

FOR SUBLEASE

2500 NE Twin Knolls Dr | Bend, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Eastside Dental/Medical Suite

Modern and light-filled clinical dental space built out in 2018, located on Bend's busy east side. Efficient floor plan includes:

- Spacious lobby
- Reception desk and back office
- 3 private offices
- Clinic area: 5 operatories, open-bay
- Plumbed for dental: amalgam traps hazardous waste catches
- Brushing stations
- Sterilization room
- Lab: adjoins clinic w/pocket door
- Staff Lounge
- Private restroom within a private office
- Laundry closet: plumbed and wired for stacking washer/dryer
- Mechanical closet: vacuum for suction, compressor for air, IT rack
- Alarm system: cameras, motion detectors, and door monitors
- Cabinetry throughout: soft-close drawers and doors

*Longer term lease/direct lease possible

OFFERING SUMMARY

SUITE 250	+/-2,140 RSF
LEASE RATE	\$1.25 /RSF/MO + NNN
NNN RATE	\$0.54/RSF/MO
BUILDING SIZE	25,200 SF
YEAR BUILT	2007
LOT SIZE	0.59 AC
ZONING	ME, Mixed Employment
TERM	Through 11/30/2028*

5 MILE DEMOGRAPHICS



108,563

TOTAL POPULATION



44,395

TOTAL HOUSEHOLDS



\$113,334

AVG HH INCOME



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

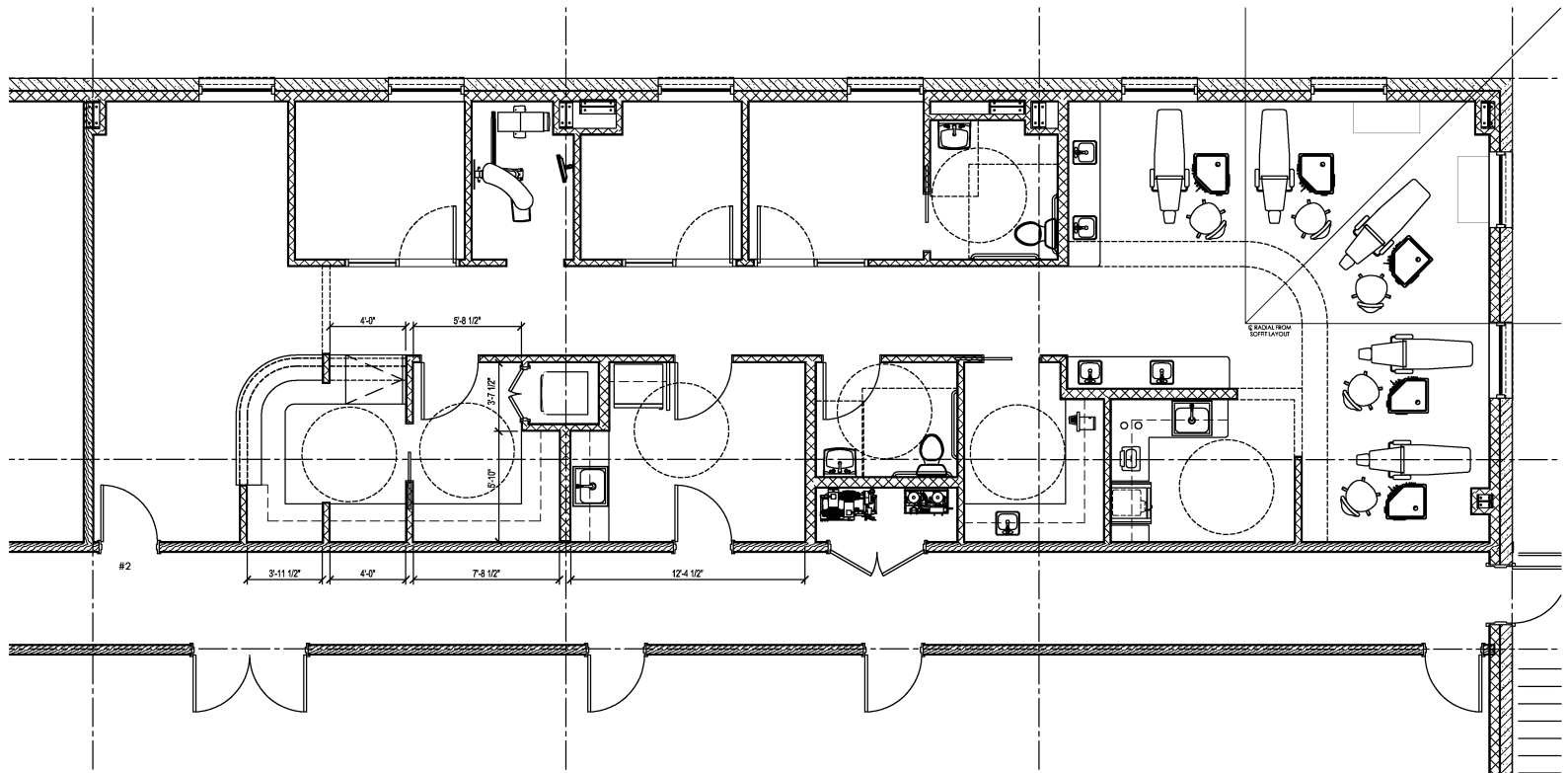


243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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Suite 250 Floor Plan



FF&E Negotiable Outside of Sublease

- 2008 Planmeca ProMax Pano/Ceph Xray
- Royden Dental treatment Chairs x4
- Chairs: Dental treatment in Consult Rooms x2
- Chairside Dental Cabinets x5
- Lab: fully outfitted for orthodontics
- Chairs: padded gray waiting room x12
- Chairs: metal stylized teal patient consult x12
- Chairs: padded patient consult x4
- Chairs: Office staff black swivel w/arms x4
- Desk: white with mobile under-cabinet storage x2
- Stools: Pedigo dental assisting x7
- Refrigerator
- Microwave
- Printer: Brother duplex color fax/scan/copy
- Phones: desktop x7
- Phones: wall mounted x1
- Scanner: desktop Brother ADS-3300 W x6
- Various mobile cabinets on casters x7
- Metal File cabinets: single-wide, 5 drawer height x2



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Building Highlights

Twin Knolls professional office building is well-located on the East side of Bend across from the Forum Shopping Center, fully occupied and professionally managed.

Nearby Bend's medical district and minutes from six area schools for excellent daytime traffic.

- 500 SF shared lobby
- Building elevator
- First floor, 12-person conference room with built-in AV and wet-bar
- Shower/commuter changing room
- Monument signage
- 64 parking spaces with client priority plus on-street parking

Broker is a member of the ownership entity.



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