

# Space for Lease



**62982 18<sup>th</sup> Street, Suite 100, Bend, OR 97701-7152**  
**(between Empire Ave. and Brinson Blvd.)**

## Size

- ❖ Like new 36' x 50' space
- ❖ Immaculate 1,800 sq. ft.
- ❖ Lot size: 0.46 ac

## Zoned

- ❖ IL (Light Industrial)

## Features and Facts

- ❖ 900 sq. ft. spacious warehouse
- ❖ 900 sq. ft. executive offices
- ❖ Forced air heating and air conditioning (HVAC)
- ❖ One ADA restroom
- ❖ Three-phase electrical
- ❖ 12' rollup door
- ❖ Four designated parking spaces
- ❖ 1,880 sq. ft. adjacent additional parking available

- ❖ Professionally landscaped
- ❖ Underground sprinkler system
- ❖ Adjoins attractive and peaceful canal
- ❖ Excellent high-traffic visibility
- ❖ Convenient, centrally located
- ❖ Prestigious neighborhood
- ❖ One or two tenants building
- ❖ Nice interior paint, carpet, and linoleum
- ❖ Gas heating unit in warehouse
- ❖ Sealed concrete warehouse floors
- ❖ Efficient electric cove heater in restroom
- ❖ Built in 2008
- ❖ *Please do not disturb tenant.*

## Costs

- ❖ Rent: \$1.30/sq. ft. NNN
- ❖ CAM: \$0.456/sq. ft./mo.
- ❖ Security deposit: \$2,000
- Application fee: \$150 (per applicant)

## Notes

- ❖ Brokers are welcome. A 3% commission paid to any active Realtor that can provide an approved and executed one-year lease agreement.
- ❖ Owner is an inactive Oregon Real Estate Broker.
- ❖ Available: June 1, 2026

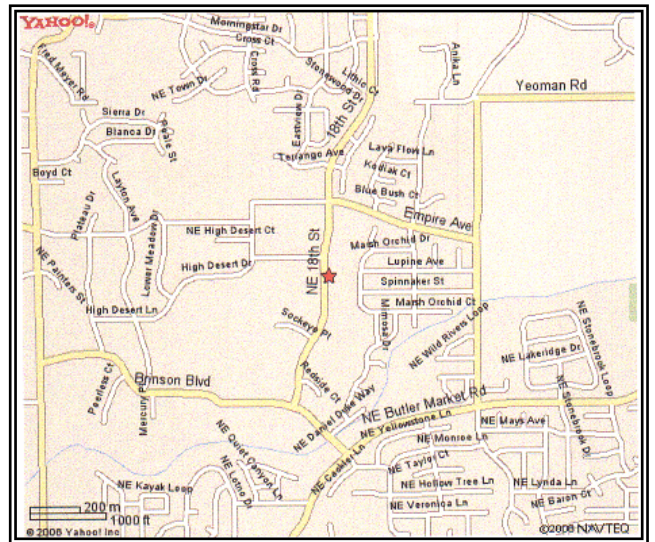
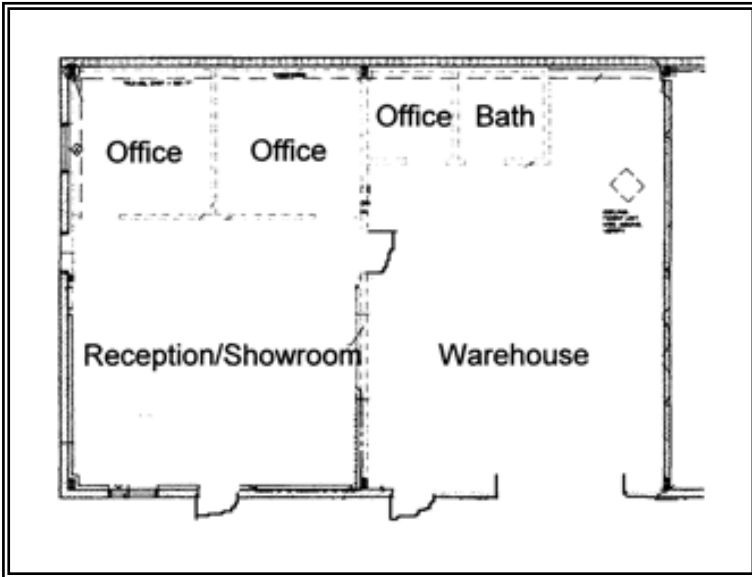
**Offered by:**

**PRESTIGE HARDWOOD FLOORING, INC.**

**Licensed ♦ Bonded ♦ Insured ~ OR CCB #154136 ♦ WA CCB #PRESTHF958P1**

**PO Box 7564 ♦ Bend, OR 97708-7564**

**Mobile: (541) 408-2751 ♦ Office: (541) 383-1613 ♦ Fax: (541) 383-1680**



**FOR LEASE - Zoned IL**

**~ 1,800 sq. ft. ~**

Ready for Your Business to Move In!

**High Traffic Visibility ~ Convenient Location**  
 (between Empire Ave. and Brinson Blvd.)

**PRESTIGE**  
**HARDWOOD FLOORING, INC.**  
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 Bend, OR 97708-7564  
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