

FOR LEASE

1,530-5,524 SF | \$2.50/SF/MO. NNN

Class A Medical Suites Close to Hospital

2450 NE Mary Rose Place, Suite 201 & 217, Bend, OR 97701

SHORT-TERM LEASING
OPTIONS AVAILABLE



PROPERTY DETAILS

Suite 201:	3,994 SF
Suite 217:	1,530 SF
Suites 201 & 217:	5,524 SF
Sublease Rate:	\$2.50/SF/Mo. NNN Intro Base Rate (subject to terms)
CAMs:	Est. at \$0.85/SF/Mo.
Sublease:	Sublease through Feb. 28, 2030
Bldg. Size:	36,653 SF
Parking:	Ample onsite parking

HIGHLIGHTS

- Suites 201 and 217 can be leased together or separately
- Turnkey medical office suites with three offices, nine exam rooms, reception with waiting room, lounge/breakroom, three private restrooms, provider workstation room, and nurses station
- Monument signage
- Professionally managed building
- Two blocks from St. Charles Medical Campus and in the center of a robust retirement community

Pat Kesgard, CCIM | Kristie Schmitt, CCIM

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

541.383.2444 | www.CompassCommercial.com

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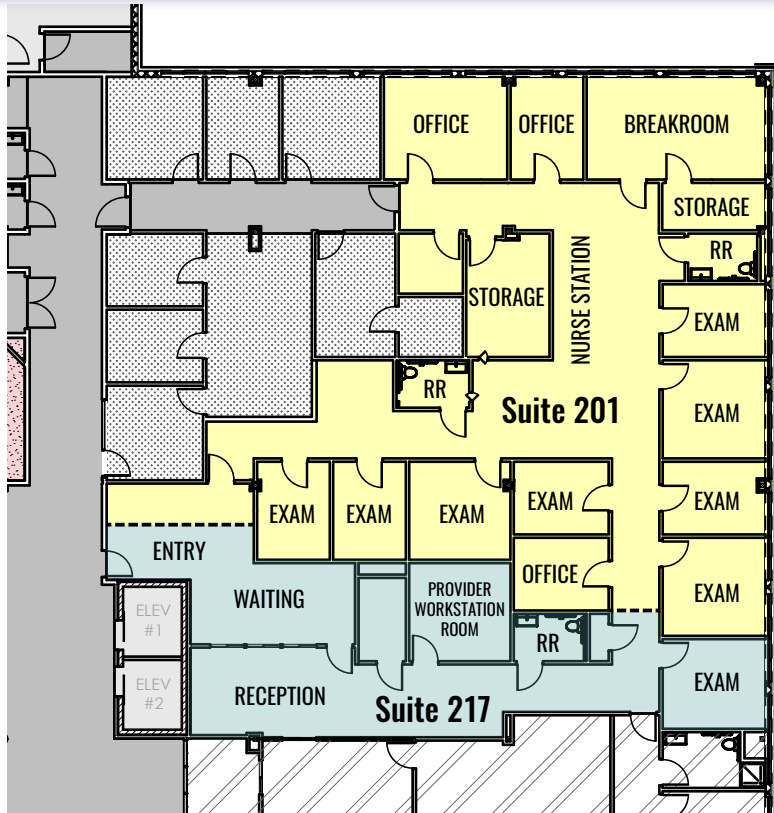
REAL
ESTATE
SERVICES

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