

FOR LEASE  
BEND OFFICE

## WILSON PROFESSIONAL OFFICE SUITE

205 SE Wilson | Bend OR



**PRIME OFFICE SUITE JUST LISTED!**

**UNMATCHED LOCATION & VISIBILITY**

Single level well maintained highly visible professional office suite on corner of 2nd and Wilson in Bend, OR with on-site parking. Suite has good flow and layout. Easy access to all main arterials and very functional layout. Build-out includes: Two (2) private offices, reception/waiting room area, kitchenette, open work area, storage room and private restroom. Signage available, very well maintained building and CL (Commercial Limited) zoning offers a vast array of uses. **Available January 1, 2025.** Please contact listing Broker for more information and to schedule tour.

### Lease Rate:

**\$1.75/SF/Mo + NNN**

- 1,043+/- RSF
- NNN: 0.75/RSF/MONTH (Inc. all Utilities) Tenant pays for Teleco/In-suite Janitorial/must provide Commercial General Liability Insurance
- New Exterior Paint & Landscaping
- Two (2) Offices, Kitchenette, Waiting /Reception area, Storage Room, In-Suite Restroom.
- Six (6) Parking Spaces with Private Entry
- Suite offers A/C

**Dan Steelhammer, Broker**

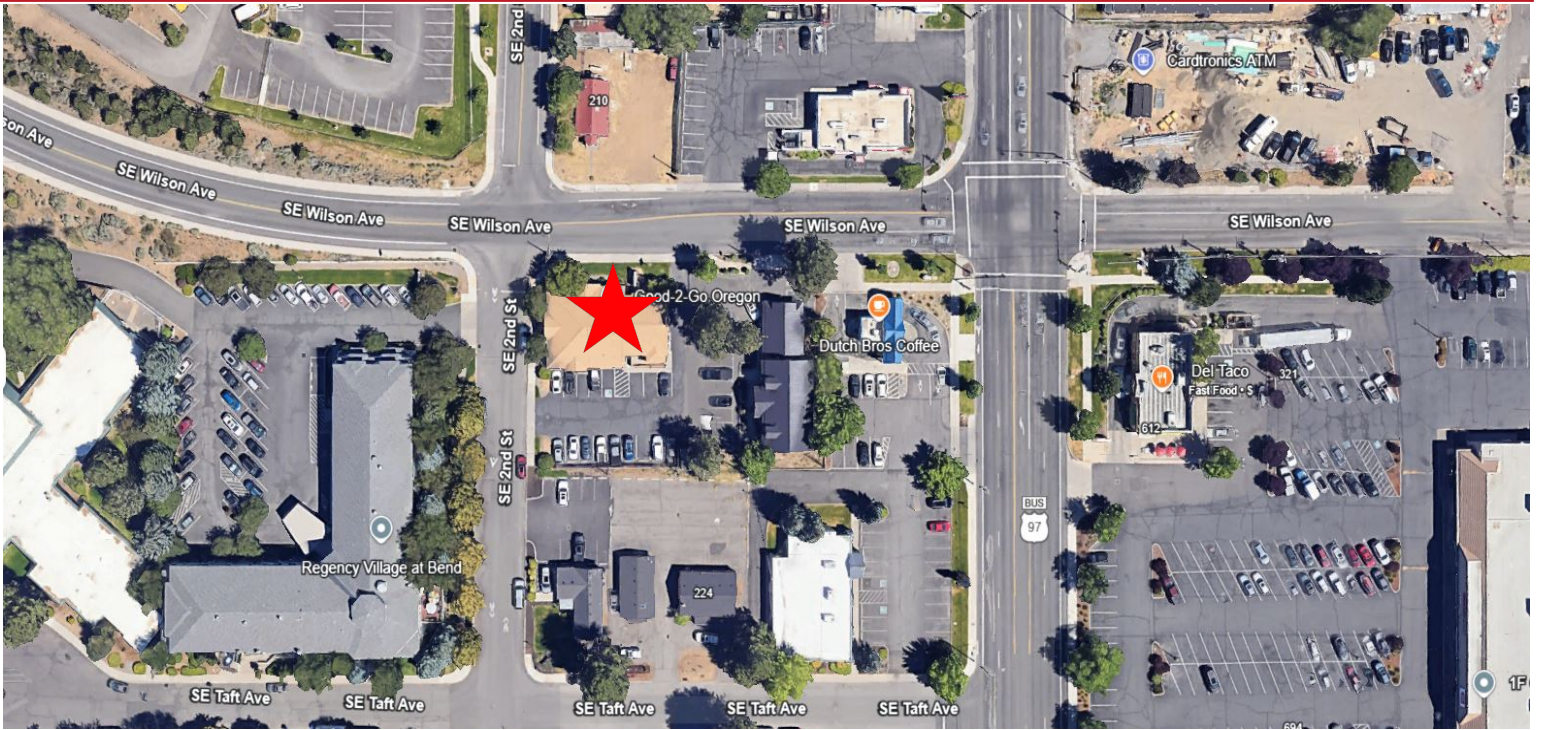
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*With you every square foot of the way*

**DISCLAIMER:** 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.