

FOR LEASE

296 SW Columbia Drive | Bend, OR 97702

INCENTIVES!



Class A Office | Suite C

ONE MONTH FREE RENT PER YEAR OF THE LEASE

Class A professional office with excellent visibility and high traffic counts at the corner of Columbia and Simpson. Professionally managed with ample parking and easy access to Westside amenities.

- 5 offices
- 13 built-in workstations
- Conference room
- Break room
- Storage room
- Copy area
- Reception desk and waiting area
- 3 entry/exits with security system
- Second floor space with building elevator

OFFERING SUMMARY

LEASE SPACE	4,133 SF
LEASE RATE	\$1.40/SF/MO + NNN
NNN RATE	\$0.72/SF/MO
BUILDING SIZE	14,390 SF
YEAR BUILT	1996
LOT SIZE	1.04 AC
PARKING	3.89/1,000 SF
ZONING	MU (Mixed Urban)

5 MILE DEMOGRAPHICS



94,255

TOTAL POPULATION



40,262

TOTAL HOUSEHOLDS



\$69,543

AVG HH INCOME



Karen Koppel
Licensed Oregon Broker
+1 541 678 2924
kkoppel@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 SW Scalehouse Lp
Suite 1B
Bend, OR 97702
NAICascade.com

FOR LEASE

296 SW Columbia Drive | Bend, OR 97702



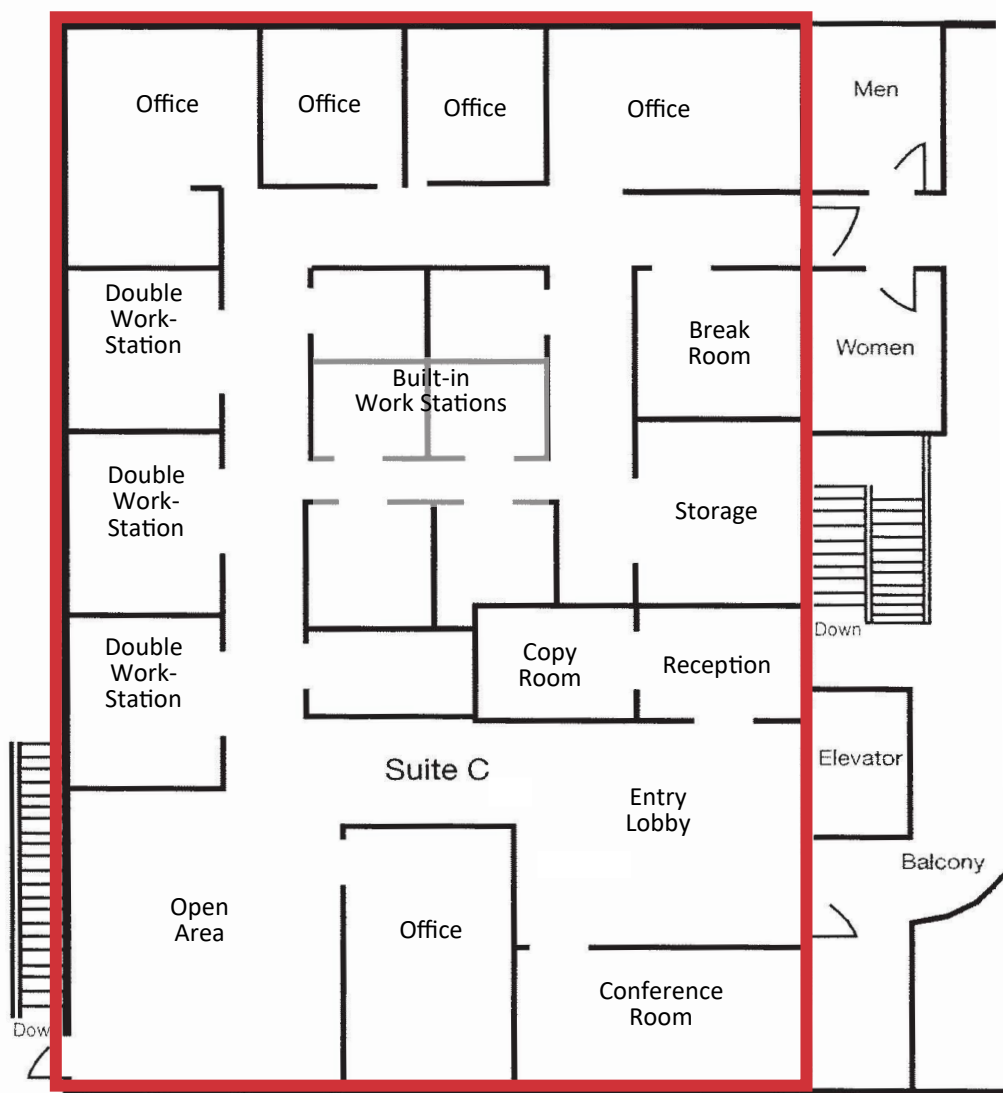
 Karen Koppel
Licensed Oregon Broker
+1 541 678 2924
kkoppel@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAICascade

FOR LEASE

296 SW Columbia Drive | Bend, OR 97702



Karen Koppel

Licensed Oregon Broker

+1 541 678 2924

kkoppel@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAICascade