

**FOR LEASE**

±10,200-21,376 SF | \$0.75-\$1.25/SF/MO. NNN

Large Retail Building  
in the Bend Central District

355 NE 2nd St., Bend, OR 97701

ALSO AVAILABLE FOR SALE



**EXCELLENT RETAIL OPPORTUNITY IN GROWING AREA**



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COMPASS  
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SERVICES

**FOR LEASE**

**\$0.75-\$1.25/SF/MO. NNN**

## Large Retail Building in the Bend Central District

### PROPERTY DETAILS

<b>Retail Space:</b>	±10,200 SF \$1.25/SF/Mo. NNN
<b>Industrial Space:</b>	±11,176 SF \$0.75/SF/Mo. NNN
<b>Bldg. Size:</b>	21,376 SF
<b>CAMs:</b>	TBD
<b>Lot Size:</b>	1.43 Acres
<b>Year Built:</b>	1924 (Remodeled 2006-2011)
<b>Zoning:</b>	Commercial Limited (CL) with Bend Central District Overlay

### HIGHLIGHTS

- Big box retail building with warehouse and office area
- Abundant onsite parking
- Maximum ceiling height is 9' 4" at the grid
- Adjacent to the new Platform multifamily development with 199 units
- Retail portion of the building has been updated
- Direct city street access on NE Dekalb Avenue
- Lease agreement to include provision allowing landlord to give sixty (60) day notice for tenant to vacate
- Property is also available for sale





PLATFORM DEVELOPMENT



HAWTHORNE OVERCROSSING - PEDESTRIAN BRIDGE

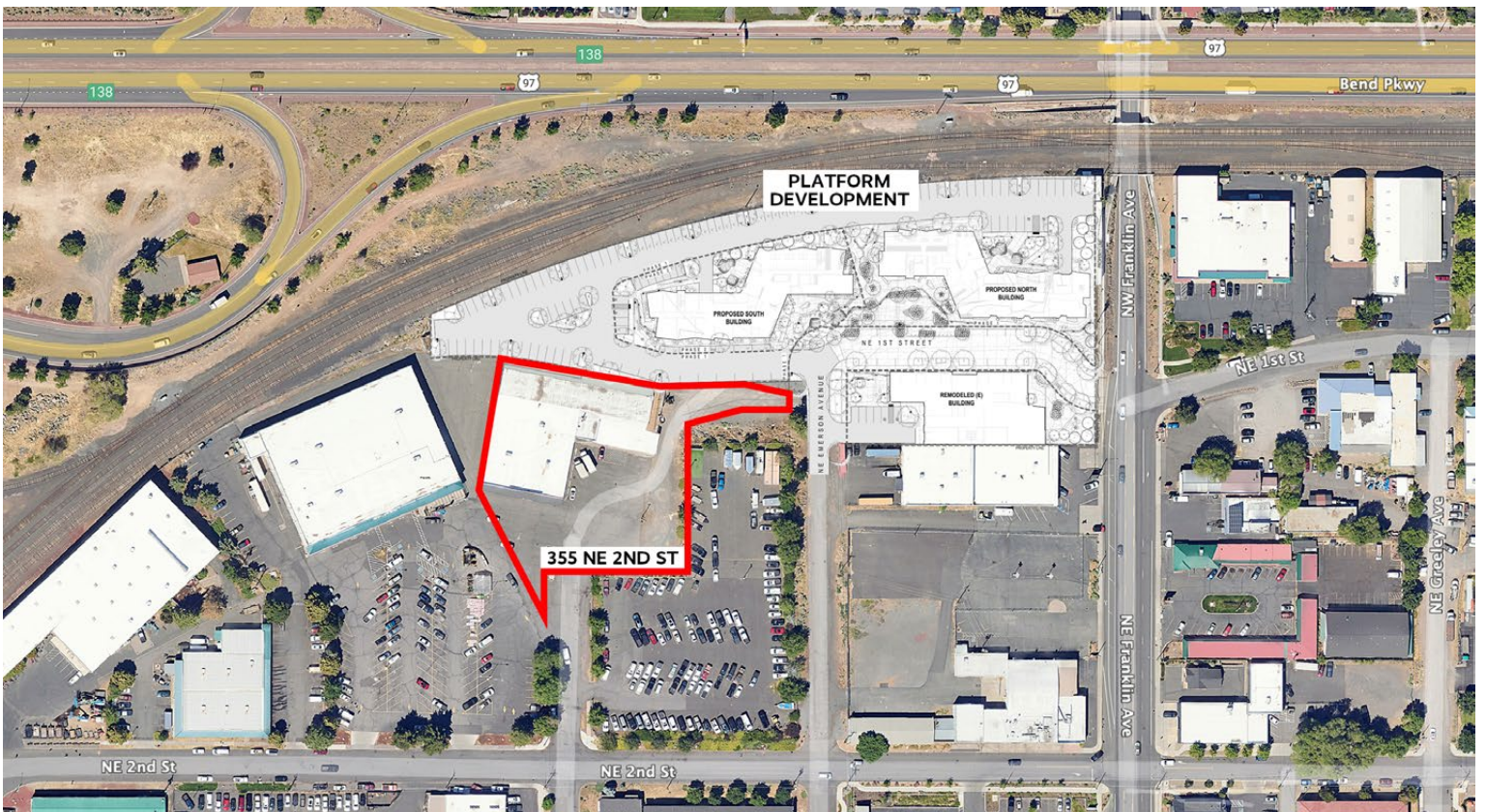


PLATFORM DEVELOPMENT



FRANKLIN BRIDGE IMPROVEMENTS

**BEND CENTRAL DISTRICT - BUILDING SUSTAINABLE COMMUNITIES FOR THE FUTURE**



**FOR LEASE**

355 NE 2nd St., Bend, OR 97701

# BCD | BEND CENTRAL DISTRICT



## LOCATION KEY

- 1 BLOCKBUSTER
- 2 123 RAMEN
- 3 2ND STREET THEATER
- 4 COLIMA MARKET
- 5 TRANSIT STATION
- 6 OREGON SPIRIT DISTILLERS
- 7 SAFEWAY
- 8 PLATFORM - 199 UNITS



## Vision for a Vibrant Neighborhood in the Heart of Bend

The Bend Central District (BCD) is in the very heart of our growing city. Multiple planning efforts have revealed enormous potential for new jobs and housing in this over-looked area due to its close proximity to essential services and activities. Bend's population is expected to increase 45% by 2035, and with less than one resident per acre in the Bend Central District, there is clear opportunity for revitalization.

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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