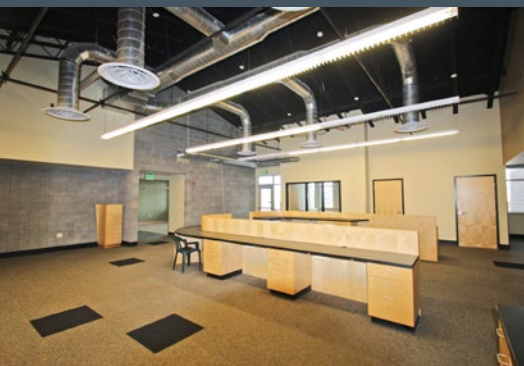


# Attractive Flex Space on Empire Avenue

## 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

Jay Lyons, SIOR, CCIM | Grant Schultz, Broker

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

541.383.2444 | [www.compasscommercial.com](http://www.compasscommercial.com)

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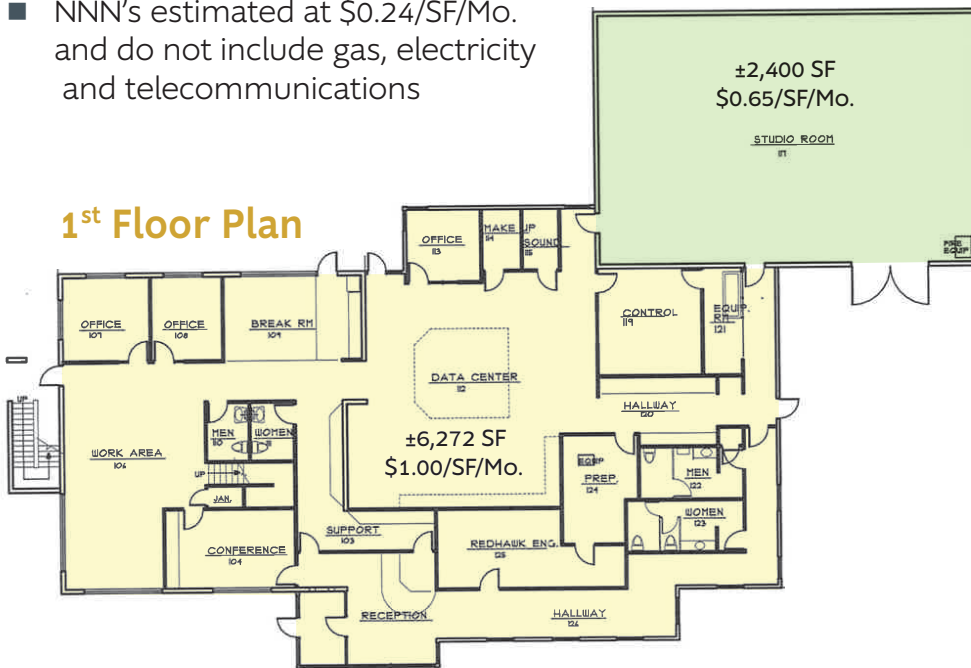
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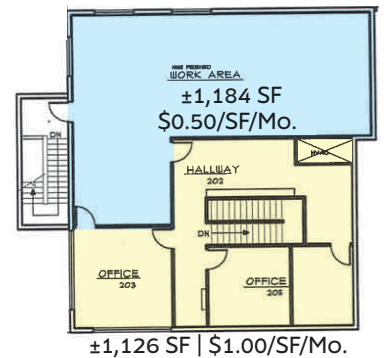
## Highlights

- 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

### 1<sup>st</sup> Floor Plan



### 2<sup>nd</sup> Floor Plan



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Grant Schultz, Broker  
gschultz@compasscommercial.com

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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REAL ESTATE SERVICES  
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