

FOR SALE

7,953 SF | \$2,550,000

Downtown Office Investment or Owner-User Opportunity

18 NW Oregon Ave., Bend, OR 97703



EASY ACCESS TO AND FROM HIGHWAY 97



Jay Lyons, SIOR, CCIM | Grant Schultz, CCIM

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**REAL
ESTATE
SERVICES**

FOR SALE

\$2,550,000

Downtown Office Investment or Owner-User Opportunity

PROPERTY DETAILS

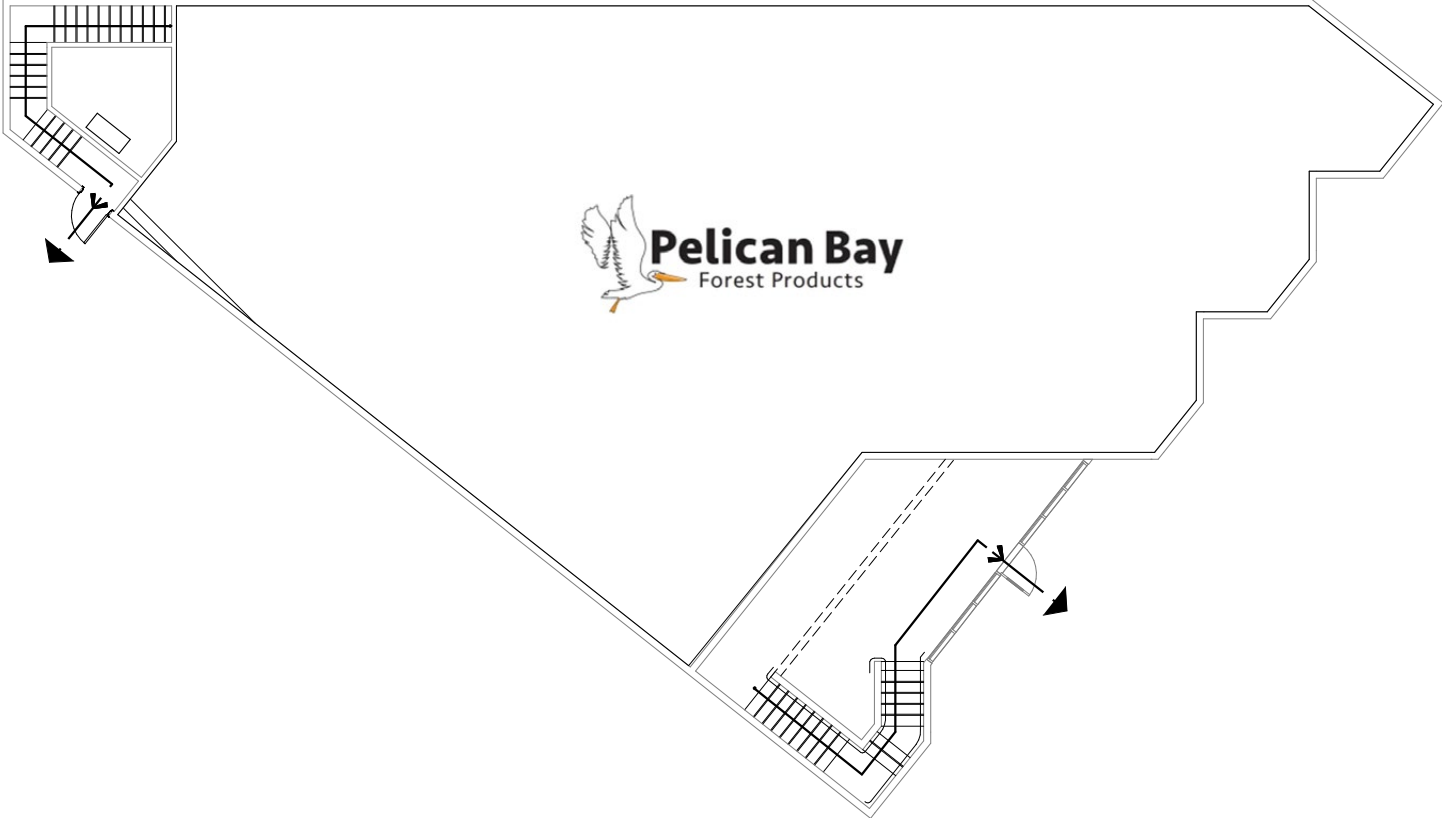
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|--------------------|--------------------------|
| Bldg Size: | 7,953 SF |
| Sale Price: | \$2,550,000 |
| Price/SF: | \$320.63 |
| Lot Size: | 0.20 Acres |
| Zoning: | Commercial Business (CB) |
| Parking: | 9 on-site parking stalls |

