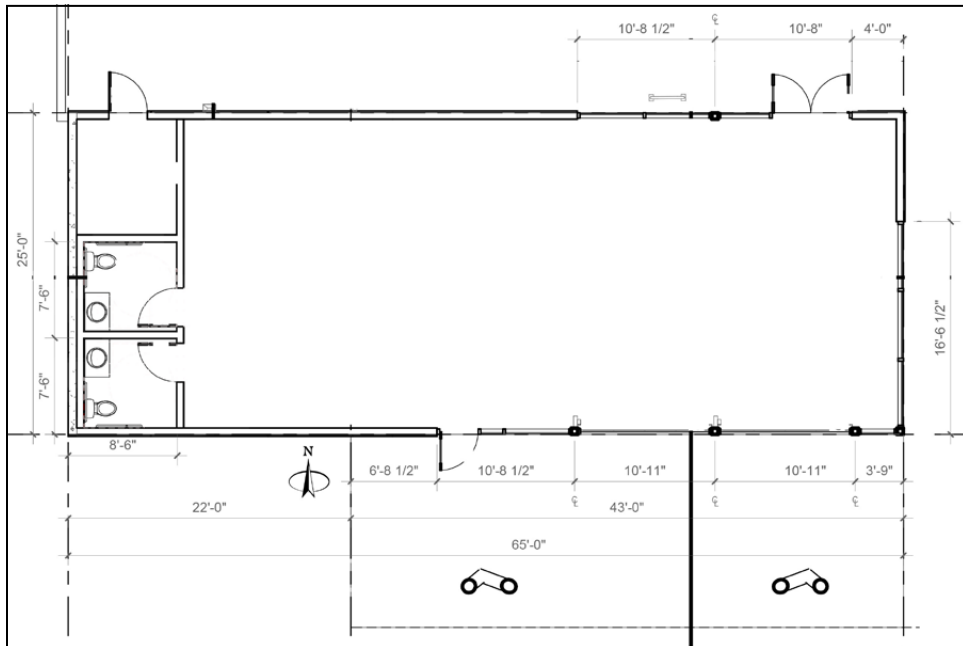
REAL ESTATE SERVICES

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HIGHLIGHTS

- High visibility location with traffic counts of 8,650 (AADT 2022) on SW Century Drive
- Built-in clientele with the OSU-Cascades campus and a new 129-unit apartment complex adjacent to the available space
- Ideal for a full-service restaurant in need of design flexibility
- Cold shell delivery with two ADA restrooms, 400 amps of power and HVAC units installed
- Four surface parking spaces with one ADA space plus six covered spaces in the garage



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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