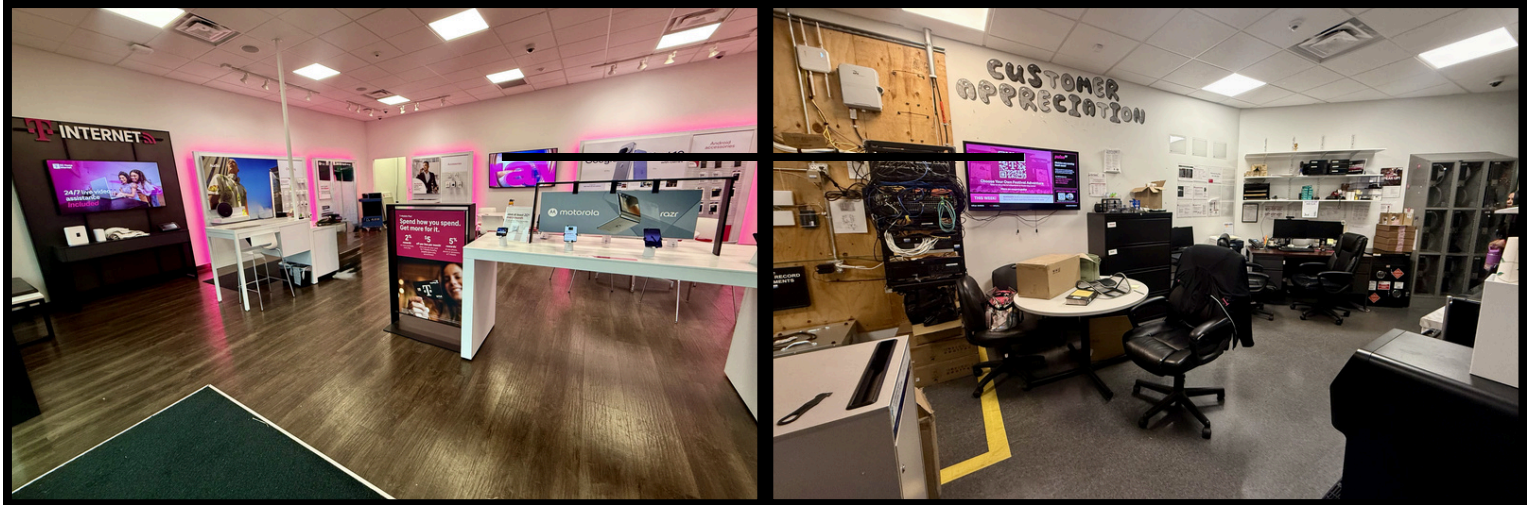


PROPERTY FOR LEASE

198 NE Combs Flat Road, Ste 101, Prineville, OR 97754

1,600 SF | \$1.90 SF/MO+ NNN

Available July 1, 2026



About the Property

Prime retail opportunity located at the highly visible corner of NE 3rd Street and SE Combs Flat Road. This 1,600 SF storefront features an open retail showroom, excellent signage potential, and convenient customer access. The space includes a rear storage/work area with breakroom, and private restroom, making it well-suited for a variety of retail, showroom, service, or specialty commercial users.

Mollie Boyd, Principal Broker
mollie@nwkeypm.com
(541) 350-6656



www.nwkeypm.com

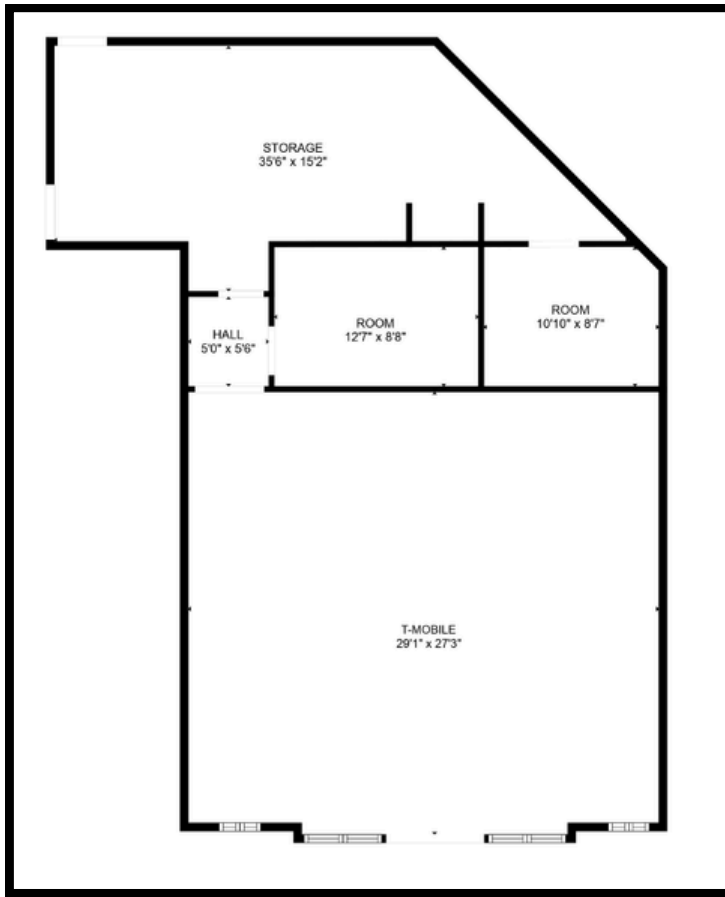
Amy Cecil, Principal Broker
amy@nwkeypm.com
(541) 420-8890

