

## 3rd STREET RETAIL

1255 NE 3rd Street | Bend OR



Terrific retail location on fast changing NE 3rd Street in Bend. Great signage and high visibility. Open retail space. 3,020 +/- SF vacant and ready to occupy. Modified gross lease. Tenant pays all utilities and maintenance, landlord pays taxes and insurance.

New retail under construction next door (Starbucks & more!) will provide traffic draws. Busy 3rd Street has 20,611 ADTs in 2016!

**Lease Rate: \$1.45/SF/Mo**

- 3,020 +/- SF
- High visibility
- Great signage
- High traffic counts
- Great value

**Dan Steelhammer, Broker**

dan@fratcommercial.com | O 541.306.4948 C 541.480.5756



963 SW Simpson Ave., Suite 220 | Bend, OR 97702  
541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)

FOR LEASE  
BEND RETAIL



**DAN STEELHAMMER**  
BROKER  
541.480.5756 [C]  
DAN@FRATCOMMERCIAL.COM



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.