

FOR LEASE  
3RD STREET RETAIL

## REED LANE PLAZA

61470 S Highway 97 | Bend OR



2,500 - 11,480 +/- SF suite available in this retail strip center across from Fred Meyer with high traffic and good signage. TI allowance available for qualified tenant. Anchor tenants include Starbucks, Dollar Tree and Apollo Tanning. Neighboring tenants include Mercedes and Northwest Community Credit Union. Access to & from Highway 97 North via Reed Lane. This is a professionally managed, Class A center with high visibility.

**Lease Rate: \$1.60/SF/Mo + NNN**

- 2,500-11,480 +/- SF Available
- Est. CAMs \$0.30/SF/Mo
- Built in 1995
- Zoning: CH - Commercial Highway/Retail

### Nick Vaughn, Broker

nick@fratcommercial.com | O 541.306.4948 C 541.610.8202

### Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | O 541.306.4948 C 541.480.2526



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

FOR LEASE  
3RD STREET RETAIL



**NICK VAUGHN**  
BROKER  
541.610.8202 [ C ]  
NICK@FRATCOMMERCIAL.COM



**BRIAN FRATZKE**  
CCIM, PRINCIPAL  
541.480.2526 [ C ]  
BRIAN@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.