

FOR LEASE

735 NE PURCELL BLVD

Bend, OR 97701



PROPERTY DESCRIPTION

Sublease opportunity through 7/29. This former bank building is 3,578 SF and features 3 offices, breakroom, 2 ADA restrooms, an open lobby area as well as a drive-thru component. The large 0.91 ac lot is zoned General Commercial (CG) and features ample parking.

PROPERTY HIGHLIGHTS

- Sublease Opportunity
- Large Open Lobby Area
- Several Offices, 2 ADA Restrooms and a Break Room
- Drive Thru and Large Parking Lot
- 2009 Construction with Modern Finishes

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/Mo. (Mod. Gross)
Lot Size:	0.91 AC
Available SF:	3,578 SF
Year Built:	2009

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,868	28,329	45,027
Total Population	13,134	67,528	110,169
Average HH Income	\$81,267	\$108,129	\$126,337

Bill Pon

(541) 815-4140

bill.pon@cbreality.com

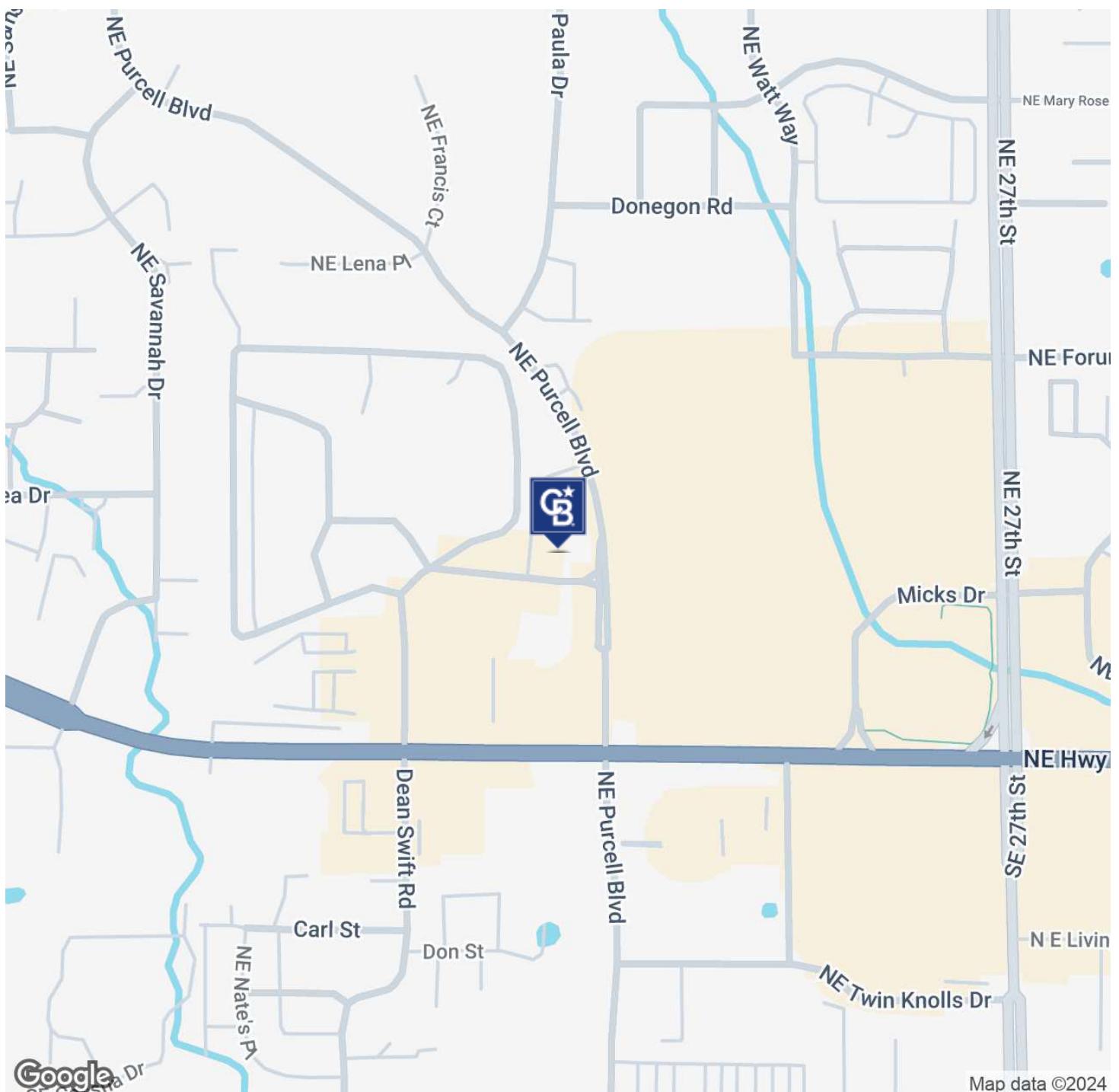


COLDWELL BANKER
COMMERCIAL
REALTY

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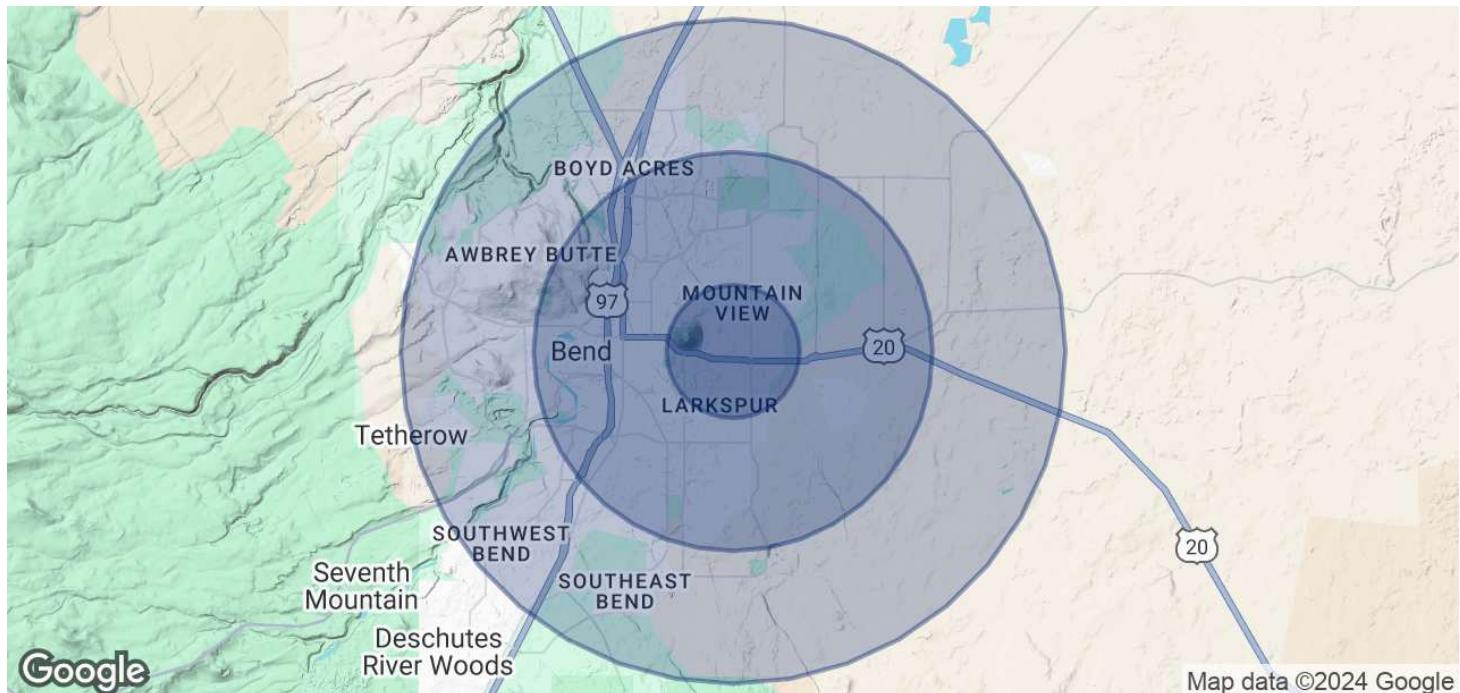


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,134	67,528	110,169
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,868	28,329	45,027
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$81,267	\$108,129	\$126,337
Average House Value	\$527,977	\$654,387	\$741,779

