

PROFESSIONAL OFFICE / SERVICE / RETAIL SPACES IN SISTERS



382 E. HOOD AVENUE, SISTERS, OREGON

NICELY FINISHED & GREAT LOCATION UNIT(S) FOR LEASE

From 650 to 2304 Square Feet of Very Attractive and Functional Space

QUALITY OFFICE / RETAIL SPACE IN SISTERS



EASY ACCESS, ONE BLOCK FROM HWY, MODERN TENANT MIX

382 E. Hood Avenue, Sisters, Oregon

\$1,200-\$4,200

Lease Rate Per Mo.

Up to 2,300 +- SF

Available Size

Electricity and IT

Paid Separately by Tenant

PROPERTY SUMMARY



382 E. Hood Avenue is a modern, multi-tenant building with nice finishes and a professional mix of renters, located in the heart of Sisters, Oregon. The suite available for lease could be split up into two units: one a 650 square foot space with its own access and shared bathroom and the other a 1654 square foot unit with street frontage and multiple amenities. Or the entire space can be leased as a single 2304 square foot suite with a host of use options. This space is ideal for healing arts practitioners, retailers, professional service providers, or other users. The existing floorplan has multiple spaces built out, including a cozy mezzanine, but can be reconfigured based on a tenant's needs. Consider these benefits:

- > **High ceilings and open span interior that welcomes employees and clients**
- > **Natural light galore, with large storefront and other sizeable windows**
- > **In-suite bathrooms, sink and cabinet area, storage spaces and more**
- > **Fully updated interior with wood accents, modern lights, and fresh carpet**
- > **Only one block from Hwy. 126 and Hwy. 20, and in the heart of town**



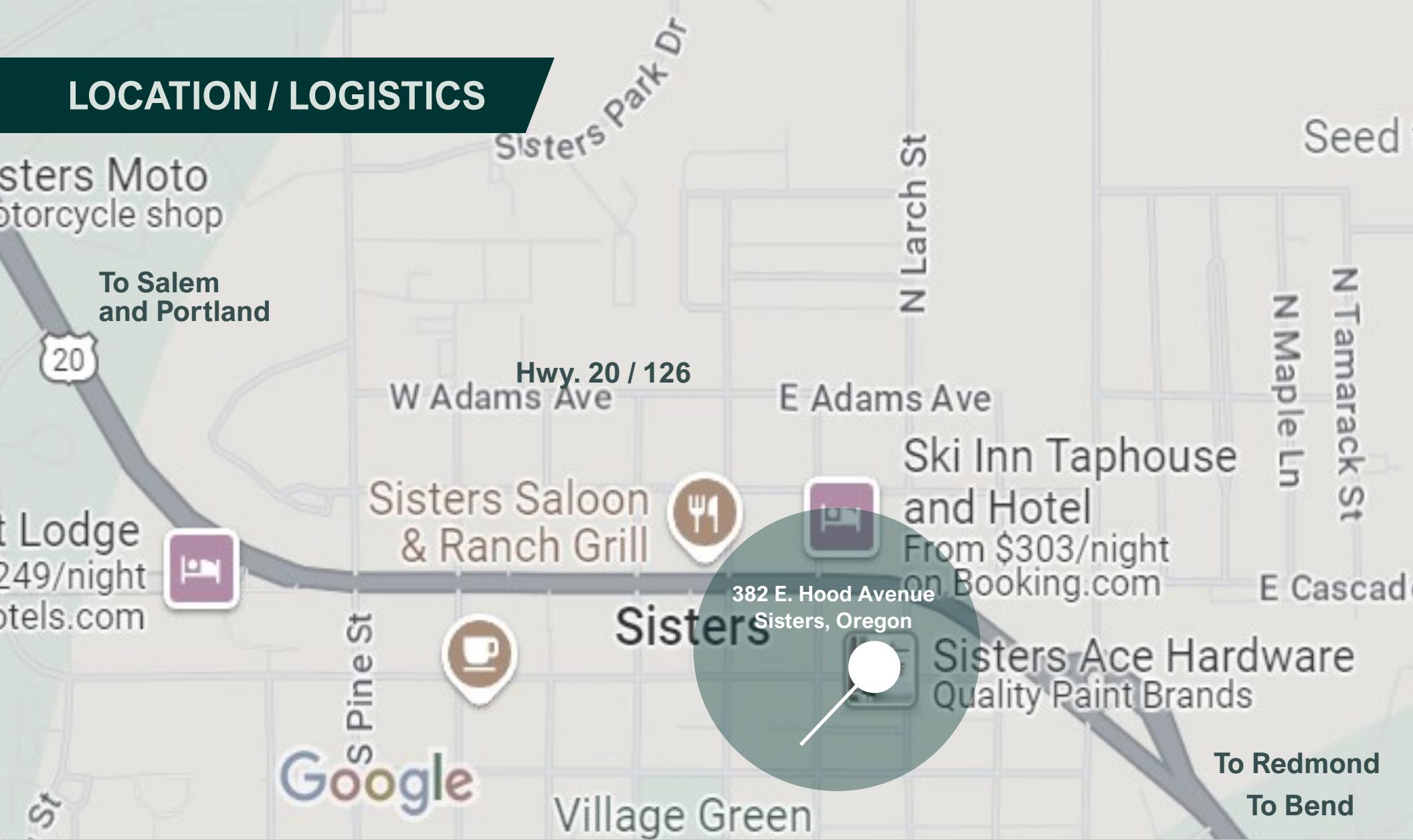
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION / LOGISTICS



The Hood Avenue property is located one block south of Highways 20 and 126, two of Central Oregon's main state roadways. Sisters is 18 miles northwest of Bend. Redmond is 16 miles to the east. Sisters is two-three hours from greater Portland, under two hours from Salem, six hours from Seattle, six hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. This airport is twenty minutes from the property.

COMMUNITY INSIGHTS



With a population of approximately 3,000 in a region with over 200,000 citizens, Sisters is a favorite of residents, business owners, and visitors alike. Spectacularly nestled at the base of the Cascade Range, ribboned by rivers and creeks, and close to the stunning Three Sisters Wilderness Area, Sisters is an outdoor recreation and high quality-of-life wonderland.

Sisters is home to the world famous Sisters Rodeo and the Sisters Folk Festival. And, it is an important community for commerce throughout the state. Leading employers include the Deschutes National Forest, BASX Solutions, Sisters Coffee roastery, Temco (Home Depot) appliance distribution, and multiple dietary supplement manufacturers and distributors. Between these business and events and countless other amenities, Sisters is widely known as one of the best places in which to live and vacation. When you add to this a region rich in recreation opportunities, and wilderness wonderlands, you are left with a community that is one-of-a-kind and powerfully poised to continue being a magnificent place to call home and run a business.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities. Businesses, employees, and retirees from across the country and beyond seek to be here.



COMMERCE-FRIENDLY CITY GOVERNMENT



NEARLY 4,000,000 TOURISTS A YEAR



ONE OF THE MOST LIVABLE OREGON TOWNS



OUTDOOR RECREATION WONDERLAND



EXCEPTIONAL, HIGHLY REGARDED SCHOOLS



OVER 250 DAYS OF SUNSHINE A YEAR

PROUDLY OFFERED BY



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT