

FOR SALE

8,561 SF | \$2,250,000

Lotus Building
Owner-User/Investment Opportunity
300 SE Reed Market Rd., Bend, OR 97702

**NEW PAINT
AND FLOORING
THROUGHOUT!**



WELL MAINTAINED CENTRALLY LOCATED OFFICE BUILDING



Jay Lyons, SIOR, CCIM | Russell Huntamer, CCIM
Eli Harrison, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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**REAL
ESTATE
SERVICES**

FOR SALE

\$2,250,000

Owner-User/Investment Opportunity

PROPERTY DETAILS

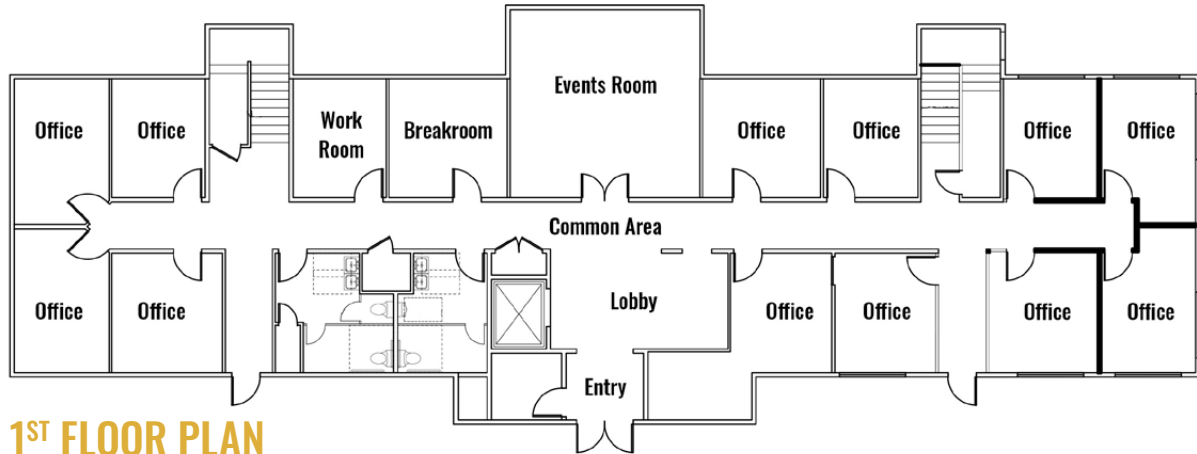
Sale Price:	\$2,250,000
Bldg. Size:	8,561 SF
Price/SF:	\$263/SF
Lot Size:	0.67 Acres
Year Built:	1997
Zoning:	Commercial General (CG)
Parking:	40 onsite spaces

HIGHLIGHTS

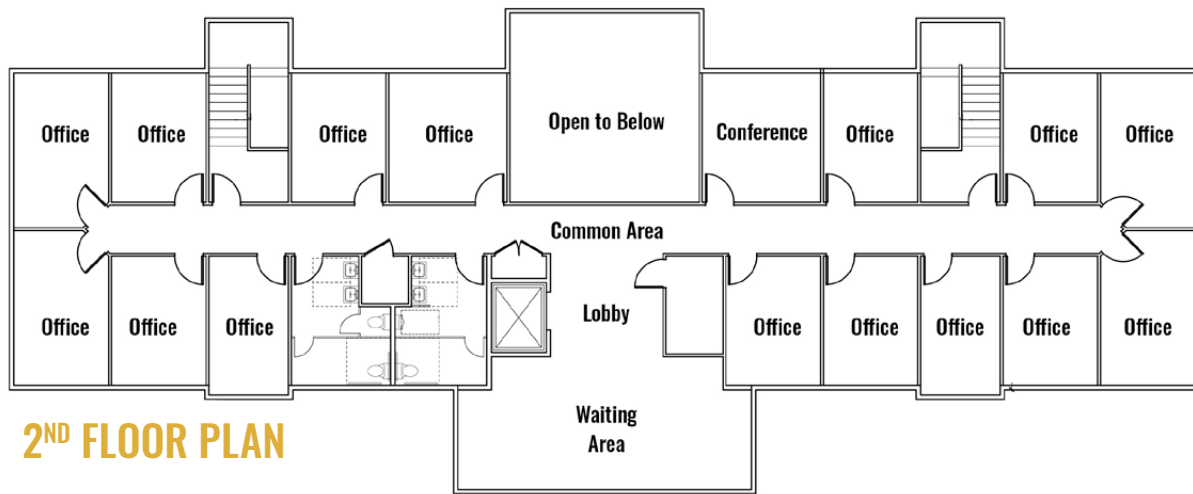
- Single or multi-tenant office building
- Lobby, waiting areas, conference rooms, four bathrooms, 28 private offices, kitchen/breakroom and elevator
- Perfect for an owner user looking to occupy a part or all of the building
- Building has 24/7 access with keyless entry and an elevator
- Attractive two-story building with quality finishes throughout
- Located in the heart of Bend, just east of the Reed Market/3rd Street intersection
- Easy access to 3rd Street and the Parkway via shared access agreement with adjacent lot
- Adjacent lot available to be included in sale. Contact listing brokers for details

PARKING LOT





1ST FLOOR PLAN

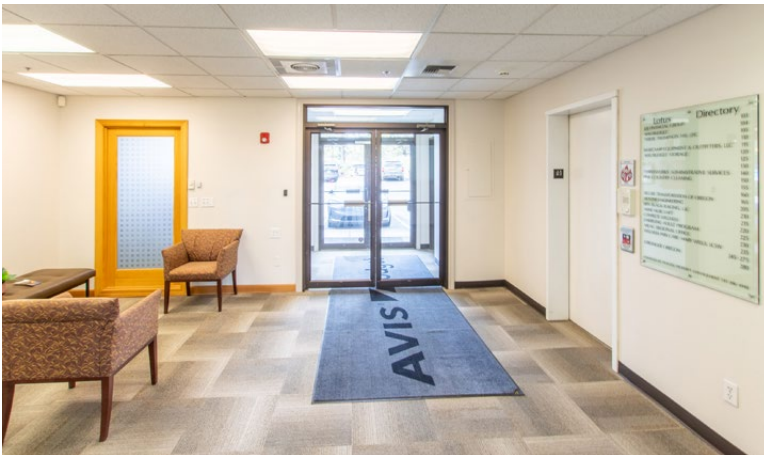


2ND FLOOR PLAN



FOR SALE

Owner-User/Investment Opportunity | 300 SE Reed Market Rd., Bend



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



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