

FOR LEASE

WEST SIDE OFFICE SUITE



THE SIMPSON BUILDING

963 SW Simpson Avenue | Bend OR



First floor office space available in this Class-B building. Shared conference room is also included. This building offers a convenient location with great visibility and ample parking. Tenants include Watson Development Ltd., Fratzke Commercial Real Estate, DOWL and Coriant Workflow Solutions. Contact listing brokers for more information and showing instructions.

Lease Rate: \$1.65/SF/Mo NNN

- **Suite 110: 1,475 +/- SF**
- **Estimated NNN: \$0.58/SF/Mo**
(Includes all utilities minus telco/
internet/in-suite janitorial)
- **3 Private Offices**
- **Kitchen Area**

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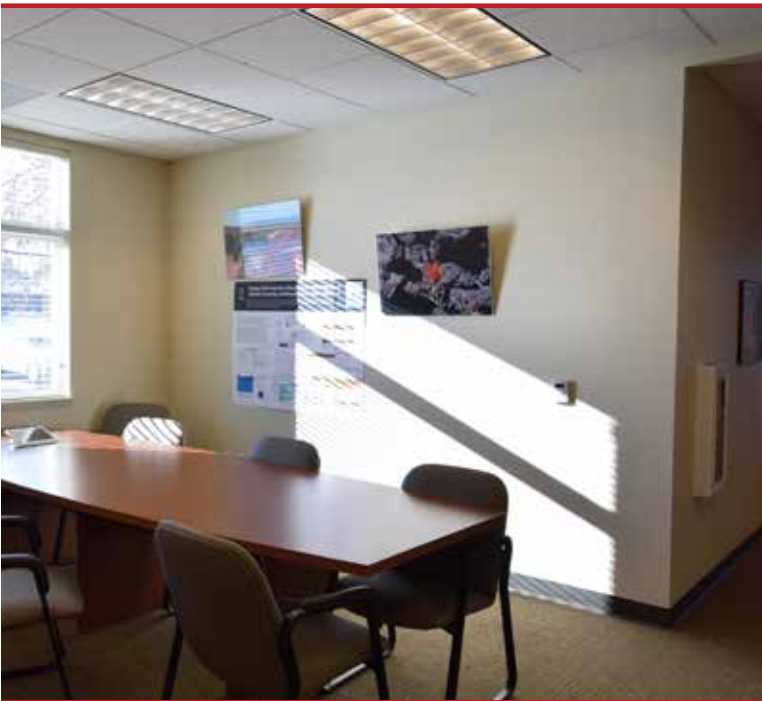


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With You Every Square Foot of the Way.

DISCLAIMER: 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.