

FOR LEASE

4,165 SF | ~~\$1.85/SF/MO. NNN~~

West Side Office by OSU-Cascades

1567 SW Chandler Ave., Suite 100, Bend, OR 97702

NEW INTRO RATE
\$1.50/SF/MO. NNN
*First year only, min. 3-year lease



BEAUTIFULLY REMODELED SUITE ON THE WEST SIDE



Jay Lyons, SIOR, CCIM | Graham Dent, SIOR

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

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REAL ESTATE SERVICES

FOR LEASE

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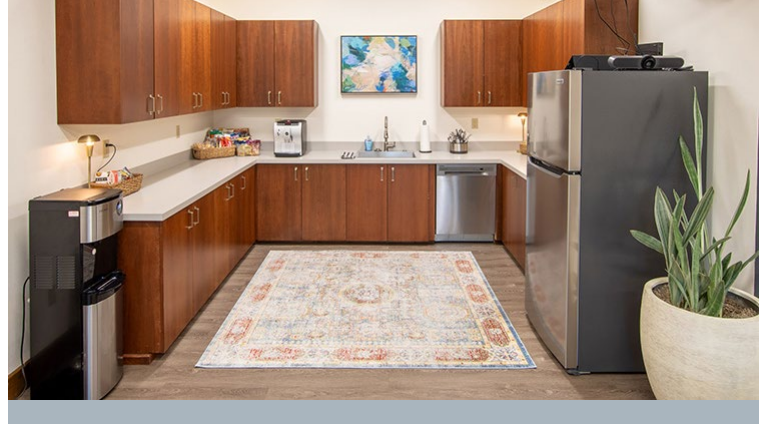
PROPERTY DETAILS

- Suite 100:** 4,165 SF
- Lease Rate:** ~~\$1.85/SF/Mo. NNN~~ **\$1.50/SF/Mo. NNN**
(for the first year on a minimum 3-year lease)
- CAMs:** Est. at \$0.86/SF/Mo.
(includes utilities)
- Bldg. Size:** 15,920 SF
- Year Built:** 2004
- Zoning:** Mixed-Use Urban (MU)
- Parking:** Ample On-Site Parking

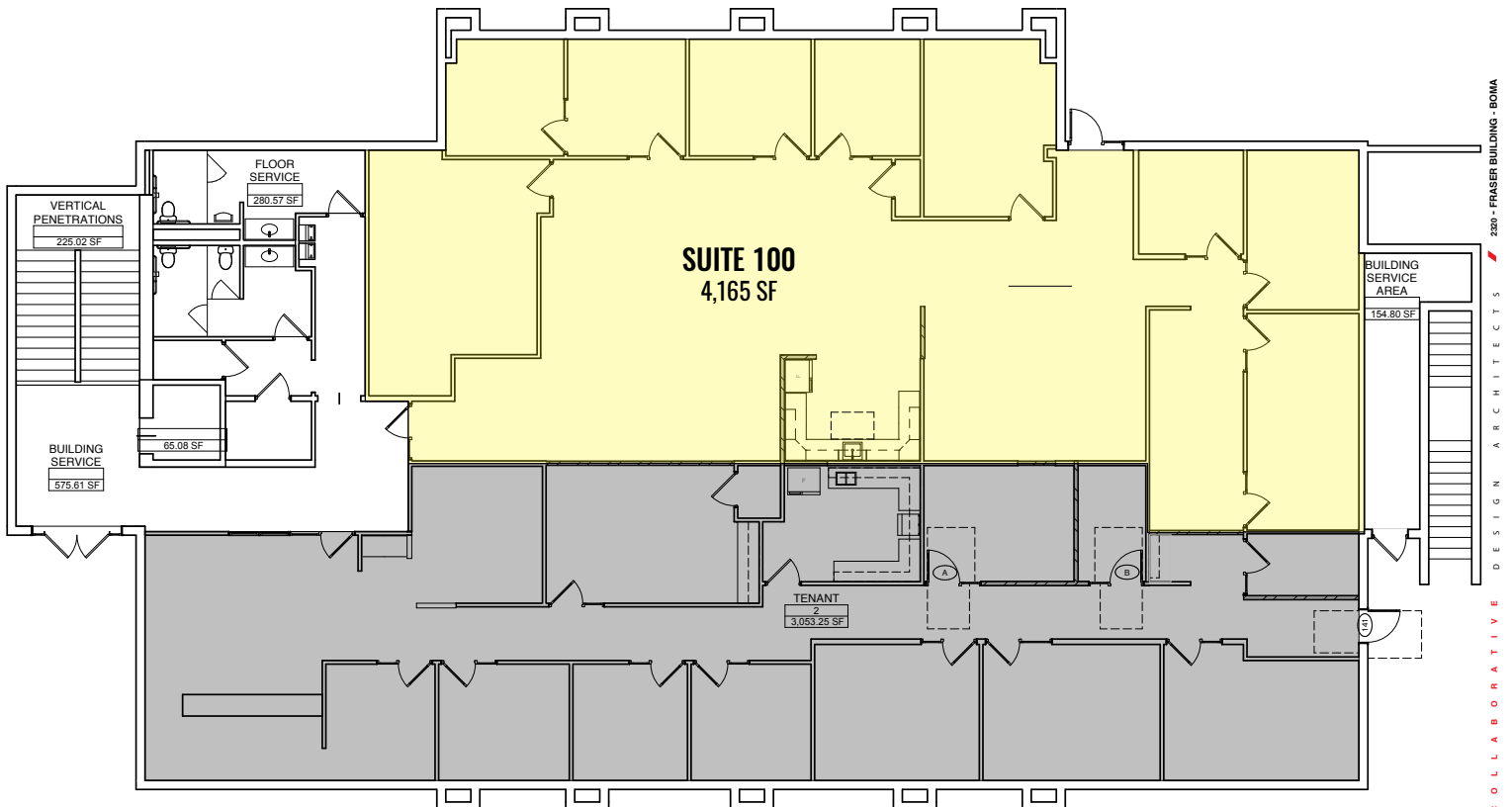
HIGHLIGHTS

- Beautifully remodeled office space with functional, efficient layout
- Suite 100 includes a large conference room, 5 private offices, break room and open/bullpen space
- Large climate controlled server room
- Private exterior entrance
- FF&E available for purchase
- Easy access to many restaurants and shops on Bend's popular west side
- Across the street from the OSU-Cascades campus and one block from Century Drive/Cascade Lakes Scenic Byway





FIRST FLOOR PLAN



FOR LEASE

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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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