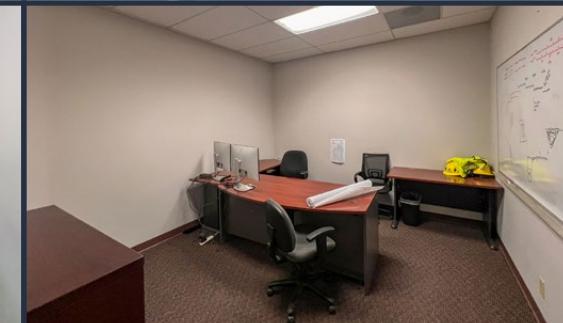
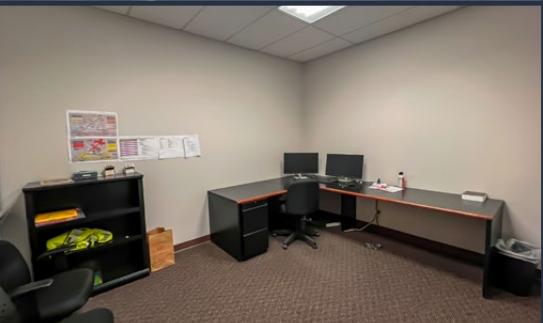


FOR LEASE

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

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

63140 Britta Street, Bend, OR 97701



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

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

541.383.2444 | www.CompassCommercial.com

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FOR LEASE

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Flex/R&D Space
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SUITE D101 POTENTIAL FLOOR PLANS



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.



Luke Ross
Broker
Cell 541.480.6144
lross@compasscommercial.com



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com

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