Available Space
Suite 101: 1,600 SF

Address
198 SE Combs Flat Rd, Ste 101
Prineville, OR 97754

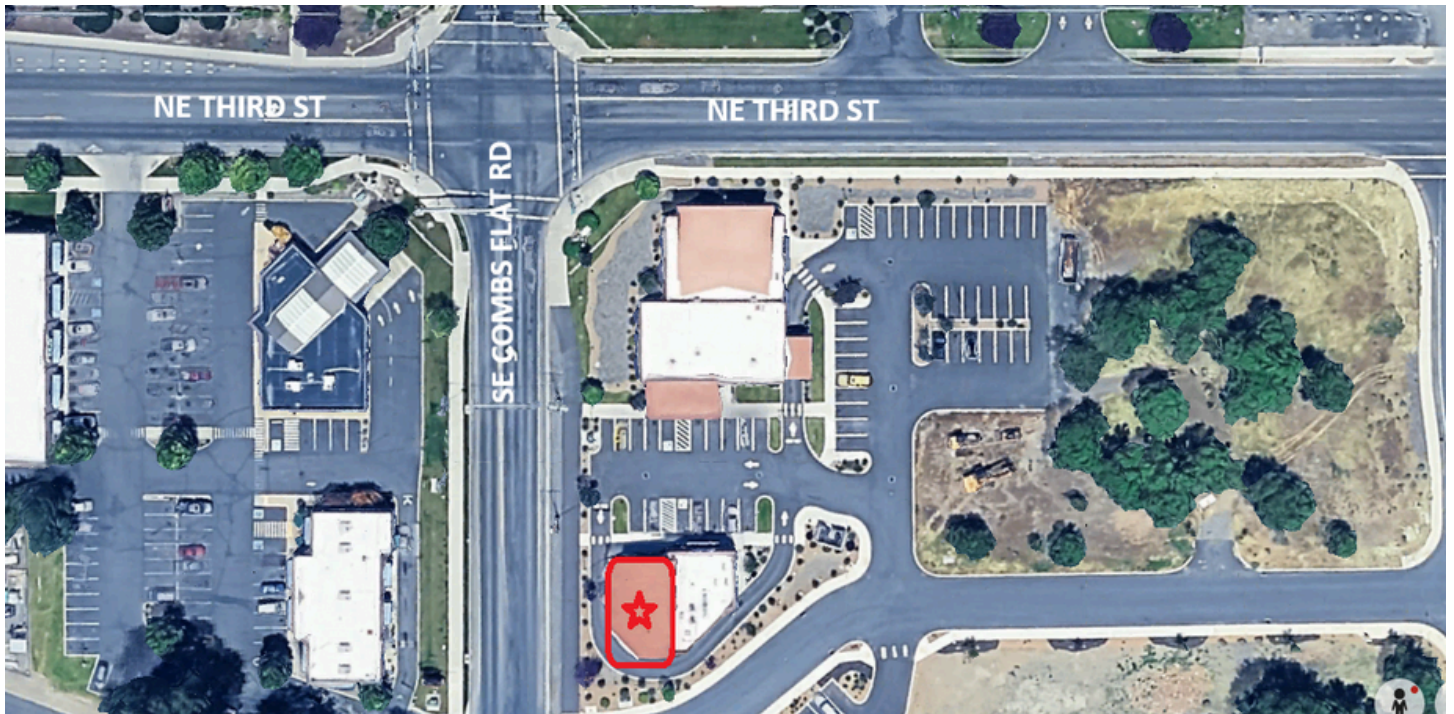
Lease Rate
\$1.90 SF/Mo+NNN

PROPERTY FOR LEASE



Property Highlights

- Prime signalized corner location at NE 3rd St (US-26) & SE Combs Flat Road
- 1,600 SF retail storefront
- Large open showroom / retail floor
- Rear storage and work area w/breakroom
- Private restroom
- Excellent signage opportunity
- Strong visibility from major roadway
- Convenient customer access and parking
- Near St Charles Prineville Hospital
- Surrounded by growing residential and commercial development
- Suitable for retail, showroom, office-retail, and service-oriented uses
- 2026 CAMs est. at \$0.65/SF/Mo



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