

FOR LEASE

MEDICAL-OFFICE/CLINICAL-MEDICAL

## DOCTORS PARK 1

2698 NE Courtney Drive | Bend, Oregon



Office/Clinical office space available in this well-maintained 11,178 +/- SF building located on Bend's east side minutes from St. Charles Hospital and the Veteran Affairs Clinic. Formerly occupied by Bend Memorial Clinic/Summit Health and Alpine Physical Therapy.

TI's are negotiable, depending on intended use, history of operation, and lease terms.

Property is located on the City of Bend Fixed Route CET Bus Line.

Available Now!

**Lease Rate:**  
**\$1.89/SF/Mo + NNN**

- **Single Tenant User:** 11,178 +/- SF
- **1.5 Acre lot**
- **CAMs:** \$0.58/SF/Mo (not including utilities, internet/telco or janitorial)
- **Parking:** 57 +/- shared stalls

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**Tom Tapia, CCIM, Principal**

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963 SW Simpson Ave Suite 220 | Bend, OR 97702

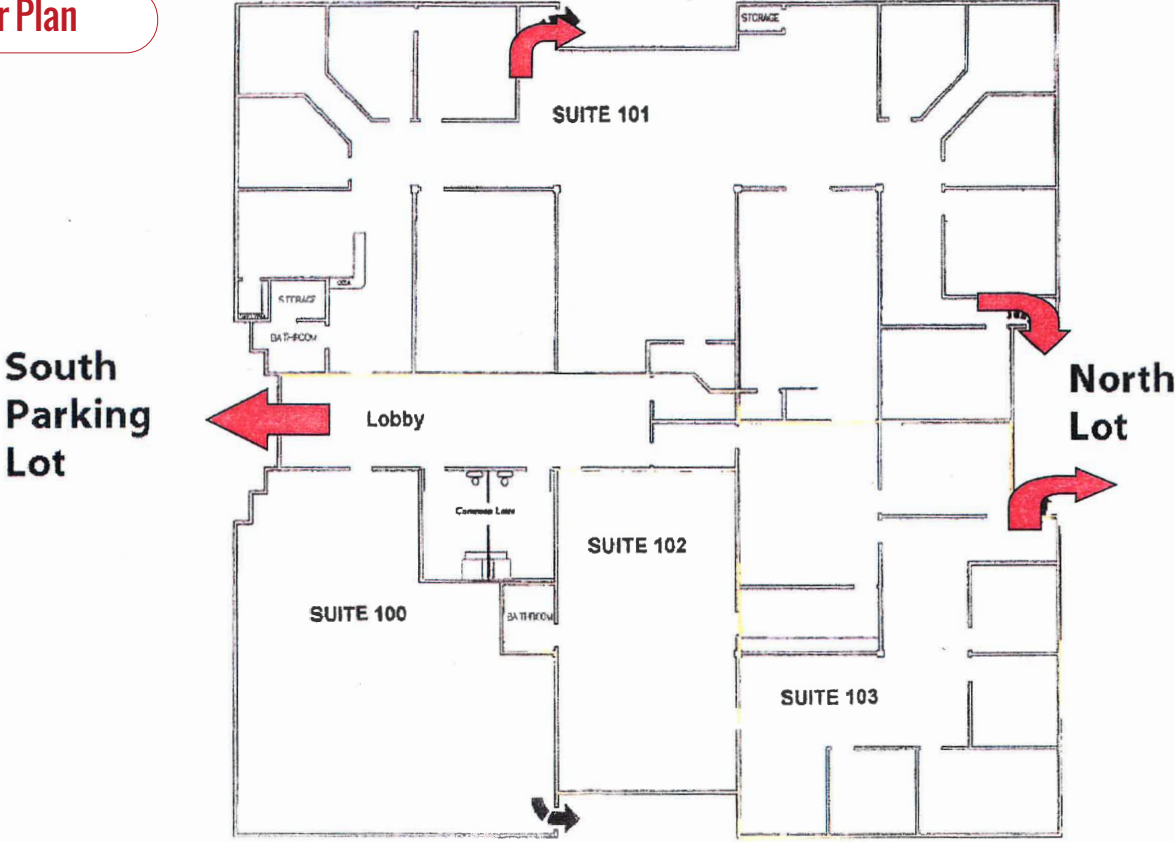
541-306-4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)



