

FOR LEASE
BEND RETAIL/OFFICE /WAREHOUSE

THE SCHWEIZER BUILDING

63820 Clausen Road | Bend, Oregon



Building is multi-tenant with 12,080+/- SF. Suite #101 offers 4,500 +/- SF office space with warehouse for lease. Suite has multiple offices, and grade level door. Three (3) Phase/200 amp power available.

Each warehouse has 10' roll-up door. Excellent visibility from North Highway 97. Gas/Electric/Telco/Available. Versatile Suite with the office/warehouse component. Perfect for service industry! Please call listing Brokers for more information and to schedule showing.

Lease Rate: \$1.30/RSF/Mo

- Suite 101: 4,500 +/- RSF
- Est CAMs \$0.43/SF/Mo
- Two (2) Offices
- Three (3) Restrooms
- Gas Heat/Electric Forced Air A/C
- Two (2) Warehouses w/10' roll-up
- Zoned: CG (Commercial-General)

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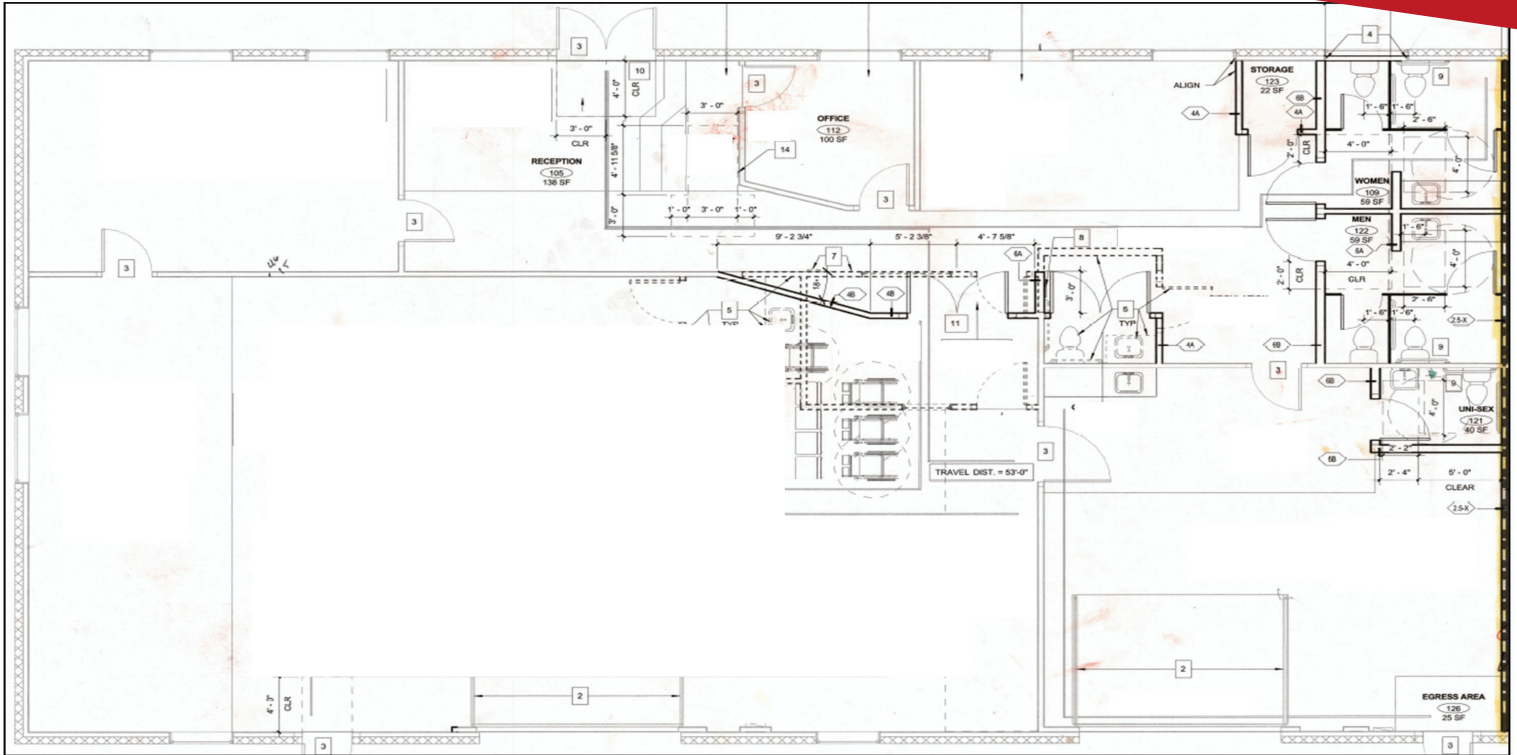


963 SW Simpson Ave Suite 220 | Bend, OR 97702

541-306-4948 | www.fratzkecommercial.com

FOR LEASE

SUITE FLOORPLAN



FLOORPLAN IS REPRESENTATION OF SUITE BUT IS NOT EXACT AND BUILD-OUT COULD VARY



LOCATION

Building is located just north of Smolich Volvo Car Dealership, Quality Inn, Best Western, Space Age Fuel, Standard TV & Appliance.

Just 1.3 Miles to the new Costco and Gateway Retail Developments, Lowes, Cascade Village Shopping Center & more!

Costco is scheduled for opening August 2024 along with other pad sites and in-line retail.



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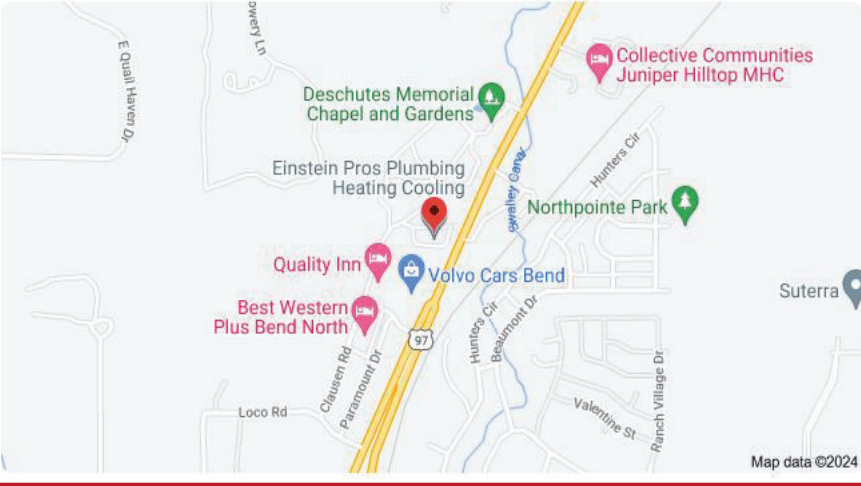


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With You Every Square Foot of the Way.

FOR LEASE
AERIAL AND MAP



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FOR LEASE
PHOTOS



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DISCLAIMER: Brokers are Licensed in the State of Oregon. This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.