

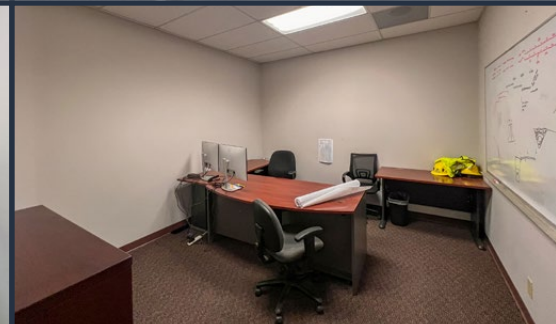
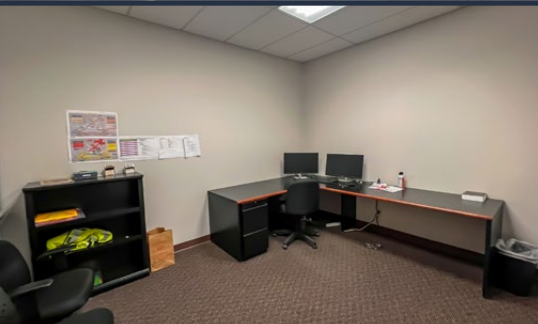
FOR LEASE

3,840 SF | \$1.75/SF/MO. NNN

Empire Corporate Park – Building D Flex/R&D Space

63140 Britta Street, Bend, OR 97701

**\$40/SF
TI ALLOWANCE**



PROPERTY DETAILS

Suite D101:	3,840 SF
Lease Rate:	\$1.75/SF/Mo. NNN
NNNs:	Est. at \$0.52/SF/Mo. <i>Gas and electricity are separately metered</i>
Zoning:	Mixed Employment (ME)
Parking:	Abundant onsite parking

HIGHLIGHTS

- Can be custom built out with a \$40/SF tenant improvement allowance with a mix of flex, R&D, lab and warehouse - see potential floor plans
- No load factor - Save \$\$\$
- Campus setting with well-maintained grounds including pond and picnic area
- Unique opportunity for a company needing customization for their business

Jay Lyons, CCIM | Luke Ross, Broker

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541.383.2444 | www.CompassCommercial.com

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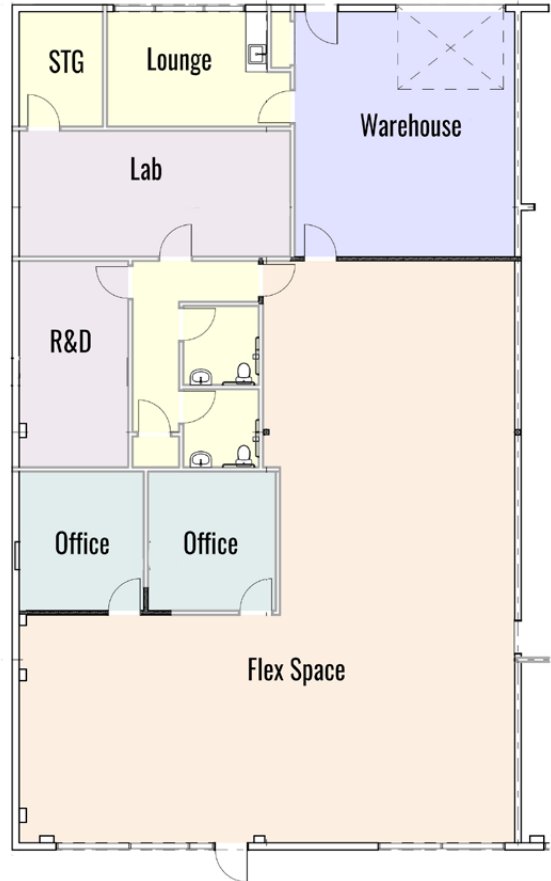
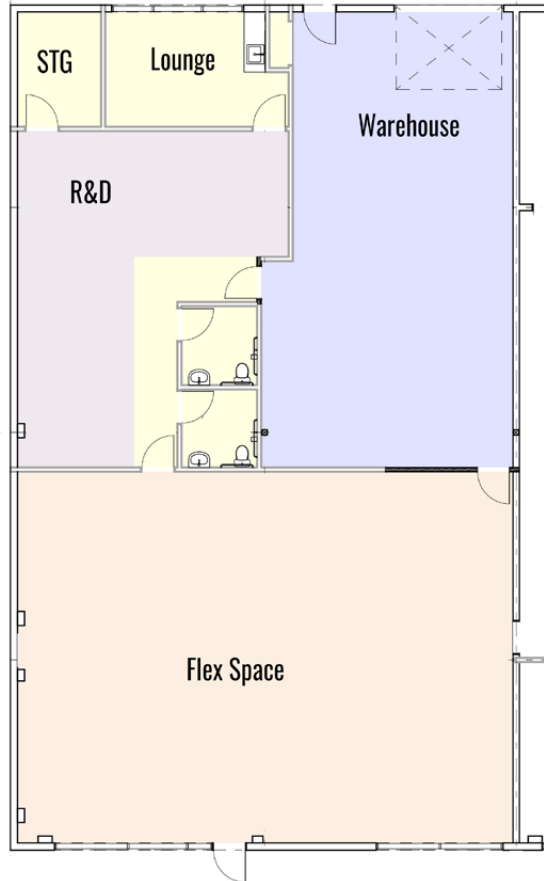
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SUITE D101 POTENTIAL FLOOR PLANS



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