

FOR LEASE

2400 NE Neff Rd, Ste B | Bend, OR 97703

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Clinical Medical in St. Charles Campus

Join East Cascade Women's Group on the St. Charles Bend Medical Campus and lease this highly visible, well-parked and easy to find clinical medical office.

With St. Charles Bend being the only Level II Trauma Center east of the Cascades, this location is the hub of clinical medical care in Central Oregon.

Co-tenant and building owner, East Cascade Women's Group, is the leading OBGYN clinic in Central Oregon, serving the Bend and Redmond community with highly skilled obstetrician-gynecologists and certified nurse midwives.

East Cascade Women's Group is seeking a symbiotic tenant for 2,940 square feet of vacant space for lease in their 14,626 square foot building.

This is a single-story, clinical medical office building with ample parking (100 spaces including 4 ADA), large windows, a shared patient access, private employee entrance and mature landscaping.

OFFERING SUMMARY

LEASE SPACE	2,940 RSF
LEASE RATE	\$2.50/SF/MO+NNN
NNN	\$0.74/SF/MO
BUILDING SIZE	11,643
LOT SIZE	2.20 AC
YEAR BUILT	1998
ZONING	RH (Medical Overlay)
PARKING	100 stalls (4 ADA)
ADT	12,525 cars daily
AVAILABILITY	Immediate



Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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 97703
NAICascade.com

FOR LEASE

2400 NE Neff Rd, Ste B | Bend, OR 97703

Suite Highlights

- Main building vestibule
- In-suite waiting area with fireplace and plenty of natural lighting
- Reception with built-in wrap around desks and cabinetry and check-in counter
- Employees and staff business office
- Doctor's office
- Treatment areas include three exam rooms, a recovery room, scrub station and large procedure room
- Amenities include staff lounge, exterior patio, private parking lot entrance, in-suite shower, separate from in-suite employee restroom
- Lab, scrub area
- Mop sink, storage and filing rooms
- Available immediately



Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

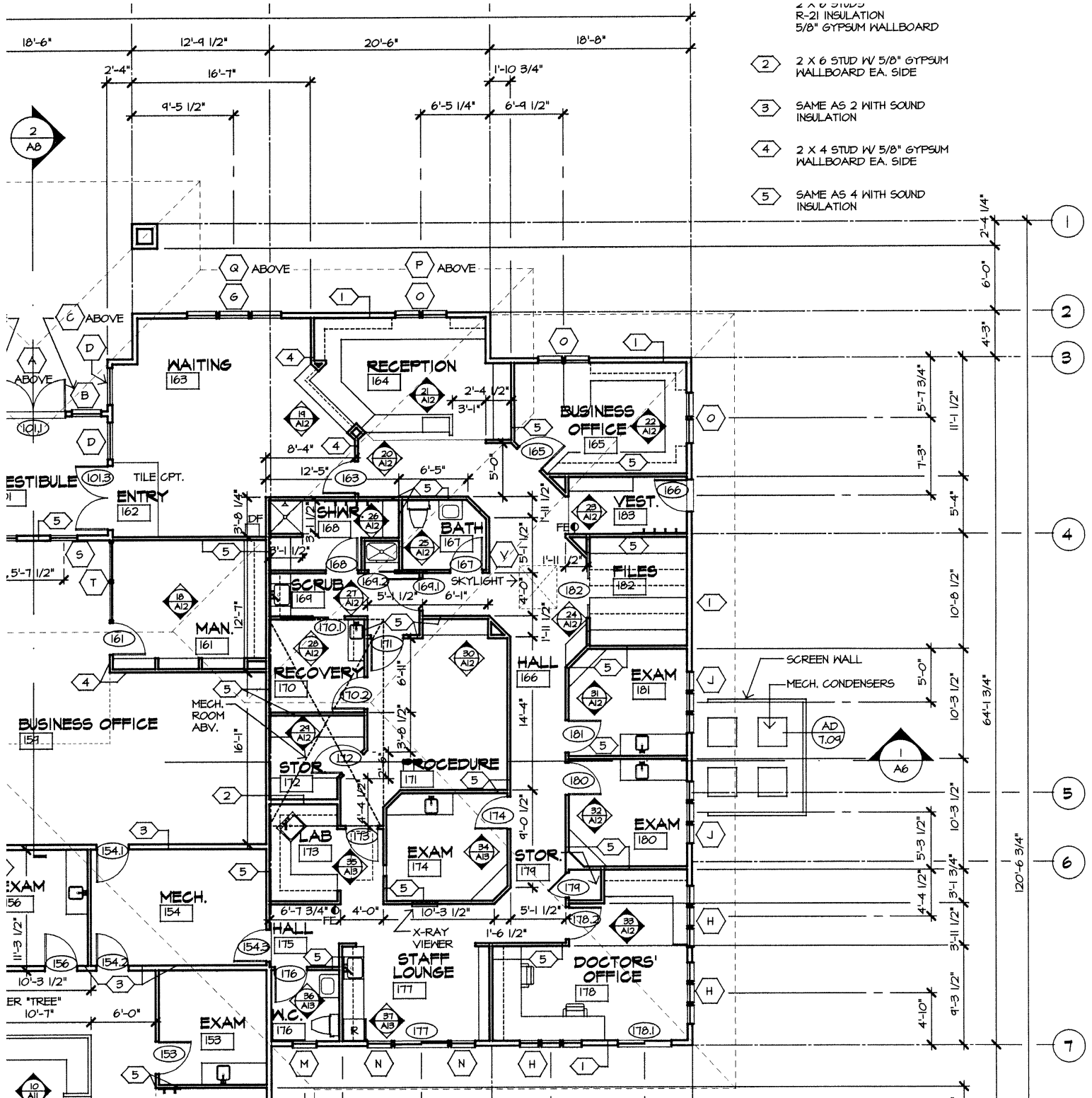
The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation 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.

NAICascade

FOR LEASE

2400 NE Neff Rd, Ste B | Bend, OR 97703

Floor Plan



Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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.

NAICascade

FOR LEASE

2400 NE Neff Rd, Ste B | Bend, OR 97703

Building Highlights

- Located within St. Charles Medical Campus
- Single story clinical medical office building
- Shared building with East Cascade Women's Group
- Large windows for natural light
- Mature landscaping
- Monument signage on Neff Rd
- Daily traffic counts of 12,500+ on Neff Rd
- Extremely well-parked with parking ratio of 8.72/1000
- NNNs include security monitoring, landscaping, repairs, HVAC maintenance, fire-monitoring, water/sewer, natural gas, electricity, property insurance and property taxes



Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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.

NAICascade

FOR LEASE

2400 NE Neff Rd, Ste B | Bend, OR 97703

Trade Area Map



Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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.

NAI Cascade

FOR LEASE

2400 NE Neff Rd, Ste B | Bend, OR 97703

Demographic Summary

Drive time of 10 minutes

KEY FACTS

46,792

Population



19,782

Households

38.2

Median Age

\$59,909

Median Disposable Income

BUSINESS

3,072



Businesses

29,680



Employees

INCOME



\$76,663

Median Household Income



\$46,078

Per Capita Income



\$171,219

Median Net Worth

EDUCATION



5%

No High School Diploma



18%

High School Graduate



34%

Some College



42%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,338

Apparel & Services



\$5,650



\$275

Computers & Hardware



\$3,039

Dining Out

\$7,303

Health Care

EMPLOYMENT



70%



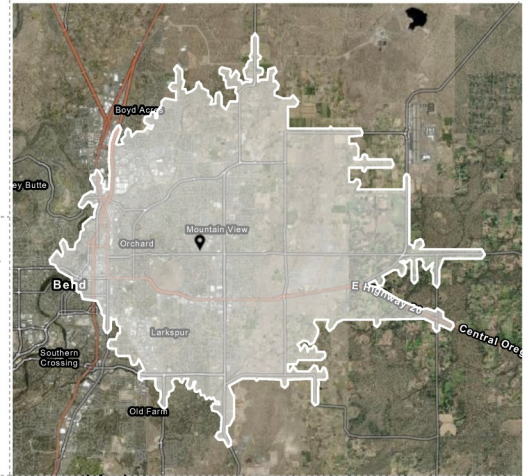
17%



13%

2.8%

Unemployment Rate



Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



Population



42,316

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



50.1%

Exercise at home 2+ times per week



13.0%

Exercise at club 2+ times per week

Health Care Expenditure



\$4,731

Annual Health Insurance Expenditures



\$2,572

Medical Care



Medicare:
Population 65+

2,007

Medicare Only

1,697

Direct-Purch & Medicare

1,021

Employer & Medicare

415

Medicare & Medicaid

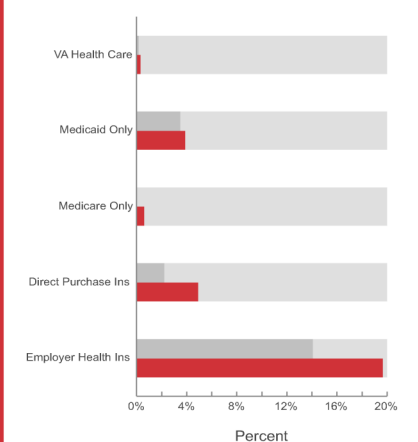
Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,268.5
Medicare Payments	\$1,051.4
Physician Services	\$325.9
Dental Services	\$478.6
Eyecare Services	\$89.5
Lab Tests/X-rays	\$82.9
Hospital Room & Hospital Service	\$276.2
Convalescent/Nursing Home Care	\$37.6

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2016-2020, 2022. © 2021 Esri



Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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.

NAI Cascade