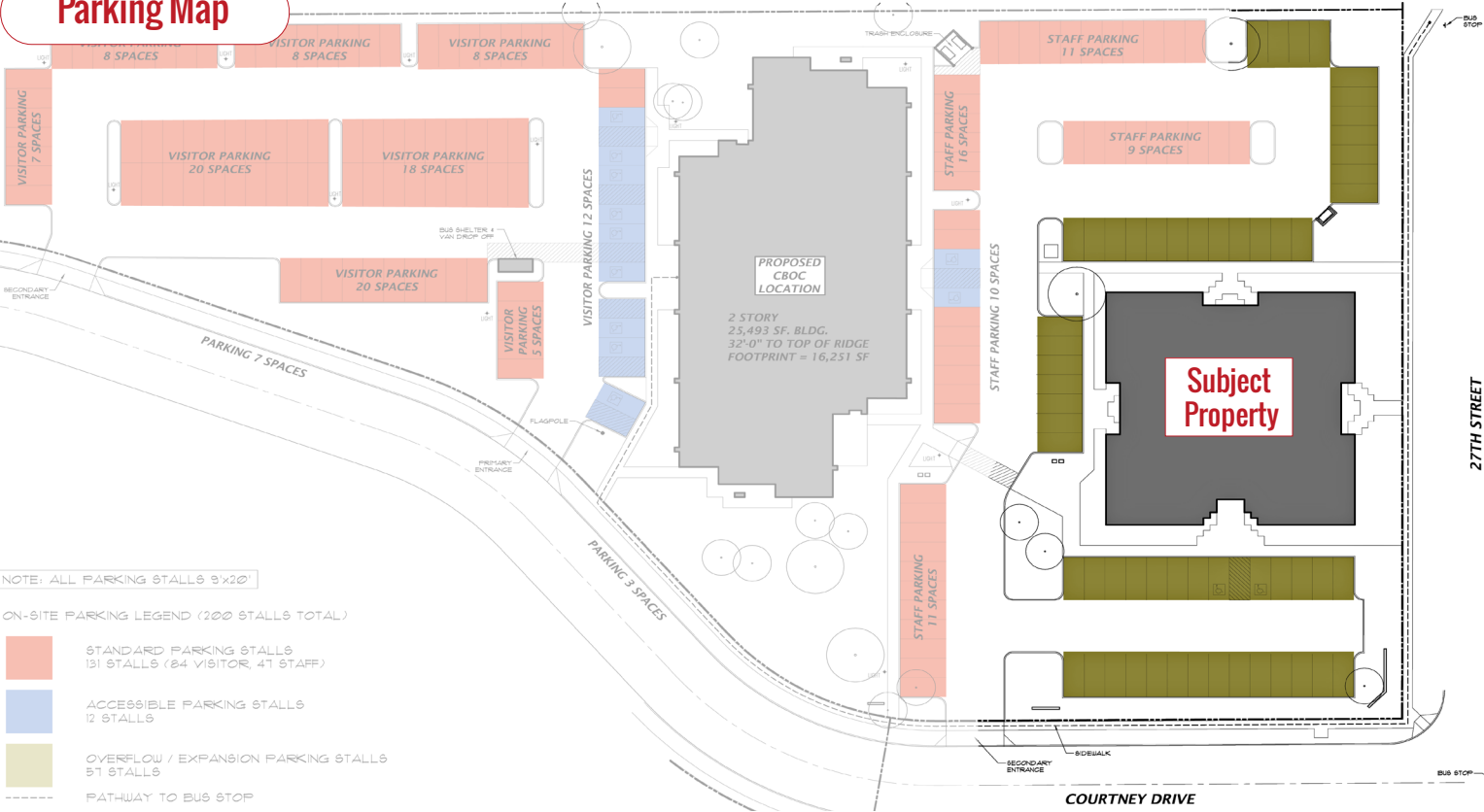
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Floor Plan



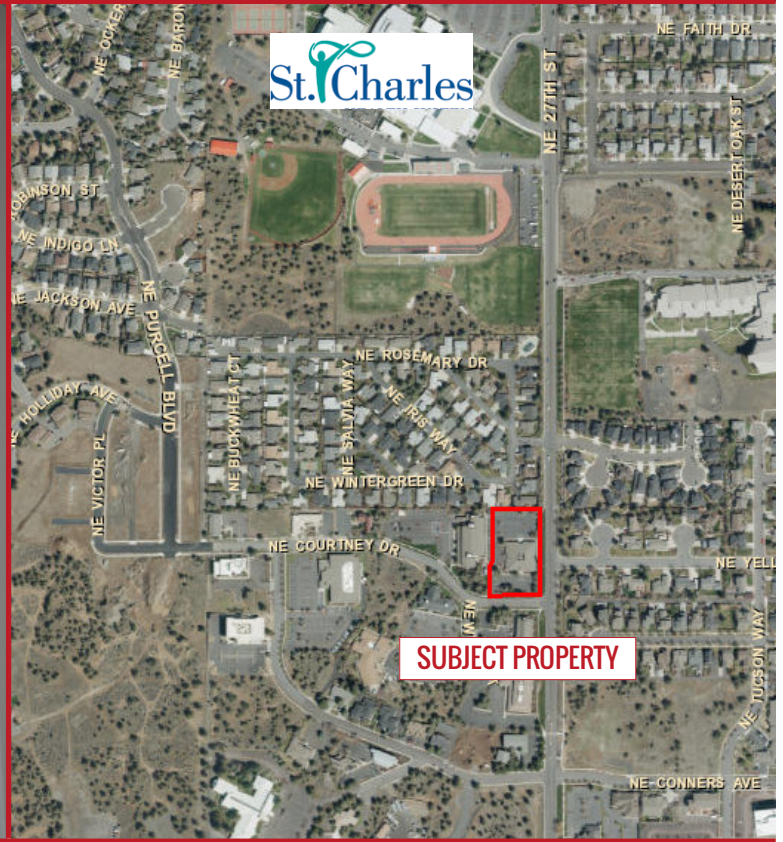
Parking Map





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**FRATZKE**  
COMMERCIAL REAL ESTATE  
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.