

DOWNTOWN CLINICAL MEDICAL/DENTAL/OFFICE

Extensive On-Site Overflow Parking



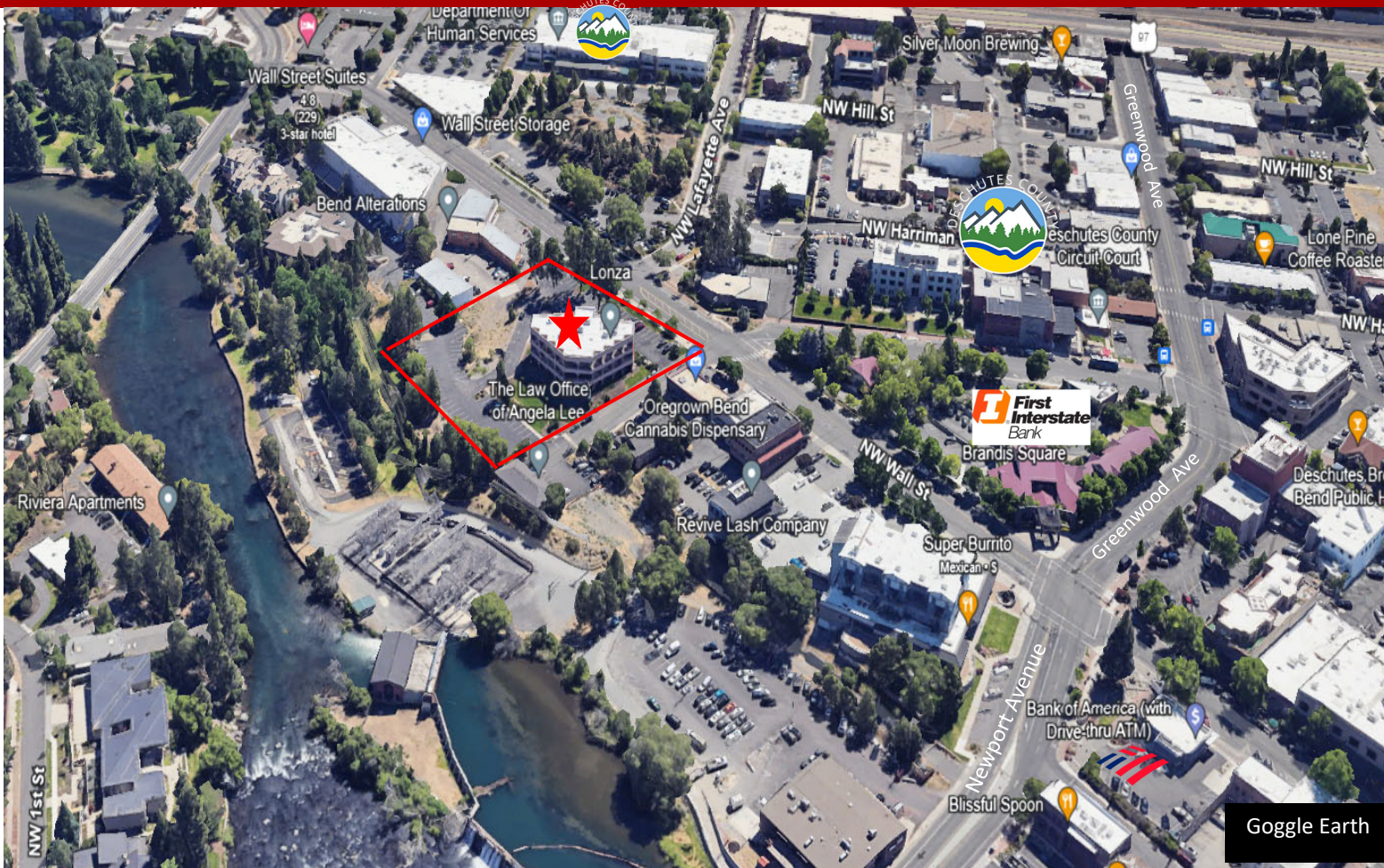
FOR LEASE
CLINICAL DENTAL/MEDICAL OFFICE



1201 NW WALL ST | BEND, OREGON 97703

Extraordinary Downtown Location On-Site Dedicated Parking

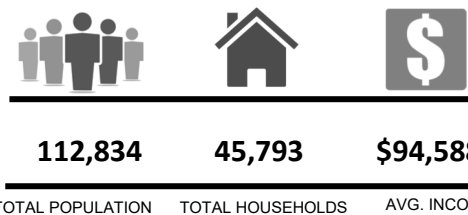
Riverpointe I Professional Building



98+/- Dedicated Parking spaces (ADA) for Riverpointe I



5 MILE DEMOGRAPHICS



LEASE OFFERING SUMMARY

LEASE SPACE	SUITE 101- 3,048+/-RSF
LEASE RATE ("As-Is")	\$1.75/RSF/CAM: \$0.82/RSF
BUILDING SIZE	23,808+/-SF
LOT SIZE	1.13/ACRES
ZONING	CL (Commercial Limited)

\$102K SDC credits toward Clinical Dental Office!

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Info from sources deemed reliable but warranted or guaranteed. Subject to change without further notice.



