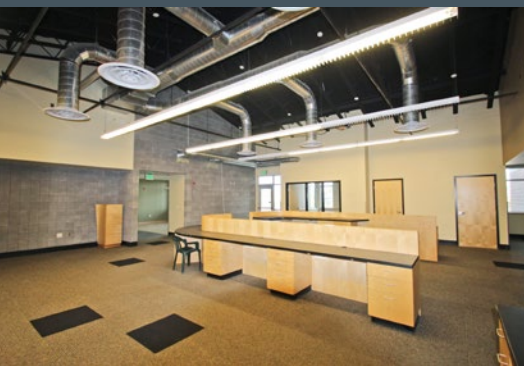


Attractive Flex Space on Empire Avenue

FOR LEASE

63049 Lower Meadow Dr.
Bend, Oregon



Rent the Whole Building or a Portion

Spaces Available:

Warehouse – ±2,400 SF
Storage Room – ±1,184 SF
(Unimproved office space) on the 2nd floor
Office Space – ±7,398 SF
Entire Building – 10,982 SF

Rate:

\$0.65/SF/Mo. NNN
\$0.50/SF/Mo. NNN
\$1.00/SF/Mo. NNN
\$0.89/SF/Mo. NNN

Erich Schultz, SIOR | Jay Lyons, SIOR, CCIM
Grant Schultz, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.compasscommercial.com

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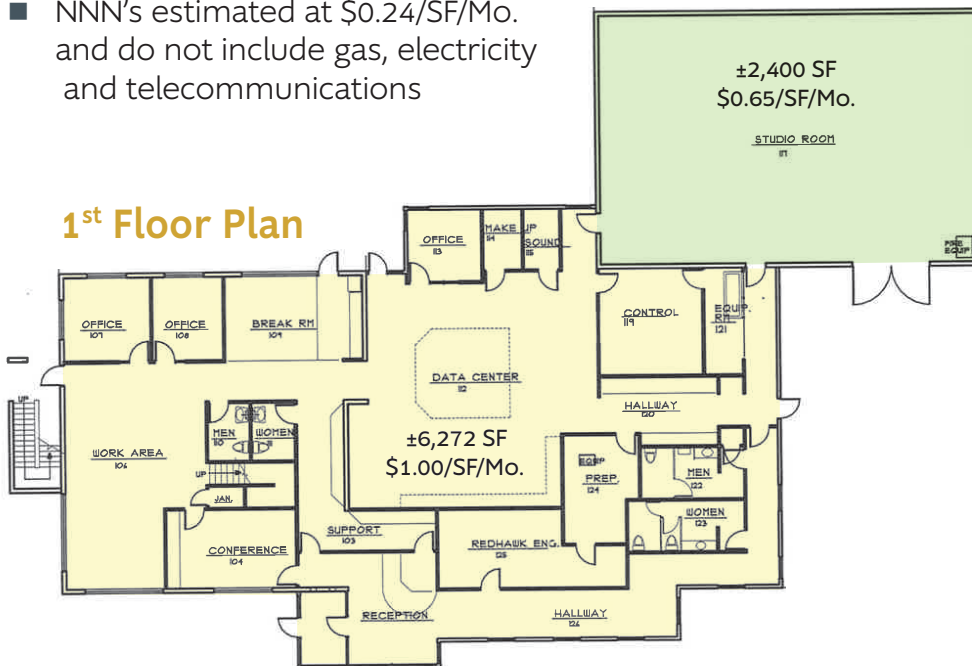
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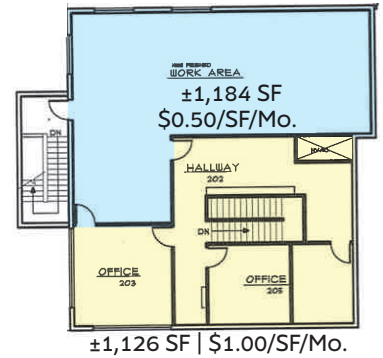
Highlights

- 5 private offices, conference room, break room, warehouse space, bull pen area, reception area, IT room, and more
- 3 phase power with emergency generator
- Ample parking
- Easy access to and from Hwy 97 via Empire Avenue
- NNN's estimated at \$0.24/SF/Mo. and do not include gas, electricity and telecommunications

1st Floor Plan



2nd Floor Plan



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