

Suite Available in the
Merlin Medical Building
1,281 SF | \$1.45/SF/Mo. NNN

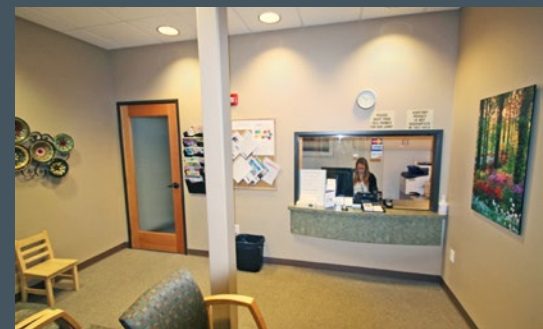
FOR LEASE
413 NW Larch Ave.
Redmond, Oregon



Current Layout – \$1.45/SF/Mo. NNN



With Cabinetry & Sinks – \$1.65/SF/Mo. NNN



Property Details

- Avail. Space:** Suite 203 – 1,281 SF
- Year Built:** 2007
- NNNs:** Est. at \$0.55/SF/Mo.
- Zoning:** C1 and C3
- Parking:** Ample on-site parking
- Date Avail.:** April 1, 2017

Highlights

- Class A medical office building
- Great tenant mix including COPA, Therapeutic Associates, Bend Dermatology and Central Oregon Pediatric Dental Associates
- Easy access to and from downtown Redmond and Highway 97
- Close proximity to St. Charles Hospital
- Professionally managed

Jay Lyons, SIOR, CCIM | Grant Schultz, Broker
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Medical Suite

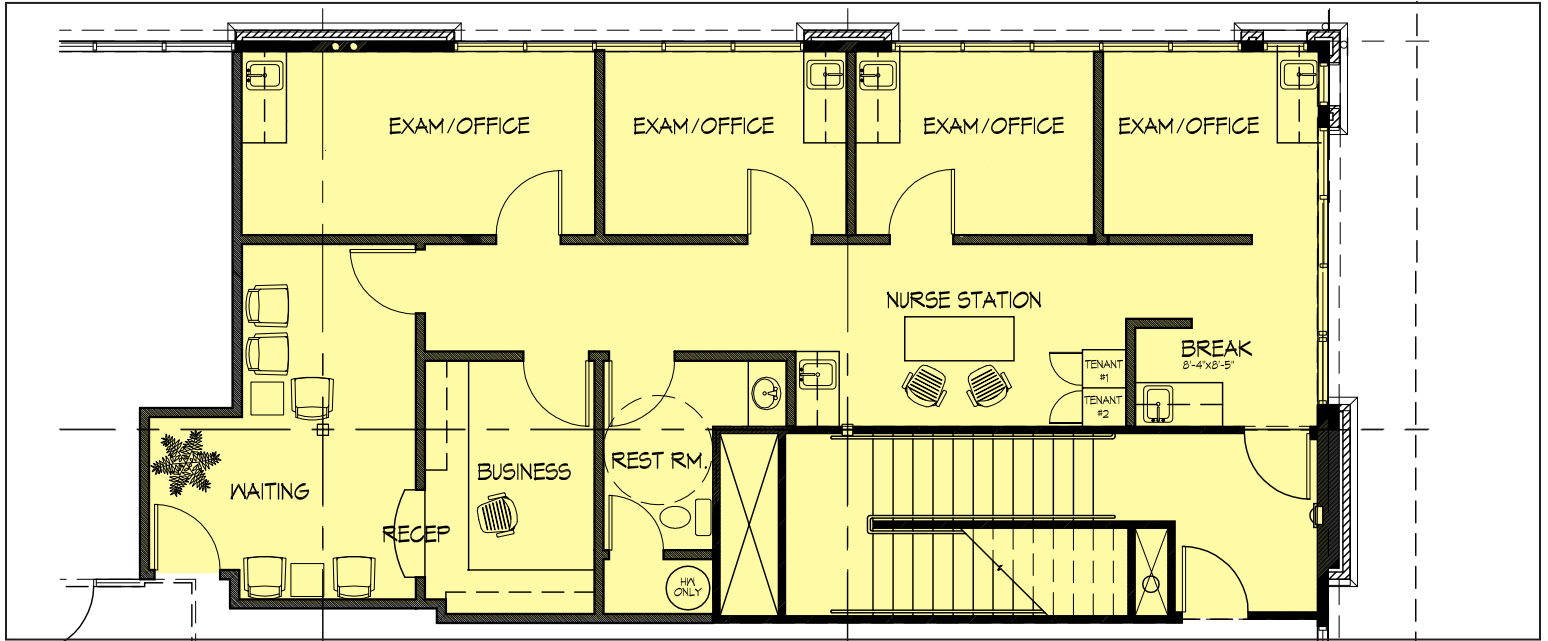
Lease Rate: \$1.45/SF/Mo. NNN

Sinks and casework have been removed from the treatment rooms, but landlord will restore those improvements in exchange for a rental rate of \$1.65/SF/Mo. NNN

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Floor Plan



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