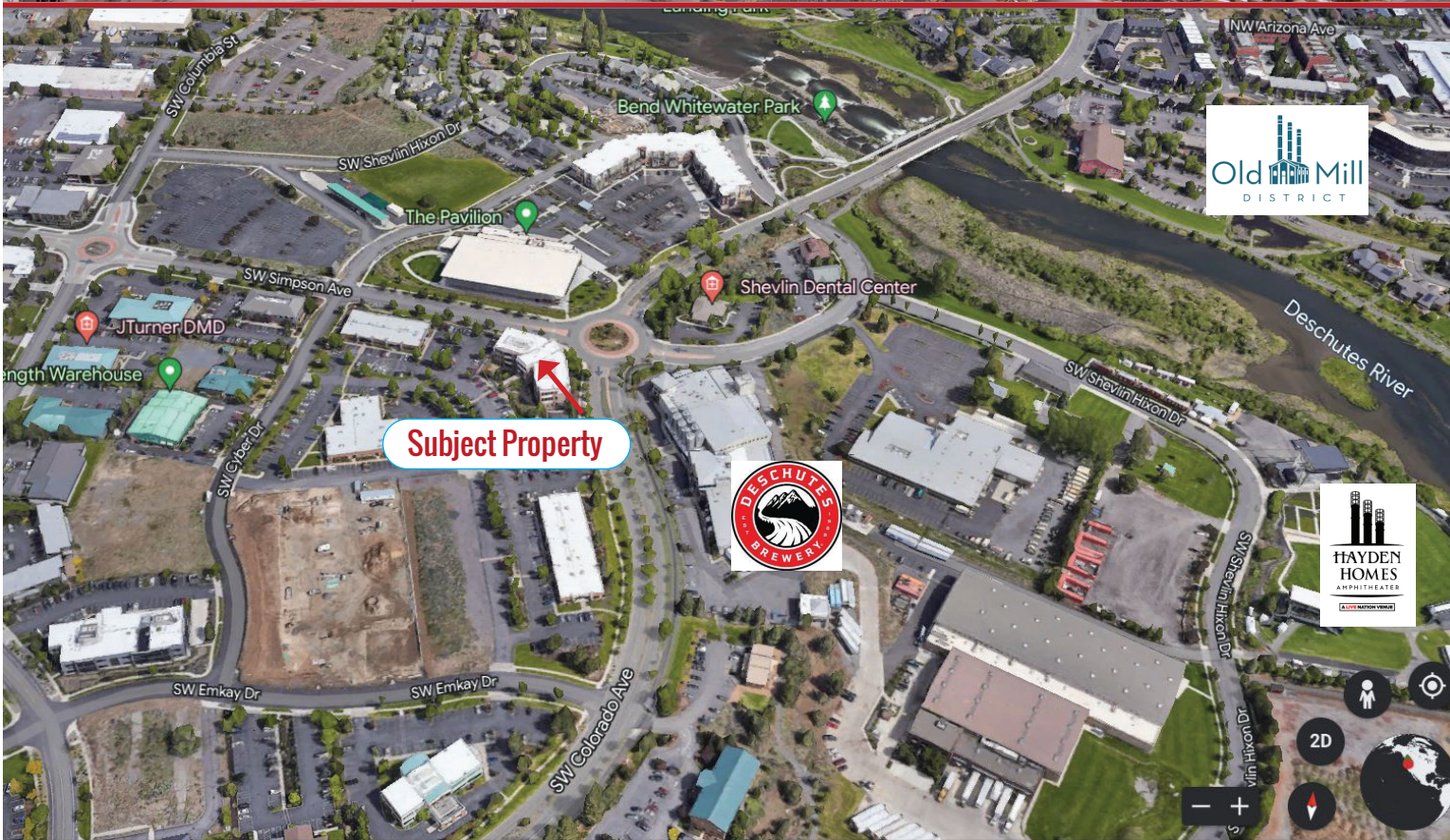


FOR LEASE

# PREMIER WEST SIDE OFFICE/MEDICAL



FOR LEASE

# PREMIER WEST SIDE OFFICE/MEDICAL

## SHEVLIN CORPORATE PARK™ - THE POINT

929 SW Simpson Avenue | Bend, Oregon



The Point @ Shevlin Corporate Park™ is a 37,902 +/- SF, Class A office building. The Point offers a fantastic location with visibility in The Old Mill District, ample parking, ADA accessibility, a beautiful courtyard and high end interior finishes to highlight your business's professionalism.

**Lease Rate:**  
**\$2.85/SF/Mo + NNN**

- Suite 250: 2,714 +/- SF
- Estimated NNN: \$0.81/SF/Mo
- NNN includes electric, gas, water & sewer



**BRIAN FRATZKE**  
CCIM, PRINCIPAL  
541-480-2526 [C]  
BRIAN@FRATCOMMERCIAL.COM



**RYAN COOK**  
BROKER  
541-728-4863 [C]  
RYAN@FRATCOMMERCIAL.COM

**FRATZKE**  
COMMERCIAL  
REAL ESTATE ADVISORS

*With you every square foot of the way*

**Brian Fratzke, CCIM, Principal**  
brian@fratcommercial.com | O 541-306-4948 C 541-480-2526

**Ryan Cook, Broker**  
ryan@fratcommercial.com | O 541-306-4948 C 541-728-4863

**FRATZKE**  
COMMERCIAL  
REAL ESTATE ADVISORS

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

**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.



## BUILDING HIGHLIGHTS

Total Building SF	37,902 +/- SF
Lot Size	2.57 +/- Acres
Parking	78 (including 5 ADA)
Zoning	IL - Industrial w/Office Overlay
Year Built	2008

## CURRENTLY AVAILABLE FOR LEASE: 2nd Floor