HIGHLIGHTS

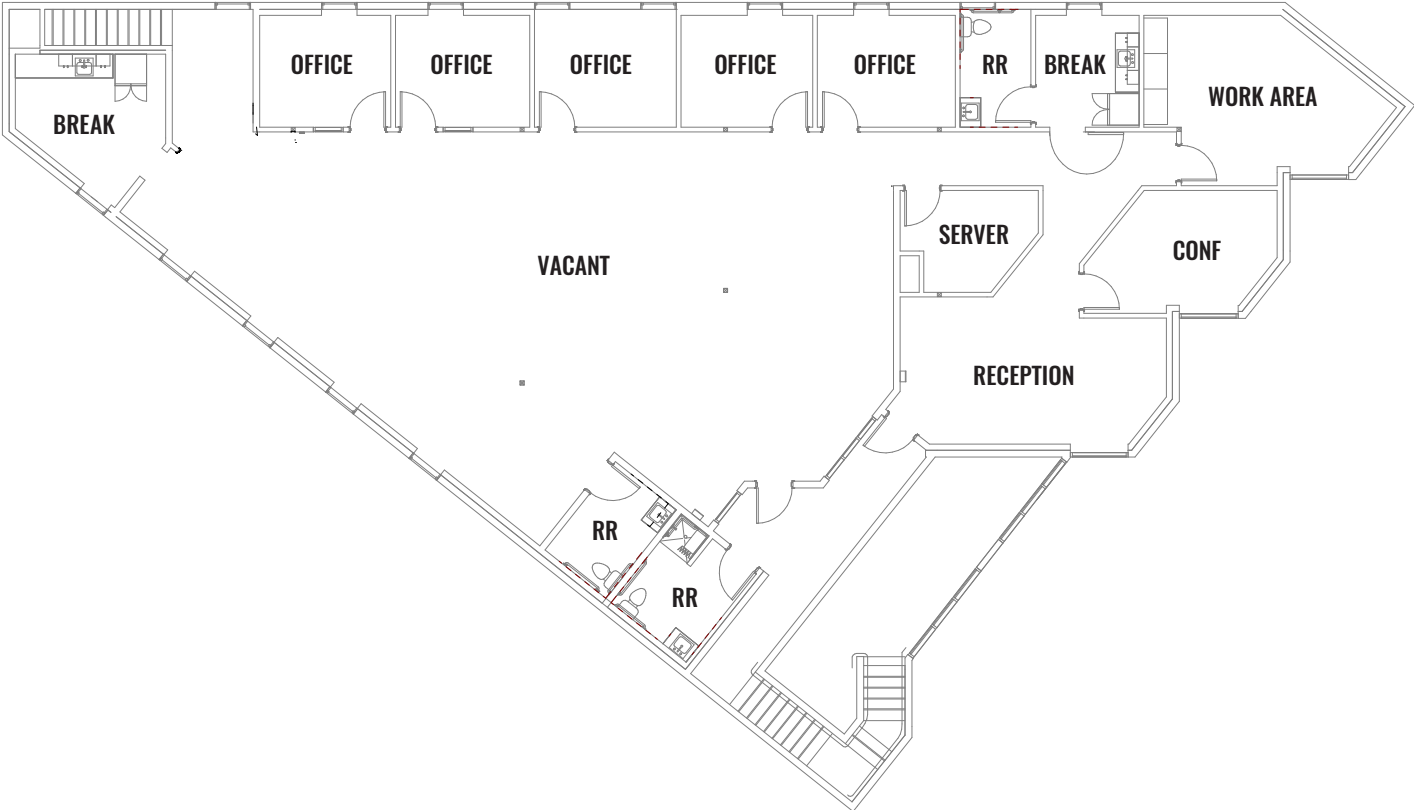
- Owner-user or investment opportunity
- Large office building with mix of open office space and private offices
- First floor leased to Pelican Bay Forest Products
- Suite 200 totaling 4,163 SF is available for occupancy
- Excellent downtown location across from Bend Visitor Center and downtown parking garage
- Solar panels help lower utility costs
- Prominent corner visibility with high pedestrian and vehicle traffic
- Near shops, restaurants, and services



1ST FLOOR PLAN



2ND FLOOR PLAN



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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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