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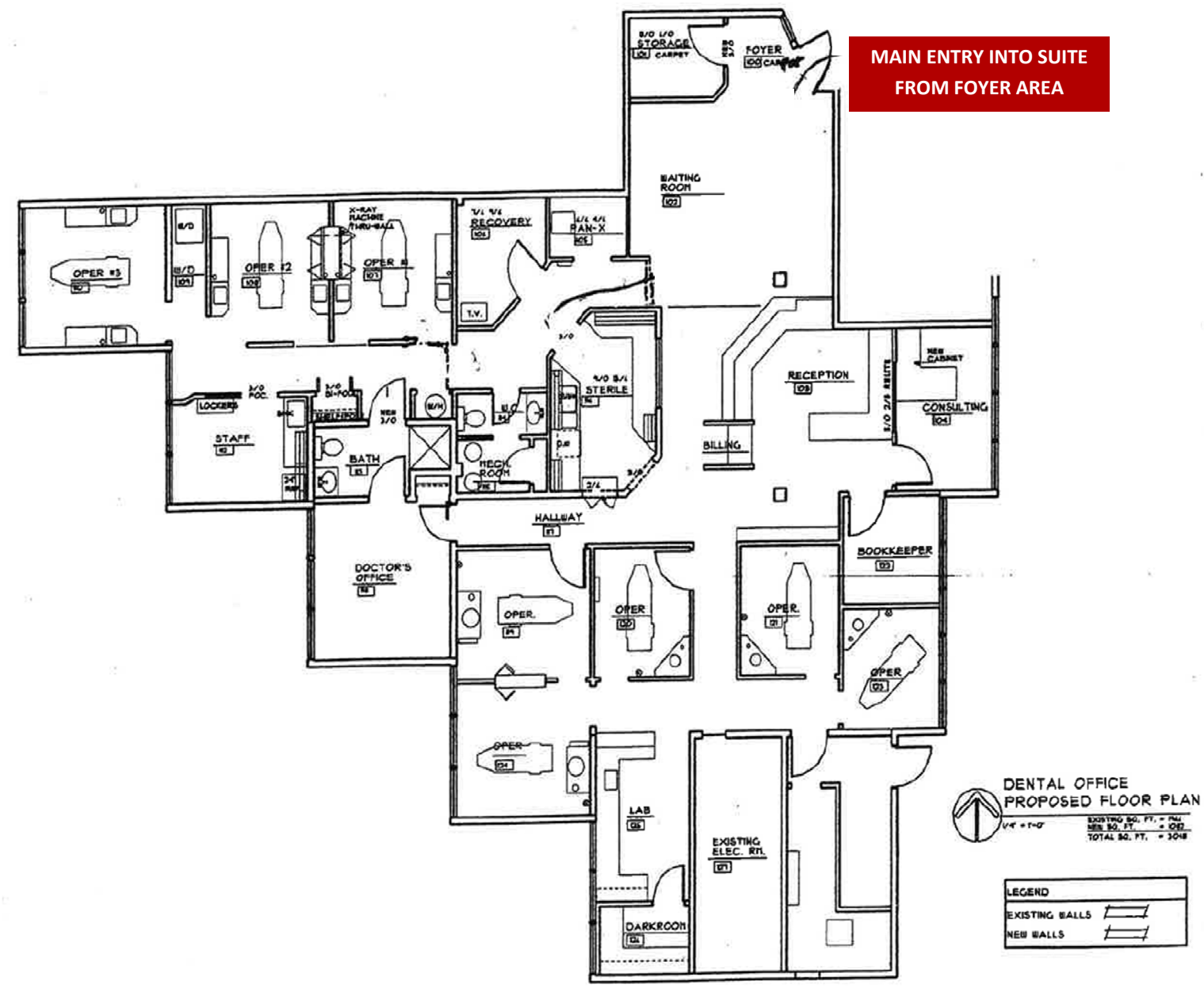
LOCATED IN KEY DOWNTOWN AREA CLOSE TO ALL AMENITIES

LANDMARK IN DOWNTOWN BEND



RiverPointe I Downtown Professional Building is currently home to Lonza BioTech Company who leases the 2nd & 3rd floors. SmileKeepers dentistry was tenant in current For Lease Suite #101 for years.

- One (1) Elevator, multiple common area access
- 98 +/- Dedicated Parking places including ADA for Riverpointe I clients
- Professional managed with pride of ownership
- Vestibule Foyer Entry
- Extraordinary amount of Parking and ADA
- 7-8 Treatment Rooms with water + 1-2 Dental Lab with water
- Private Dentist Office/restroom
- Two (2) points of Ingress & Egress-Stairway and Electrical Room
- Reception/Billing/Admin Back-Office area/Copy Room area/Work Space Area
- Generous Client/Patient Waiting Room
- Water in most Rooms w/Pump Outlets on northside of Suite
- Drop-Grid Ceiling
- Dedicated Two (2) Hot Water Heaters
- X-ray Room-East side of Suite to outside wall
- Washer & Dryer hookup/Laundry in Suite



FLOORPLAN NOT GUARANTEED-BASED ON 3,048/SQ.FT. FROM PRIOR CLINICAL DENTAL TENANT: SMILEKEEPERS

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