



FOR LEASE



## Tumalo Junction

64670 Strickler Avenue, Bend OR 97701

Great Office/Retail space available just off of Highway 20 in Tumalo. Excellent visibility and exposure. Ample parking. Full HVAC, wired for phone system and full ADA bathroom. Monument signage available. Great alternative for home office. Neighboring tenants include Subway and Tumalo Tavern.



For additional information, please contact

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963 SW SIMPSON AVENUE · SUITE 220 · BEND, OREGON 97702

Space Available      800 SF - Suite 101 A\*  
750 SF - Suite 101 B\*  
1,244 SF - Suite 102  
1,866 SF - Suite 104 & 105

Parking                      42 total spaces

Lease Rate                      Office \$.99 SF  
Retail \$1.10 SF

Lease Type                      NNN

Est. CAMs                      \$.28/SF

*\* these 2 suites are contiguous and could be combined.*

This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



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