

FOR LEASE

2595 NE Butler Market Rd, Suite D | Bend, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Turnkey Salon on Busy NE Bend Corner

Located just off the roundabout at NE Butler Market and 27th Street, this 1,000 SF suite offers a turnkey hair salon ready for immediate occupancy with room for additional stylists or future growth. The open floor plan also lends itself to an easy conversion to traditional retail.

Prominent signage provides strong street visibility and takes advantage of the high traffic counts, while ample on-site parking makes the space convenient for both clients and staff.

- Six built-out stylist stations
- Three hair-wash stations
- Private office
- In-suite restrooms
- Comfortable waiting area
- FFE included: three stylist chairs and three wash stations

The open floor plan also lends itself to easy conversion to standard retail. Excellent demographics and traffic make this space an attractive option for both salon operators and traditional retail users.

OFFERING SUMMARY

LEASE SPACE	1,000 SF
LEASE RATE	\$1.95/SF/MO+NNN
NNN RATE	\$0.64/SF/MO
BUILDING SIZE	8,933 SF
YEAR BUILT	1992
LOT SIZE	0.71 AC
ZONING	CC (Commercial Convenience)
PARKING	19 spaces
HOUSEHOLDS	37,664 within 5 miles
ADT	15,809 @27th St and Butler Market



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