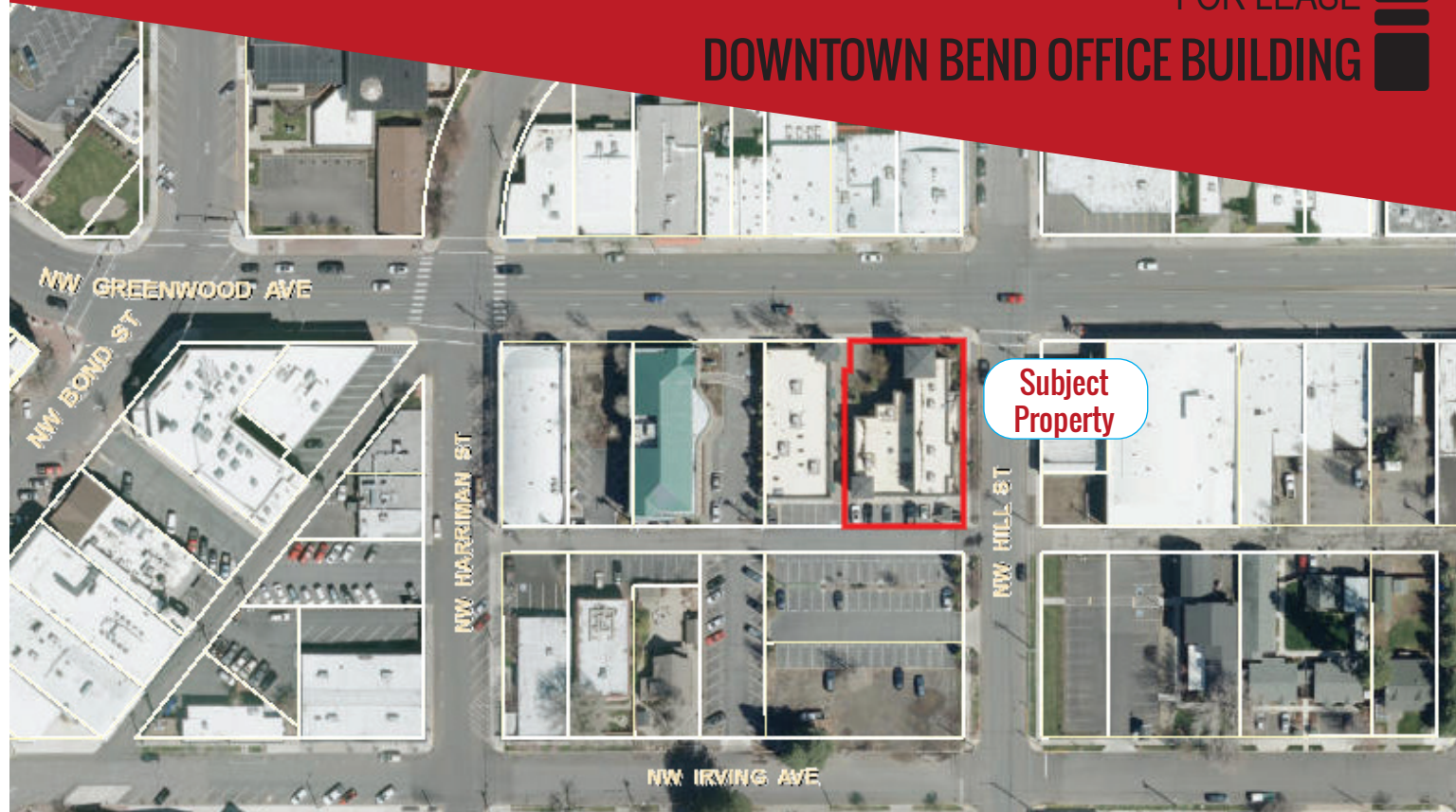


FOR LEASE

DOWNTOWN BEND OFFICE BUILDING



DAN STEELHAMMER
BROKER
541-480-5756 [C]
DAN@FRATCOMMERCIAL.COM

FRATZKE
COMMERCIAL
REAL ESTATE ADVISORS

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.

FOR LEASE

DOWNTOWN BEND OFFICE

BEND OFFICE BUILDING

109 NW Greenwood Avenue | Bend, Oregon



Office for lease in a superb downtown location close to restaurants, services and all the activities that downtown Bend has to offer! Fully remodeled with all new paint, floor coverings, and fixtures. Rare off-street parking available.

Suite 103: 4,058 +/- SF

- Ground floor reception, conference room, and breakroom, with eleven (11) spacious offices and open work area on second floor, along with access to second floor patio.
- First month base rent free
- Rent through June 20, 2023 at \$1.75/SF/Mo + NNN
- Rent starting July 1, 2023 at \$2.05/SF/Mo + NNN with 4% annual escalation in base rent.

Lease Rate:
\$2.05/SF/Mo + NNN

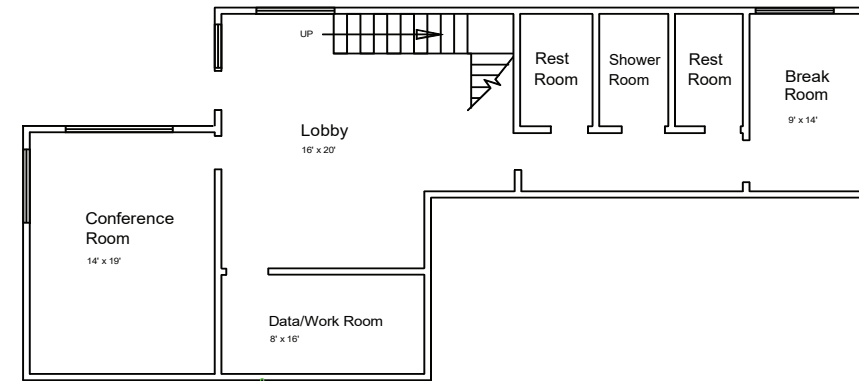
- Suite 103: 4,058 +/- SF
- 5 off-street parking spaces
- Corner downtown location
- Estimated NNN: \$0.54/SF/Mo

Dan Steelhammer, Broker

dan@fratcommercial.com | O 541-306-4948 C 541-480-5756

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COMMERCIAL
REAL ESTATE ADVISORS

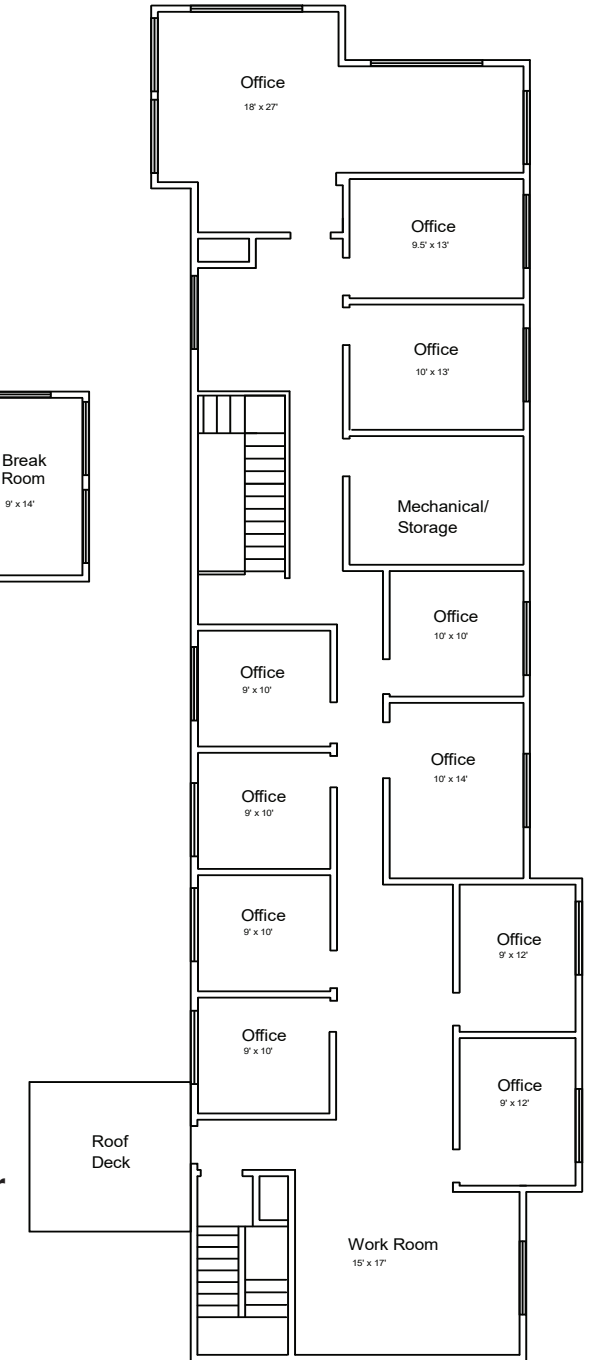
963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com



Main Floor

1,237 sf

***NOTE: No elevator service to second floor**



2nd Floor

2,821 sf

Floor Plans - Suite 103