Demographics data derived from AlphaMap

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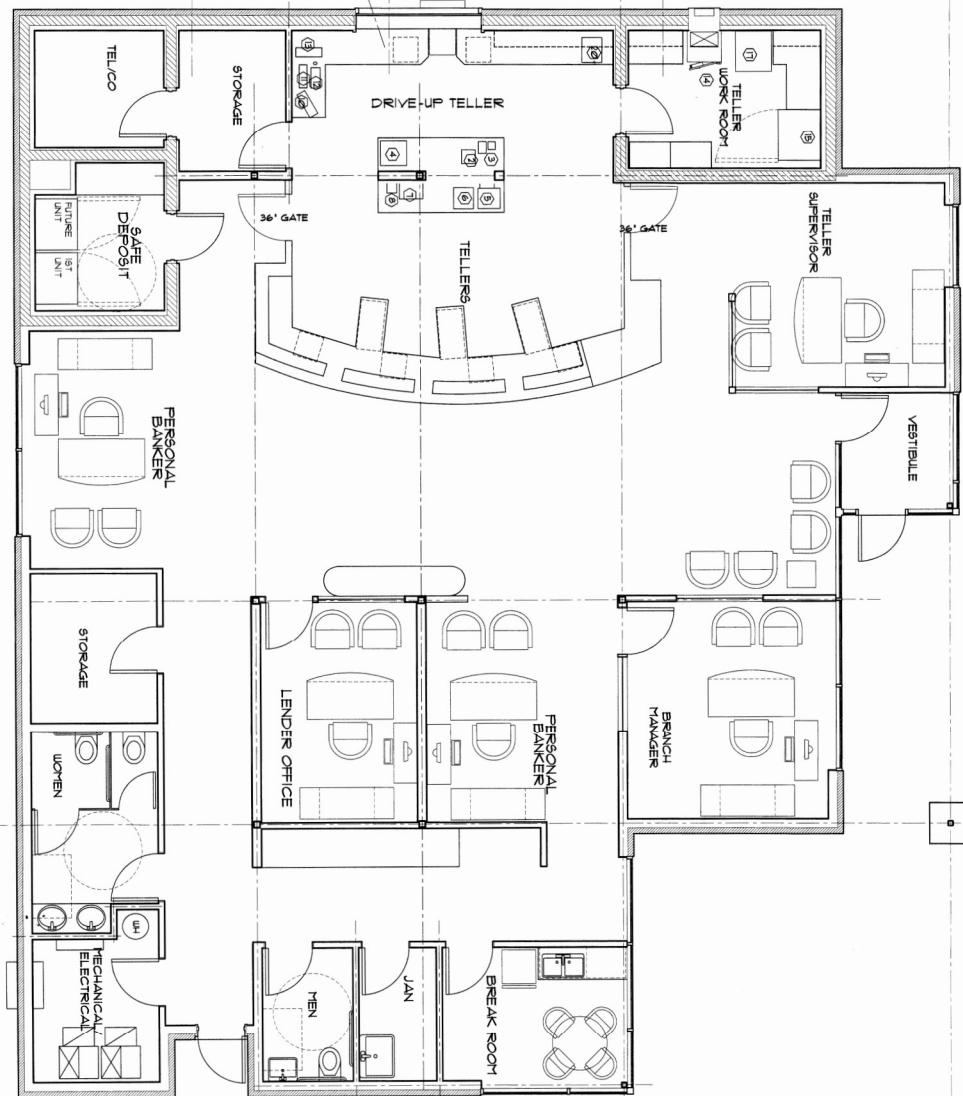
EQUIPMENT SCHEDULE

- ① ELECTRIC TELLER
- ② CHECK PROTECTOR
- ③ CREDIT CARD KEYPAD AND PRINTER
- ④ COPIER
- ⑤ DOCUMENT PRINTER
- ⑥ MICRO PRINTER

- ⑦ CURRENCY COUNTER
- ⑧ NIGHT DEPOSIT
- ⑨ CASH SAFE
- ⑩ SHREDER BIN
- ⑪ COIN COUNTER
- ⑫ FLAT SCREEN
- ⑬ KEYBOARD
- ⑭ REMOTE CAPTURE PC
- ⑮ FAX (2)
- ⑯ RECYCLE BIN

FLOOR PLAN

1/4" = 1'-0"
35'9" 9"



branch bank
Purcell Blvd
Bend, Oregon

PEDERSEN & PEDERSEN ARCHITECTS, Inc.
403 Pine Street, Suite 300, Kamiah Falls, OR 97620
541-884-9831 FAX 541-882-8919



FLOOR PLAN
DRAWING NO. A2
CONTRACT DOCUMENTS

FILED: 4/29/08
DRAWN: CHECKED:
CONTRACT PEDERSEN & PEDERSEN
ARCHITECTS, Inc. 2008

2-29-08 PLAN