

FOR LEASE
GREENWOOD BUILDING



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500 NE Greenwood | Bend OR



This is a high visibility 5,790 +/- SF single story free-standing retail/office building for lease on a .32 acre lot with NE Greenwood (Hwy 20) & NE 5th St. access. Dramatic upgrades to building in 2015. Space has multiple restrooms. Zoned MN - Mixed Use Neighborhood.

Can be leased as a single suite or 2 separate suites, each with their own dedicated access and restrooms. Owner will pay to partition into two (2) suites. Estimated time for completion: 3 months.

Note: Owner does not wish to lease to a tattoo studio or any type of tattoo related business.

Contact listing broker for more details and showing instructions.

Lease Rates:

**5,790 +/- SF single suite:
\$1.49/SF/Mo NNN
or
Two (2) 2,895 +/- SF suites:
\$1.60/SF/Mo NNN**

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**FRATZKE**
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With You Every Square Foot of the Way.

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Additional Information:

- 15 on-site parking stalls
- Monument signage available
- Est. CAMs: \$0.24/SF/Mo. Includes water, sewer, snow removal, landscaping & property taxes.
- 2013 traffic count: 24,362 ATD

